
THE LAND ACT, 1999
[ACT NO 4 OF 1999]
CONTRACT CODE:
20250905-32202-L

LEASE AGREEMENT

BETWEEN

CCECC EAST AFRICA LIMITED

AND

TAZARA REVITALIZATION TANZANIA LIMITED

IN RESPECT OF OFFICE PREMISES LOCATED AT PLOT NO 1879-1880,
KINONDONI MUNICIPALITY, DAR ES SALAAM

LEASE AGREEMENT

THIS LEASE AGREEMENT is made this 10th day of July 2025 between

CCECC EAST AFRICA LIMITED of P. O. Box 4083 Dar es salaam (hereinafter called "the Lessor") of the one part;

and

TAZARA REVITALIZATION TANZANIA LIMITED (hereinafter called "the Lessee") of the other part.

WHEREAS,

- a. The Lessor is the registered legal owner of Office premises, located at Oysterbay, Plot No 1879-1880, Kinondoni Municipality in Dar Es salaam, (hereinafter as "the premises");
- b. The Lessee is desirous of leasing the said premises and the Lessor has agreed the same be leased on terms and conditions hereinafter appearing.

AND WHEREAS

The Lessee has agreed to rent the said premises for residential purposes only effective from 10th July 2025 to 10th July 2026 (effective date) which may be renewed on such terms and conditions to be agreed upon.

NOW THIS AGREEMENT WITNESSETH as follows:

1. The lease shall take effect from 10th July 2025 to 10th July 2026.
2. The rent shall be TZS 500,000 (Tanzania Shilling Five Hundred Thousand) per month (VAT EXCLUSIVE) payable as rent payment. The Lessee shall also pay to the Lessor
3. In total the Lessee shall pay to the Lessor TZS 6,000,000 (Six Million Tanzania Shilling) consisting of Twelve (12) months' rent payment.
4. One (1) month prior before the expiry of this Agreement herein created by this lease, the Lessee may express his/her desire to renew or terminate the lease on a period to be agreed by the parties hereto and on such terms and conditions as the parties may NEGOTIATE and AGREE on the issue of renewal or termination.
5. **THE LESSEE'S DUTY:**
 - 1) To occupy and use the existing structure together with all of its fittings and fixtures for residential purpose only.
 - 2) To maintain, and otherwise keep in good repair and tenantable condition the Structure of the building and in particular the roofs, foundations, walls, swimming pool, gym, and other public facilities.

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- 3) To pay the Lessor the agreed amount as aforementioned in the manner above provided, otherwise the Lessee must move out within one month.
 - 4) To keep the interior of the demised premises and appurtenances thereof including doors, windows and other fittings, water drains and other pipes, electrical systems and services therein, paintings and decorations if any thereof in good condition or substantially repaired condition.
 - 5) Not to make any structural alterations or additions to the premises, whether interior or exterior of the demised premises, without first obtaining the written consent of the Lessor. If such consent shall be given, any cost involved in fixing any such item will be at the Lessee's own cost; and any damage to the exterior or interior of the demised premises, as a result of such alteration and/or fixing of such items, will be compensated or repaid by the Lessee.
 - 6) Not to keep or have on the premises any article or thing dangerous, flammable, or explosive character that might substantially increase the danger of fire on the Premises, or might be considered hazardous by responsible insurance company, unless the prior written consent of Lessor is obtained and proof of adequate insurance protection is provided by Lessee to Lessor.
 - 7) Not to install or connect any electrical apparatus that might endanger or overload the electrical installation of the demised premises or any part thereof (while fully functioning all the electrical apparatuses that have been connected or installed inside the demised premises, the maximum capacity of extra personal electrical apparatuses is not allowed to exceed 2.5kw).
 - 8) To keep the premises clean and tidy.
 - 9) Not to transfer, assign, sublet or part with possession of all or any part of the demised premises without the consent of the Lessor.
 - 10) Comply with laws in Tanzania and rules & regulations of this residential compound where the Lessee lives. Not to use the demised premises in a way which would create annoyance or nuisance or any danger to the public, neighbours or adjoining lessee(s) or in any way interfere with the quietness and comfort of other neighbours.
 - 11) On the expiration or sooner determination of the term hereby created, to deliver up the demised premises to the Lessor, with all locks, keys and fasteners together with the Lessor's fixtures and fittings therein complete, in good repair and tenable condition (only reasonable wear and tear, earthquake and lighting exempted). It should be emphasized that damage by ordinary fire arising from electrical fault or any other cause other than lightning is not exempted.

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- 12) The Lessor owns the right to unilaterally terminate the Lease Agreement and confiscate the deposit at any time if the Lessee intentionally delays payment, undertaking illegal activities, or obviously violating any terms provided above.
 - 13) The Lessee shall present one set of copy of his/her valid ID/Passport documentations to the Lessor as attachment of this Lease Agreement.
 - 14) Once the tenant confirms the termination of the lease and has vacated the premises, any items left behind shall be deemed abandoned and become the property of the landlord. The landlord shall have the right to dispose of such items at their discretion and is not obligated to store or notify the tenant. If the tenant later discovers that personal belongings were left behind, the landlord may choose to assist but shall not bear any responsibility.

6. **THE LESSOR'S DUTY:**

- 1) That the Lessee performing his/her obligations here-into shall peaceably hold and enjoy the demised premises without any interruption by the Lessor or those claiming through or under his/her title.
- 2) To pay land site rents and rates.
- 3) Maintenance service shall include security, public area cleaning, garbage collection, lighting in common area, generator maintenance, maintenance repair, etc. The Lessor reserves the right of explanation.

