

LEASE AGREEMENT

BY AND BETWEEN

**ZENA ATHUMANI MFINANGA
(PROPERTY OWNER)**

AND

**CLOUD START COMPANY LIMITED
(LESSEE)**

**IN RESPECT OF RESIDENTIAL/COMMERCIAL PROPERTY WITH MAP
REGISTRATION NO. 118814 AND 118812 VITENDO, MISUGUSUGU, KIBAHA,
PWANI, TANZANIA**



LEASE AGREEMENT

THIS LEASE AGREEMENT is made and entered into this 20th day of October, 2025, by and between:

MRS. ZENA ATHUMANI MFINANGA, of P.O. Box. 30112, residing at Kibaha, Pwani hereinafter referred to as the "LANDLORD" (LESSOR), of the first part;

AND

CLOUD START COMPANY LIMITED , a company duly registered under the laws of the United Republic of Tanzania, having its registered office No 188457789, P.O. Box 21077, Dar es Salaam, herein referred to as the "TENANT" (LESSEE), of the second part.

WHEREAS: The Landlord is the lawful owner and in possession of a parcel of land situated at Vitendo, Misugusugu, Kibaha, Pwani, measuring approximately Four Thousand Square Meters (4,000 sqm).

AND WHEREAS: the Tenant has approached the Landlord for the purpose of leasing the said parcel of land for Industrial activities.

AND WHEREAS: The Landlord has agreed to lease and the Tenant has agreed to take on lease the said parcel of land on the terms and conditions hereinafter set forth.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. DEFINITIONS

In this Agreement, unless the context otherwise requires:

- "Premises" means the land measuring 4,000 square meters located at Plot No:118814, Block No:118812, Vitendo, Misugusugu, Kibaha Municipal, Pwani.
- "Commencement Date" means 20th October 2025.
- "Expiry Date" means 31st October 2030.
- "Lease" means the annual rent of Tanzanian Shillings Ten Million Two Hundred Thousand (TZS 10,200,000) which is paid after every six months.

2. DEMISE

The Landlord hereby leases to the Tenant the said Premises for a term of five (5) years, commencing on the 20th day of October, 2025, and ending on the 31st day



of October, 2030, unless terminated earlier or renewed in accordance with this Agreement.

3. LEASE AND PAYMENT TERMS

3.1 The Tenant shall pay to the Landlord annual payment of TZS 10,200,000 (Ten Million Two Hundred Thousand Tanzanian Shillings only) which is paid after every six months.

3.2 The Lease shall be paid annually in advance, on or before the 20th day of October 2025.

3.3 The Lease shall be paid by Bank Transfer to the Landlord's designated account:

Bank Name: **NMB**

Bank Account Name: **ZENA ATHUMANI MFINANGA**

Bank Account number: **21210076435**

Branch: **KIBAHA**

3.4. All payments made under this Agreement shall be non-refundable except as expressly provided herein.

4. SECURITY DEPOSIT

The Tenant shall pay to the Landlord a security deposit equivalent to one (1) month's rent (850,000/=), refundable at the expiration of the tenancy, subject to any lawful deductions for damages, unpaid rent, or breach of contract.

5. LANDLORD'S COVENANTS

The Landlord covenants with the Tenant as follows:

- a) That the Landlord is the lawful owner of the property and has full right and authority to let the same.
- b) That the Tenant shall have quiet and peaceful possession of the premises throughout the tenancy period.
- c) That the Landlord shall be responsible for major structural repairs and defects not caused by the Tenant.



6. TENANT'S COVENANTS

The Tenant hereby covenants with the Landlord as follows:

- a) To use the premises strictly for industrial activities and not for any unlawful purpose.
- b) To keep the premises in a clean and tenant-able condition.
- c) Not to make structural changes without the Landlord's prior written consent.
- d) Not to assign, sublet, or transfer the premises without written permission.
- e) To pay all utility charges, service fees, and government levies related to the use of the premises.
- f) To allow the Landlord or his agents reasonable access for inspection upon notice.

7. TERMINATION

7.1 Either party may terminate this Agreement by giving thirty (30) days' written notice to the other.

7.2 The Landlord may terminate the tenancy immediately in case of:

- Non-payment of rent;
- Use of the premises for unlawful or unauthorized activities; or
- Material breach of this Agreement.

7.3 Upon termination, the Tenant shall vacate the premises and return possession in good condition, subject to inspection.

8. RENEWAL

The Tenant may apply for renewal of the lease at least thirty (30) days prior to expiry. Renewal shall be subject to mutual agreement and may include adjustment of rent.

