

LEASE AGREEMENT

THIS AGREEMENT is made this 25th March 2026 **BETWEEN AIDAN ALPHONE KAWINGA** P. O. Box 2117 Dar es salaam, Tanzania (hereinafter to be referred to as **'the landlord'**) of the one part and **LEE INDUSTRIES LIMITED** of PLOT NO 8, BLOCK NO 08 KINONDONI MUNICIPALITY, DAR ES SALAAM, TANZANIA Hereinafter to be referred to as **"the Tenant"**) of the other part.

WHEREAS the Landlord is the owner of the Land Situated on , Block no B, MISUFINI VILLAGE, SOGA, KIBAHA DISTRICT, COAST REGION (hereinafter to be referred to as the property.)

The Land is measuring at 4,000 Square Meters and is Demarcated for the use of Industrial either Manufacturing or Assembling.

NOW THEREFORE THIS AGREEMENT WITNESS THE FOLLOWS:

1. That the Landlord has agreed to let to the Tenant who has agreed to take the Land for a period of FIVE years from 25th March 2026, to 24th March 2031.
2. That the rent shall be paid Tshs. **1,500,000** Say per month, Say (**One million Five Hundred Tanzanian Shillings only**) in advance for the **12 months first year then after every 6 months.**
3. That the Tenant shall be responsible for all development of land decorations, for the entire agreement period.
4. That the Landlord shall be responsible for payment of Land Rent and Site for the demised premises
5. That the Tenant shall upon notice permit the landlord or his agent at all reasonable and convenient times to view the condition of the buildings and premises and to carry out any necessary repairs if need be.
6. That the Tenant shall not assign sublet or part with the possession of the office or the right privileges or the benefit of this agreement without the prior written consent of the Landlord.
7. This agreement may be terminated by the Landlord by giving one month written notice if the Tenant shall have failed for a period of 30 days after notification of the breach of any term or conditions herein contained to remedy such breach

8. Save as provided in the proceeding clause either part may terminate this agreement by giving three months notice in writing to the other part.
9. This agreement may however be renewed for a further period by Tenant giving three-month notice to the Landlord, after mutual agreement the Landlord may consider the revision of rent if any

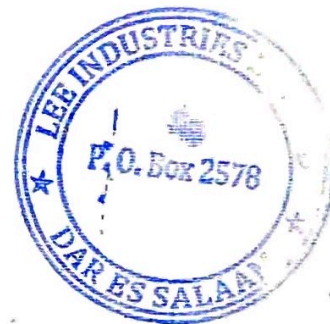
INWITNESS this Agreement has been duly executed the day and year first hereinbefore written.

THE landlord
SIGNATURE *Alexander*

THE TENANT
SIGNED and DELIVERED by the said
LEE INDUSTRIES LIMITED

Signature: *孙桂灵*

Title: DIRECTOR



Attested by :
Signature: *F. R. J.*

Full name: *Felix Fransus Gitahotize*

Qualification: Advocate/Notary Public

