

LEASE AGREEMENT

BETWEEN

CRSG TANZANIA TRADING CO.,LTD

AND

SAFARIKU COMPANY LIMITED



LEASE AGREEMENT

THIS LEASE AGREEMENT ("the Agreement") is made this 13th day of March 2026

BETWEEN

CRSG TANZANIA TRADING CO.,LTD a company duly incorporated under the laws of the United Republic of Tanzania with Incorporation Compliance Number **100257**, having its registered office located at Kibaha CBD, P.O. Box 61104, Pwani Region, Tanzania (herein after referred to as the (lessor") which expression shall where the context admits, include its successors in title and assignees) on one hand;

AND

SAFARIKU COMPANY LIMITED a company duly incorporated under the laws of the United Republic of Tanzania with Incorporation Number **190607992**, having its registered office located at 5th Floor, Noble Centre, Plot No. 66, Oyster bay, Msasani, Kinondoni, P.O Box 11858 Dar es Salaam, Tanzania (herein after referred to as the (lessee") which expression shall where the context admits, include its successors in title and assignees) on another hand;

collectively shall be referred to as the ("Parties") and individually the ("Party").

RECITALS: -

- A. The Lessor is the lawful Owner of the Premises located at Plot number **621-640**, Block A, Picha ya ndege Road, Picha ya ndege Street, Kibaha CBD District, Pwani Region. (hereinafter referred to as the ("Demised Premises").
- B. Subject to clause 13 of the Lease Agreement, the Lessor is desirous and willing to lease the Demised Premises to Lessee and Lessee is willing to lease the said Demised Premises under the terms and conditions set forth herein.

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NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. TENURE AND PURPOSE

- 1.1 The Lessor hereby demises unto the Lessee the Demised Premises to hold the same for a period 4 years (the "Lease Term") commencing on 13th day of March 2026 to the 13th day of March 2030 with an option to renewal upon mutual agreement between the Parties.
- 1.2 In addition, if the Lessee wishes to renew this Agreement, it shall provide the Lessor with a not less than three (3) months' written notice prior to the expiry, expressing its intention to renewal.
- 1.3 The Lessor leases the Demised Premises to the Lessee for commercial purposes.

2. RENT PAYABLE AND MODE OF PAYMENT

- 2.1 The total rental fee of the Demised Premises is **8,000,000.00/=** Tanzanian Shillings (TZS) per month.
- 2.2 The Lessee shall pay the Lessor the rental fee each **quarterly** upon signing of this Agreement.
- 2.3 The Lessee shall pay the rental fee to Lessor's bank account detailed below:
Bank name: NMB BANK PLC
Bank Account Name: CRSG TANZANIA TRADING COMPANY LIMITED
Bank Account Number: 24110003317
- 2.4 The rental fee in clause 2.1 above shall be subject to review at the sole discretion of the Lessor upon the expiry of the Lease Term, in the event the Lessee expresses an intention to renew this Agreement.

3. OBLIGATION BY PARTIES

3.1 LESSEE'S OBLIGATION

- 3.1.1 The Lessee hereby agrees with the Lessor as follows:

- (a) to pay the rental fee obligatory upon Lessee's on the day and in the manner aforesaid;
- (b) to maintain the Demised Premises in good condition, including fixtures and fittings, and shall be responsible for all repairs except those which are the responsibility of the Lessor;
- (c) to avoid creating fire hazards and shall comply with all fire safety laws.
- (d) not make alterations or additions to the Premises without the prior written consent of the Lessor.
- (e) to be responsible for all glass and window panels, replacing any broken or damaged panels at its own cost;
- (f) to pay all utilities bills, including but not limited to water and electricity;
- (g) to withhold and pay withholding tax on rental fee as per the law and present the respective receipt to the Lessor;
- (h) to repair the Demised Premises in any manner and the Lessor shall refund the Lessee of the exact costs incurred forthwith, upon presentation of an invoice and receipt by the Lessee;
- (i) to carry out minor decoration and renovation works, including but not limited to wall repainting, installation of kitchen ventilation hoods, and erection of detachable aluminum and glass doors to partition the dining and living areas, provided that no structural modifications are made to the premises, prior written consent is obtained from the Lessor, and all works comply with local building codes and fire safety regulations;
- (j) not to lease to any other party without obtaining written consent from the Lessor;
- (k) not to keep or permit to be kept on the Demised Premises any materials of dangerous or explosive nature or the keeping of which may contravene any statutes or local regulations or by laws to carry on or to do anything that may constitute a nuisance of a public or private nature or to be cause of disturbance or annoyance, or danger to neighbors, or the public;
- (l) not to use the Demised Premises of any part thereof or offer the same to be used for any purpose other than commercial; and



- (m) not to assign his interest under this Agreement or under rate or part with possession of the Demised Premises or any part thereof without the prior consent of the Lessor.