7. **LEASE PAYMENT:**

- 1) Before the commencement of effective date of this agreement, the Lessee shall pay to the Lessor **TSZ 1,500,000 (One Million and Five Hundred Thousand Tanzania Shilling)** as Three (3) months' rent payment.
- 2) Before 10th July 2025, the Lease shall pay to the Lessor **TSZ 1,500,000 (One Million and Five Hundred Thousand Tanzania Shilling)** as Three (3) months' rent payment.
- 3) The transaction shall be settled in USD, Tanzanian Shillings (cash), or CNY (bank transfer).
- 4) The exchange rate between USD and Tanzanian Shillings shall be based on the real-time USD selling rate published by Commercial Banks in Tanzania. The exchange rate between USD and CNY shall be based on the real-time USD selling rate listed by the Bank of China.
- 5) Lessor's Bank Account:
Name of Bank: STANBIC BANK, CENTRE BRANCH

Account Name: CCECC EAST AFRICA LIMITED
Account No:
TZS:9120001621511
USD: 9120001625029
SWIFT CODE: SBICTZTX

8. Taxes attributable to the Property or the use of the Premises shall be allocated as follows:

- 1) Lessor shall pay all real estate taxes and assessments for the Property.
- 2) Lessee shall pay all personal taxes (*if any*) and other charges which may be levied against the Premises, and which are attributable to the Lessee's use of the Premises, along with all sales and /or use taxes (*if any*) that may be due in connection with lease payment.

9. ENTER AGREEMENT AND AMENDMENT:

- 1) This Lease Agreement contains the entire agreement of the Lessor and the Lessee and there are no other promises or conditions in any other agreement whether oral or written.
- 2) This Lease Agreement may be modified or amended in writing, if the writing is signed by the Lessor and the Lessee obligated under the amendment.

10. SEVERABILITY:

- 1) If any portion of this lease Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable.
- 2) If a court finds that any provision of this Lease is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

11. KEYS & LOCKOUT:

- 1) There are Three (3) keys for each said premise. The Lessee shall be given Two (2) keys to the premises. The Lessor shall hold One (1) key in case of any emergency. For any emergency, the Lessor can only enter the lessee's premises with permission by the Lessee.
- 2) If any keys are not returned to the Lessor at the end of the Lease, the Lessee shall be charged TZS 12,500,000(Tanzania Shilling Twelve Million Five Hundred Thousand) for each key not returned.

12. DESTRUCTION OR CONDEMNATION OF PREMISES

- 1) If the Premises are partially destroyed in a manner that prevents the conducting of Lessee's use of the Premises in a normal manner, and if the damage is reasonably repairable within sixty days after the occurrence of the destruction, and if the cost of the repair is less than TSZ 12,500,000, Lessor shall repair the Premises and lease payments shall abate during the period of the repair. However, if the damage is not repairable within sixty days, or if the cost of repair is TSZ 12,500,000 or more, or if Lessor is prevented from repairing by forces beyond the Lessor's control, or if the property is condemned, this Lease shall terminate upon twenty days' written notice of such event or condition by either party.
- 2) If the Premises are damaged or destroyed and such damage or destruction has not been caused by Lessee, Lessee shall have such rights to vacate as may be provided by law.

13. TERMINATE THE LEASE IN SPECIAL CASE

- 1) The lessor has right to terminate the lease for some reasons one month before the termination during this contract period. In this case, the rest of rental payment shall be refunded to the Lessee within 1 month after the termination.
- 2) If the Lessee wants to terminate the lease before the end of the contract period, the lessee should notify the Lessor one month before the leaving day. In such case, the Lessee agrees to pay a penalty equivalent to one (1) month's rent as compensation to the Lessor. This penalty shall be deducted from the rental deposit or paid separately, and any remaining balance of prepaid rent (if any) shall be refunded to the Lessee within one (1) month after the termination date.
- 3) When the contract is terminated with the consent of Lessor and Lessee, the rest of rental payment shall be refunded to the lessee within 1 month.

14. INTERPRETATION & GOVERNING LAW

Electricity Record of Bill and Check-in Record of Particles (inventory) shall be initially confirmed by the Lessor and the Lessee while signing the Lease Agreement. And this lease agreement shall be interpreted and governed in accordance with the Laws of the United Republic of Tanzania.

15. NOTIFICATION BEFORE EXPIRY OF THE CONTRACT TERM

To give notice of at least one month before the expiry of the term hereby created to the Lessor expressing his (Lessee's) intention whether or not to renew the lease for a further term. In the absence of which the Lessor may choose to assume continuation of the existing lease for another period of twelve months.

IN WITNESS WHEREOF

The Lessor and the Lessee hereto have dully executed this Agreement in the manner and on the day and year hereinafter appearing: This Lease Agreement is executed in Two (2) original copies. The Lessor retains One (1) original, and the lessee retains One (1) originals. This Lease Agreement comes into effect after the signature and seal of both the Lessor and Lessee.

SEALED and DELIVERED at Dar Es Salaam by the said
CCECC EAST AFRICA LIMITED

This 10 day of July, 2025

Signature: [Handwritten Signature]
Postal address: P. O. Box 4083, Dar es salaam
Qualification: Property Director

WITNESS:

Signature: [Handwritten Signature]
Postal address: 4083
Qualification: Property Manager

SIGNED by TAZARA REVITALIZATION TANZANIA LIMITED

This 10 day of July, 2025

Signature: [Handwritten Signature]
Postal address: 4083
Qualification: Director