



**AGREEMENT**

BETWEEN

**HARBOUR VIEW TOWERS LIMITED (LESSOR)**

AND

**WISHLAND INTERNATIONAL COMPANY LIMITED  
(LESSEE)**

DATED AT DAR ES SALAAM THIS 30<sup>TH</sup> DAY OF MARCH 2024

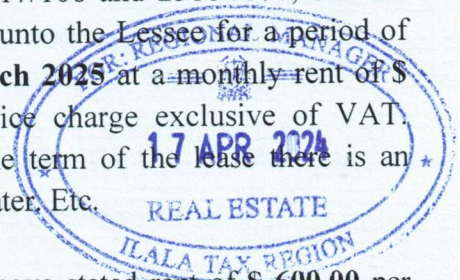
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This Agreement is made this **30<sup>th</sup> Day of March 2024** between **HARBOUR VIEW TOWERS LIMITED**, a limited liability company incorporated in Tanzania with its registered office in Dar es Salaam of P.O. Box 9163, Dar es Salaam, Tanzania (herein after called "the Lessor", which expression shall, where the context so admits, include its successors and assigns) of the one part and **WISHLAND INTERNATIONAL COMPANY LIMITED**, of P. O. Box **2754** Dar es Salaam (hereinafter called "the Lessee", which expression shall, where the context so admits, include its successors and assigns) of the other part:

NOW THIS AGREEMENT WITNESSETH as follows:

1. The Lessor hereby leases unto the Lessee area measuring 35 square meters located on the **3<sup>rd</sup> Floor** of the building situated on Plot Nos. 2317/108 and 2318 /108, Samora Avenue, Dar es Salaam to hold the demised premises unto the Lessee for a period of **One (1) year** commencing **1<sup>st</sup> April 2024** to **31<sup>st</sup> March 2025** at a monthly rent of **\$ 600.00 (USD Six Hundred Only)** inclusive of service charge exclusive of VAT. However, the Lessor may revise the rent if, during the term of the lease there is an increase in statutory tariffs such as those of electricity, water, Etc.
2. The Lessee hereby agrees to rent the premises at the above stated rent of **\$ 600.00** per month inclusive of Service charge exclusive of VAT.
3. The rent shall be paid annually in advance in USD or equivalent in Tanzanian Shillings at the prevailing selling rate at the time of payment.
4. Service is inclusive of electricity, air condition, water, building repair and maintenance, and cleaning and security of common areas only.
5. The Lessee shall be responsible to maintain the premises in good tenable condition, keeping it clean at all times and shall further be responsible for rectifying any damage that may have been caused to it.
6. That should the Lessee default in any way in the payment of rent as provided for here above, the Lessor may after giving seven days notice re-enter the demised premises and terminate the lease agreement with immediate effect.
7. If the Lessee shall be desirous of renewing this Agreement, he shall be required to deliver to the Lessor a notice in writing not less than three months before the expiry of the current lease.
8. That the Lessee/Lessor will have the right to terminate this Agreement by giving to the Lessor/Lessee three months notice in writing.



IN WITNESS WHEREOF the parties hereto have executed these presents in the manner and on the days herein after appearing.

Signed for and on behalf of WISHLAND INTERNATIONAL COMPANY LIMITED.

This...<sup>30</sup>.....Day of...<sup>MARCH</sup>.....2024

Name-ZHICHAO ZHANG

Designation-DIRECTOR

Postal address-P.O. Box 2754 DSM

Signature-[Signature]

Name-EVANCE LAZARO

Designation-Advocate

Postal address-13069 DSM

Signature-[Signature]



Sealed with the Common Seal of the said HARBOUR VIEW TOWERS LTD

And delivered in our presence

This...<sup>30<sup>TH</sup></sup>.....Day of...<sup>MARCH</sup>.....2024

Name-XIVEX SOYAL

Designation-GENERAL MANAGER

Postal Address-PO Box 5113 DSM

Signature-[Signature]

Name-JILNA RAGHAVJI

Designation-ACCOUNTANT

Postal Address-PO Box 9163 DSM

Signature-[Signature]



TIN: 150-611-288

S/D: \$ 72 = 184,145.04

WHT: \$ 720 = 3,841,450.4

COPY: 1,500

TOTAL: \$ 792 = 2,027,095.44

17/04/2024