3.2 THE LESSOR'S OBLIGATION

3.2.1 The Lessor hereby agrees with the Lessee as follows:

- (a) the Lessee shall peacefully hold and enjoy the Demised Premises during the Lease Term without any disturbance by the Lessor and or his agents;
- (b) the Lessor shall hand over the demised premises to the Lessee in the best habitable condition and the Lessee shall confirm the same at the handing over;
- (c) the Lessor shall execute all works and undertake all major repairs (inside and outside the apartment) at the Lessor's expense that are not due to negligence on the part of the Lessee;
- (d) to maintain the demised premises, including all additions thereto, fixtures, doors in good order and to repair or replace from time to time all the Lessor's consumable fixtures, fittings windows/glasses worn out or broken during the term of the tenancy, reasonable wear and tear and damage by act of GOD;
- (e) make sure that all water, electricity, are paid and cleared before signing of this Agreement;
- (f) notify the Lessee of any intended sale of the Demised Premises subject to the notification by the Tenant in the Lease Agreement; and
- (g) always ensure that the Demised Premises are fit for Lessee's use.

4 APPLICABLE LAW

This Agreement shall be construed, interpreted, and governed by the Laws of the United Republic of Tanzania

5 INDEMNITY

- 5.1 The Lessor shall keep the Lessee, both during and after the term of this Agreement fully and effectively indemnified against direct proven losses, damages, injuries, deaths, expenses, proceedings, costs and claims including

but not limited to reasonable legal fees and expense, suffered by the Lessee or any other third party where such loss, damage, injury, or deaths is the result of wrongful action, negligence or breach of this Agreement by the Lessor or his employees agents and/or any other person acting under instructions of or contracted by the Lessee.

- 5.2 The Lessee shall not be liable for indirect or consequential losses. The Lessee shall not be responsible for indemnifying the Lessor for losses that arise from the Lessor's own negligence or actions.

6 LIMITATION OF LIABILITY

- 6.1 Each party shall be solely responsible for all debts, obligations, and liabilities arising from the performance of their respective obligations under this Agreement. Neither party shall be liable to the other for any error of judgment, mistake of law, or loss suffered by the other party in connection with the performance of this Agreement, except where such loss results from a breach of obligations under this Agreement by the party concerned.

7 FORCE MAJEURE

- 7.1 Neither Party (or any person acting on its behalf) shall have any liability or responsibility for failure to fulfil any obligation under this Agreement so long as, and to the extent to which, the fulfilment of such obligation is prevented, frustrated, hindered or delayed as a consequence of a Force Majeure Event.
- 7.2 A party claiming the benefit of this provision shall, as soon as reasonably practicable after the occurrence of a Force Majeure Event:
- (a) notify the other Party of the nature and extent of such Force Majeure Event within fourteen (14) days after the occurrence of the event; and
 - (b) use all reasonable endeavors to remove any such causes and resume performance under this Agreement as soon as feasible.
 - (c) A Force Majeure Event prevails for a continuous period of more than one month.
- 7.3 For the purposes of this clause, a Force Majeure Event means an event beyond the control of a Party (or any person acting on its behalf), which by its nature

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could not have been foreseen by such party (or such person), or, if it could have been foreseen, was unavoidable, and includes acts of God, storms, floods, riots, fires, sabotage, civil commotion or civil unrest, interference by civil or military authorities, acts of war (declared or undeclared) or armed hostilities or other national or international calamity or one or more acts of terrorism or failure of energy sources.

8 SEVERABILITY

- 8.1 If any provision of this Agreement (or part of a provision) is found by any court or administrative body of competent jurisdiction to be invalid, unenforceable, or illegal, the other provisions shall remain in force.
- 8.2 If any invalid, unenforceable or illegal provision would be valid, enforceable, or legal if some part of it were deleted, the provision shall apply with the minimum modification necessary to make it legal, valid, and enforceable.

