

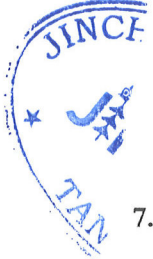

THE UNITED REPUBLIC OF TANZANIA

LEASE AGREEMENT

THIS LEASE AGREEMENT is made on this 16th of May of the year Two Thousand and Twenty-five (16.05.2025), Between **WANHUA HOTEL LIMITED** -Taxpayer identification no. 165-181-468; TRA location: Kinondoni; Tax office: Mwenge, and physical location: Plot no.70/1 block no.1 and street/area: Ursino North (hereafter called the "LESSOR" which expression shall where the context so admits include his personal representatives, heirs, assigns and administrators) of the one part and **JINCHAN HOLDINGS LIMITED** – Tax Identification Number: 183-933-388 Region: Dar Es Salaam and District : Kinondoni Municipal Council and Ward: Mikocheni and Street: MIKOCHENI B (hereinafter called the "LESSEE" which expression where the context so admits shall include it's successors in title and assigns) of the other part..

AGREEMENT WITNESSETH AS FOLLOWS: -

1. The LESSOR hereby agrees to let and the LESSEE hereby agrees to take lease of the said portion of 2 rooms located within the property as the office for 2 years.
2. It is mutually agreed that term of the lease shall run for a period of two (2) years with effect from 16th May, 2025 to 15th May, 2027 subject to the terms hereafter contained.
3. The rent shall be USD: Ten Thousand USD Only annually (USD 10,000= per year) to be paid in advance on or before the 16th day of May of each succeeding year which may be renewed by consent of the parties on new terms after expiry of the term of 2 years.
4. The Lessee undertakes to pay USD 10,000= (being the rent for the first year) immediately upon the signing of this lease agreement through bank transfer to the Lessor's account or by cash.
5. Should any party wish to terminate the Lease Agreement before the expiry of the term then he/it ought to give the other party six months written notice.
6. **THE LESSEE COVENANTS**
 - a) To pay rent payable on the due dates specified here (failure to which the Lessor shall have the option to terminate the Lease).

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- b) To use property solely for the purposes of business (meetings) and other incidental and associated activities only.
 - c) To keep and maintain the premises in good condition and tenantable repair free of any waste, rubbish or refuse and dispose of rubbish effectively.
 - d) To install at its own expense all such fixtures and fittings as may be necessary to enable the lessee to use and occupy the property for the operation of the business, all such works to be executed in a good and workmanlike manner, the lessee being entitled to remove all such fixtures, fittings and furnishings installed at the property at expiry of the lease granted here unless otherwise agreed.
 - e) Not to assign, charge or sublet this lease or part with possession of the property without consent of the Lessor.
 - f) To preserve the environment in and around the property and to comply with and manage the property in accordance with all National and Local authorities Laws which are prerequisite for the operation of its business.

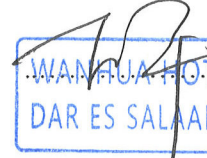

7. **LESSOR OBLIGATION**

- a) To permit the Lessee, peaceably and quietly to hold and enjoy the property without any interruption or disturbance from or by the Lessor or any person claiming under or in trust from him and respect privacy and right of the lessee during the lease period.
 - b) Maintain structural safety of the properties and premises during the lease period.
 - c) Not to carry any activities within the premises such as alter the state of the property without the Lessee's prior notification and consent in writing and undertakes.
 - d) To grant the Lessee the first priority in the event he wants to lease more portion or maintain major repairs when required.
8. The parties here have been advised by the lawyer who has prepared this lease agreement they have to comply with country and national government regulations and all other relevant laws and regulations.
9. At the end of the term whether by effluxion of time or otherwise, the Lessee must yield up the property in good repair, fair wear and tear excepted and shall remove all the Lessee's fixtures and fittings unless prior agreement is made for acquisition by the Lessor.
10. The Lessor guarantees that his family has no objection to this lease agreement.

- 11. The companies annexed herewith together with the business license of the Lessor and Lessee.
- 12. This lease and agreement to lease constitute the entire agreement and understanding between the parties with respecting to all matters relating to the lease of the portion of the lease property to the Lessee.
- 13. The parties undertake to pay legal charges for this agreement.

IN WITNESS WHEREOF the parties here to have read, understood and agreed to the conditions stated in this lease agreement and hereby execute this agreement on the date first written above

SIGNED by the LESSOR
WANHUA HOTEL LIMITED
In the presence of: -

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SIGNED by the LESSEE
JINCHAN HOLDINGS LIMITED
In the presence of: -

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