9. GOVERNING LAW AND DISPUTE RESOLUTION

9.1 This Agreement shall be governed by and construed in accordance with the laws of the United Republic of Tanzania.

9.2 Any dispute arising out of this Agreement shall be settled amicably; failing which, it shall be referred to a competent court within the jurisdiction of Kibaha District.



10. ENTIRE AGREEMENT

This document constitutes the entire Agreement between the parties and supersedes all prior oral or written communications.

11. EXECUTION

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

SIGNED BY THE LANDLORD:

Name: ZENA A. MFINANGA

Signature: Zmfina

Date: 24/10/2025

SIGNED FOR AND ON BEHALF OF THE TENANT (CLOUD START LIMITED):

Name: ZHENG YOUDE

Designation: Director

Signature: 郑友德

Company Seal: _____

Date: 24-10-2025

STAMP DUTY

1,500

Shs. _____ Collected

Receipt No: 9984124356047 Date: 24.10.25

[Signature]

Regional Manager - Ilala Tax Region

12. LEGAL APPROVAL

I, the undersigned Advocate of the High Court of Tanzania, having reviewed the contents of this Agreement, confirm that it conforms with Tanzanian legal requirements for a valid lease, and that both parties have understood their rights and obligations prior to signing.

Name of Advocate: ERICK E. BITAROHIZE

Law Firm: NERICK LAW ATTORNEYS

Signature: [Signature]

Official Stamp: _____

Date: 24/10/2025





DATE: 24/10/2025
 TIME: 15:20:24
 AGENT ID: 24856264
 TRAN NUM: 101AGGL25297896X
 REF NO: EC102793912399
 RELATED REF: EC102793912399

Control No: 9984124356647



TANZANIA REVENUE AUTHORITY
ISO 9001: 2015 CERTIFIED

BILL PAYMENT
 GEFG PAYMENT SUCCESSFUL
 Name: CLOUD START LIMITED
 Control No : 9984124356647
 Provider: TRA-Commissioner for Domestic Revenue
 Bill Desc: TAX REVENUE BILL
 Bill Paid(Principal): 103,500.00
 Total Amount Paid:Tsh 103,500.00
 Served by: ASB BUSINESS CENTRE

Tax Payment Slip

THANK YOU FOR USING NMB WAKALA
 AGENCY HELPDESK: 0800002002

Holder(s): N/A
 Number: N/A
 Bank: N/A
 Mobile Phone: 0684739229

Please transfer from my/our account the amount of TZS 103,500.00
 Amount in Words: One Hundred Three Thousand Five Hundred Only

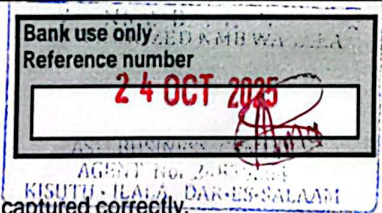
Value Date: 24/10/2025
 To: N/A
 Tanzania Revenue Authority

Account Number: N/A
 SWIFT Code: N/A
 Control Number: 9984124356647
 Taxpayer TIN: 188457789
 Taxpayer Name: CLOUD START LIMITED

TAX INFORMATION FOR WHICH PAYMENT IS APPLICABLE (For TRA use only)

#	Tax Description	Item Reference	GFS Code	Tax Amount(TZS)
1	Stamp Duty on Land transactions	11933742	11414102	103,500.00

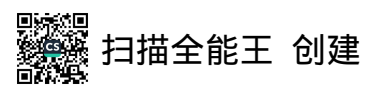
Signature Date...../...../20.....
 Signature..... Date...../...../20.....



Note to Commercial Bank:

1. Please capture the above information correctly.
2. Field 70 of MT103 carries a payment control number, must be captured correctly.

0659 666668





NMB WAKALA
BANDARI BRANCH

DATE: 24/10/2025
TIME: 15:20
TERMINAL ID: 248556264

AGENT ID: 24856264
TRAN NUM: 101AGG125297B56X
REF NO: EC102793912399
RELATED REF: EC102793912399

BILL PAYMENT

GEPG PAYMENT SUCCESSFUL
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Control No : 9984124356647
Provider: TRA-Commissioner for
Domestic Revenue
Bill Desc: TAX REVENUE BILL
Bill Paid(Principal):
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Total Amount Paid:Tsh
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THANK YOU FOR USING NMB WAKALA
AGENCY HELPDESK: 0800002002