9. TERMINATION

- 9.1 This Agreement may be terminated subject to the following conditions and by at least One Months' notice in writing to the other party:
- 9.1.1 mutual written consent of each of the Parties on or prior to the expiration of the Agreement;
 - 9.1.2 by the Lessor or lessee as the case may be, where the other Party fails to meet any of their respective obligations under the Agreement;
 - 9.1.3 by the Lessor without assigning any reasons; or
 - 9.1.4 liquidation or winding up of either Parties.
- 9.2 Upon termination of this Agreement, parties shall ensure that any existing matters are dealt with in good faith and in the best interests of the Parties.

10. NOTICE

A notice shall be regarded as served under this Agreement, if:

- (a) is in writing in the English language;
- (b) signed by or on behalf of the Party giving it;

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- (c) sent for the attention of the person, and to the address or email, given in this Clause (or such other address, fax number or person as the relevant party may notify the other Party in accordance with the provisions of this Agreement; and
- (d) any notice so posted shall be deemed to have been served within five (5) days following the date of posting.

Lessor:

Name: CRSG TANZANIA TRADING CO., LTD

Address: Plot No.621-640, Block "A", CBD Kibaha, Coast Region, Tanzania

Email: crsgtt@126.com

Lessee:

Name: Safarikuu Company Limited

Address: 5th Floor, Noble Centre, Oyster bay, Kinondoni, Dar es Salaam, Tanzania

Email: 15721105998@163.com

11. DISPUTE RESOLUTION

All the disputes arising out of this Agreement shall be resolved amicably by the Parties within thirty (30) days. If the dispute is not resolved within the stipulated timeframe, either Party may refer this matter to the court having competent jurisdiction in Tanzania.

12. GENERAL PROVISIONS

12.1 This Agreement (and the documents referred to in it) constitute(s) the whole Agreement and understanding of the Parties and supersede(s) any previous arrangement, understanding or Agreement between them relating to the subject matter of this Agreement.

12.2 Each Parties acknowledges that, while entering into this Agreement, it has not relied on any statement, representation, assurance or warranty (whether made negligently or innocently) other than those expressly set out in this Agreement (or the documents referred to in it).

13. ASSIGNMENT

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The Parties shall not assign, transfer, or subcontract this Agreement, or any part thereof, to a third party without the prior written consent of the other Party.

14. AMENDMENT

The Parties agree that any amendments made to this Agreement must be in writing and must be signed by both Parties to this Agreement.

15. ILLEGALITY.

If any provision or term of this Agreement or any part thereof shall become or be declared illegal, inoperative, invalid or unenforceable for any reason whatsoever, including but without limitation by reason of the provisions of any legislation or other provisions having the force of law or by reason of any decision of the Commissioner or any Court or other body or authority having jurisdiction over the Parties of this Agreement, such terms or provisions shall be divisible from this Agreement and shall be deemed to be deleted from this Agreement; the Parties shall negotiate in good faith to amend and modify the provisions and terms of this Agreement as may be necessary or desirable in the circumstances.

16. COUNTERPARTS

This Agreement may be executed in any number of counterparts, each of which is an original and which together have the same effect as if each party had signed the same document.

17. ENTIRE AGREEMENT

This is the entire Agreement between the Parties with respect to this matter. There are no other agreements or understandings, written or oral, express or implied.

IN WITNESS, whereof the Parties have duly executed these presents by their hands on the day, month and year first written and hereinafter appearing:

THE LESSOR

SEALED with the **COMMON SEAL** of the
said **CRSG TANZANIA TRADING CO.,LTD**
and **DELIVERED** in our presence at Dar es Salaam
On this 13 day of March 2026.



Name: Lu Xuan Jiao
Signature: [Handwritten Signature]
Qualification: Director/ Company Secretary

Name: Sun Yang.
Signature: [Handwritten Signature]
Qualification: Director/ Company Secretary

BEFORE ME:

Full Name: Abasi Abutwalib Msuya
Signature: [Handwritten Signature]
Address: 42278 DSA
Designation: **COMMISSIONER FOR OATHS**



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THE LESSEE

SEALED with the **COMMON SEAL** of the
said **SAFARIKUU COMPANY LIMITED** and
DELIVERED in our presence at Dar es Salaam
on this 13th day of March 2026



Name: Ge Guanghua

Signature: [Handwritten signature]

Qualification: Director/ Company Secretary

Name: ZHANG ZHEN

Signature: [Handwritten signature]

Qualification: Director/ Company Secretary

BEFORE ME:

Full Name: David Peter Kasanga

Signature: [Handwritten signature]

Address: 2371 Dar es Salaam

Designation: **COMMISSIONER FOR OATHS**

