

INDUSTRIAL LEASE AGREEMENT

THIS INDUSTRIAL LEASE AGREEMENT is made and concluded herein the vicinity of Dar es Salaam City this 10th day of March, 2026.

BETWEEN

MING XIN COMPANY LIMITED, a company incorporated under the laws of the United Republic of Tanzania, having its registered office at **Ming Xin Industrial Park**, Minazimikinda Village, Ruvu Ward of Kibaha District in Pwani Region (hereinafter referred to as the "**Landlord**", which expression shall where the context admits include its successors and permitted assigns) of one party;

AND

MINGXIN AUTOMOBILE LIMITED, a company incorporated under the laws of the United Republic of Tanzania, engaging in the manufacture of admixture chemicals, (hereinafter referred to as the "**Tenant**", which expression shall where the context admits include its successors and permitted assigns).

The Landlord and the Tenant are hereinafter individually referred to as a "**Party**" and collectively to as the "**Parties**".

1. DEMISED PREMISES

- 1.1. The Landlord hereby leases to the Tenant an industrial shed situated at Plot No. 6387, Minazi Mikinda Village, Kibaha, Coast Region, United Republic of Tanzania, together with all fixtures and appurtenances thereon (hereinafter referred to as the "**Premises**").
- 1.2. The Premises shall be used solely for industrial manufacturing purposes, specifically for the manufacture and storage of admixture chemicals, and for no other purpose without the prior written consent of the Landlord and relevant authorities.

2. TERM

- 2.1. The lease shall be for a term of five (5) years, commencing on the 1st day of April, 2026 and expiring on the 30th day of March, 2031, unless terminated earlier in accordance with this Agreement.
- 2.2. Renewal of this Lease shall be subject to mutual written agreement of the Parties.

3. RENT

- 3.1. The Tenant shall pay to the Landlord rent in the sum of **Tanzania Shillings One Million** (1,000,000/TZS) per month, payable six months basis.
- 3.2. All payments shall be made to the Landlord's designated bank account or such other mode as the Landlord may notify in writing.

4. SECURITY DEPOSIT

- 4.1. Upon execution of this Agreement, the Tenant shall pay a refundable **security deposit equivalent three (3) months' rent**.
- 4.2. The deposit shall be refundable at the expiry or termination of the Lease, subject to deduction for any outstanding rent, damage, or breach of this Agreement.

5. USE AND COMPLIANCE

- 5.1. The Tenant shall:
 - a) Use the Premises strictly in compliance with Tanzanian environmental, health, safety, and industrial laws, including NEMC requirements;
 - b) Obtain and maintain all necessary licenses, permits, and approvals for chemical manufacturing;
 - c) Not cause nuisance, pollution, or environmental harm to neighboring properties.

6. MAINTENANCE AND REPAIRS

- 6.1. The Tenant shall keep the interior of the Premises, machinery, and installations in good and tenantable condition, fair wear and tear excepted.
- 6.2. The Landlord shall be responsible for structural repairs, unless damage arises from the Tenant's negligence or misuse.

7. ALTERATIONS

- 7.1. The Tenant shall not make any structural alterations without the prior written consent of the Landlord.
- 7.2. Approved improvements shall become the property of the Landlord upon expiry of the Lease unless otherwise agreed.

8. UTILITIES AND OUTGOINGS

- 8.1. The Tenant shall be responsible for payment of electricity, water, waste disposal, and other utilities consumed on the Premises.
- 8.2. The Tenant shall comply with all utility provider regulations relevant to industrial operations.

9. INSURANCE

- 9.1. The Tenant shall maintain adequate insurance cover for:
 - a) Machinery and equipment;
 - b) Public liability;
 - c) Environmental and chemical-related risks.
 - d) The Landlord shall insure the Premises against fire and other standard risks.

10. INSPECTION

- 10.1. The Landlord may, upon giving reasonable notice, enter the Premises to inspect its condition or carry out repairs.

11. ASSIGNMENT AND SUBLETTING

- 11.1. The Tenant shall not assign, transfer, or sublet the Premises without the prior written consent of the Landlord, which consent shall not be unreasonably withheld.

12. TERMINATION

- 12.1. Either Party may terminate this Agreement by giving three (3) months' written notice.
- 12.2. The Landlord may terminate immediately for:
 - a) Non-payment of rent;
 - b) Illegal use of the Premises;
 - c) Serious breach of environmental or safety laws.

13. VACANT POSSESSION

- 13.1. Upon expiry or termination, the Tenant shall:
 - a) Deliver vacant possession of the Premises;
 - b) Remove all movable equipment; and

c) Restore the Premises to its original condition, fair wear and tear excepted.

14. GOVERNING LAW

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

15. DISPUTE RESOLUTION

15.1. Any dispute arising out of this Agreement shall be resolved amicably, failing which it shall be referred to the **courts of Tanzania**.

16. ENTIRE AGREEMENT

16.1. This Agreement constitutes the entire agreement between the Parties and supersedes all prior negotiations or understandings.

IN WITNESS WHEREOF; The Parties hereto have executed this Agreement on the day and year first above written.

SEALED with the **COMMON SEAL** of the said **MING XIN COMPANY LIMITED** and **DELIVERED**

In our presence,

This day of March, 2026

SEAL/STAMP

Name: You ZUJIE

Title: DIRECTOR

Signature: *[Handwritten Signature]*



Name: You XIAOJIAN

Title: DIRECTOR

Signature: *[Handwritten Signature]*

SEALED with the **COMMON SEAL** of the said **MINGXIN AUTOMOBILE LIMITED** and **DELIVERED**

In our presence,

This day of March, 2026

SEAL/STAMP

Name: YOU ZUJIE
Title: DIRECTOR
Signature: [Handwritten Signature]

Name: CHEN YANREN
Title: DIRECTOR
Signature: 陈燕仁

BEFORE ME:

Signature: [Handwritten Signature]
ADVOCATE & NOTARY PUBLIC

