

LEASE AGREEMENT

**LEASING WAREHOUSE & IT'S
SUPPORTIVE FACILITIES ON PLOT
NO. 24801, KISARAWA II,
KIGAMBONI, DAR ES SALAAM
REGION.**

BETWEEN

**HITE ESTATE LIMITED
OF P.O.BOX 19088 DAR ES SALAAM**

AND

**RELEVANCE ENTERPRISES
LIMITED OF P.O. BOX 19088, DAR ES
SALAAM REGION.**

LEASE AGREEMENT

This lease agreement is made on this 20TH day of JANUARY 2026.

BETWEEN

HITE ESTATE LIMITED of P. O BOX 19088 Dar es salaam -Tanzania (Hereinafter referred to as the "LESSOR/LANDLORD") in one part

AND

RELEVANCE ENTERPRISES LIMITED of P.O.BOX 19088 Dar Es Salaam – Tanzania (herein after referred to as the "LESSEE/TENANT") in other part.

WHEREAS; the lessor is the lawful owner of property located at plot no. 24801, kisarawe ii, kigamboni, Dar es salaam region.

AND WHEREAS; the lessor is desirous to lease 8000Sqm godown to the lessee.

AND WHEREAS; the lessee is desirous willing and agrees to lease the 8000sqm godown it's supportive facilities from the lessor in accordance with the terms and conditions herein contained.

NOW THEREFORE THIS AGREEMENT WITNESSTH AS FOLLOWS:

1. THE LEASE

The lessor shall lease to the lessee and the lessee shall lease to the lessor that 8000Sqm godown and supportive facility which is located on plot no. 24801, kisarawe ii, kigamboni, Dar es salaam region in Tanzania. (hereinafter referred to as the "demised premise").

2. DURATION

It is agreed by the parties that the lease will last for three (3) years with an option to renew for the same duration or for duration to be agreed between the lessor and lessee.

3. COMMENCEMENT

That the lease granted shall commence on 1st day of April 2026 and end on 31st day of March 2029 or on such date as the lease may be renewed upon mutual consent in accordance with terms of this agreement.

4. USE AND PURPOSE

The lessee is intended to use the godown for lite industrial use for the agreed duration.

5. CONDITION OF DEMISED PREMISES

The lessor gives possession of demised premises to lessee in good habitable condition.

6. PEACEFUL ENJOYMENT

The lessor upon paying the rent reserved in a manner aforesaid and performing and observing all the covenants here in container shall peaceably hold and enjoy the demise premise during the term granted without any undue interference or disturbance from the lessor.

7. NOTICE

Any notice under agreement shall be in writing.

8. TERMINATION

That the lessor shall have right to terminate this agreement by serving a notice of termination of the lessee where;

- a. Any rent unpaid for one month after the due date for payment and after the lessor serving upon the lessee a formal written demand for payment.
- b. This agreement may also be terminated by mutual consent between parties.

9. REPAIR, MAINTENANCE AND RESTORATION OF THE PREMISE

- a) In the course of the lease, the lessee shall not omit waste whatsoever including not a fixing object on the walls (both to the external and internal) without consent of lessor and that on part of the lessor, he shall keep the demised premises in good state of repair for use tenanted for.
- b) It is further agreed that at the end of the lease period, the lessor shall repossess the demised premises being in the same condition as it was at the time of concluding the lease.
- c) The lessee shall keep the demised clean and the lessor shall clean and maintain common parts including stair cases, parking areas, flower gardens, grass lawns and shade trees.
- d) The lessee will meet costs for minor repairs within the demised premises including replacement of door locks, replacing electric bulb(s) or electric socket arising out of use by lessee.

10. LESSEES COVENANTS

- a) The lessee agrees to take physical possession of the demised premises for three (3) years lease on terms and condition herein agreed between the lessee and lessor. The lessee covenant not to do activities in the demised or around the demised premises other than those agreed upon which will lead to decline in value including committing waste and or undermining the worthiness and safety of the demised premises or around the demised premises or to be a nuisance in the demised premises.
- b) The lessee covenants to give a three months' notice to lessor on case he intends to terminate the lease. The notice shall be in writing.

8. SUBLEASING AND HOUSE WARMING

The lessee shall not sublease the demised without written permit of the lessor. However, this does not include house warming in which case communication of the same has to be communicated to lessor in writing.

9. RENT

- a) The demised premise is leased out at rent of TZS 120,000,000/= (**Say Tanzania shillings One Hundred and Twenty Million**) per year for three (3) years.
- b) The rent shall be paid for duration of every 6 months and shall be reviewed in case the lease is renewed.
- c) Rent shall be paid by way of cheque/cash into bank account, to be communicated to lessee by lessor, and immediately after effecting payment the lessee shall present the pay in slip to the lessor who will issue a receipt for the same.

10. CHARGES FOR CHARGES

The lessee shall pay the withholding tax and stamp duty.

11. RENEWAL

- a. This Agreement may be renewed by the parties upon consent. In the event the lessee is desirous of renewal in this agreement, the lessee shall communicate to the lessor its intention so to do at least sixty clear days prior date of expiry of the lease agreement.
- b. Renew of the lease shall be made upon terms to be mutually agreed.

12. TAXES AND DUTIES

The lessor shall be responsible for payment of all property tax, land rent duties, assessment, charges and any outgoings whatsoever as may be imposed by any authority from time to time during the term of this lease.

13. MORTGAGE ASSIGNMENT

Notwithstanding any provision of the written law of the land, the lessee shall not assign, mortgage, sublease or part with the possession of the demised premise or any part thereof without first obtaining the lessor's written consent.

14. GOVERNING LAW AND AISPUTE SETTLEMENT

This agreement shall be governed and construed according to the laws of the United Republic of Tanzania.

Any dispute or claim arising from the scope, meaning, construction or performance of the agreement herein, both parties shall endeavor to settle such dispute or differences amicably, failure of which the same shall be referred to the court of competent jurisdiction in Tanzania

IN WITNESS WHEREOF the parties hereto have executed these presents on the day and the year first herein above written:

SEALED WITH THE COMMON SEAL OF THE SAID

HITE ESTATE GROUP in my presence

on this 20th Day of JANUARY 2026

NAME: JIA PENG SU

POSITION: DIRECTOR

SIGNATURE: Jia Peng Su

LESSOR STAMP/ SEAL



BEFORE ME:

NAME: AUGUSTINO EDWIN NDOMBA

SIGNATURE: [Signature]

ADDRESS: P.O. BOX 2390 DJM

QUALIFICATION: ADVOCATE / COMMISSIONER FOR OATH



SEALED WITH THE COMMON SEAL OF THE SAID

RELEVANCE ENTERPRISES LIMITED in my presence

on this 20th Day of JANUARY 2026

NAME: [Blank]

POSITION: DIRECTOR

SIGNATURE: ZHEN ZHANG

DATE: 20/01. 2026

LESSEE/STAMP



BEFORE ME:

NAME: AUGUSTINO EDWIN NDOMBA

SIGNATURE: [Signature]

ADDRESS: P.O. BOX 2390 DJM

QUALIFICATION: ADVOCATE / COMMISSIONER FOR OATH

