

THE LAND ACT NO. 4 OF 1999

LEASE AGREEMENT

BETWEEN

YUETONG COMPANY LTD

AND

FADA GROUP OF COMPANIES LTD

**CONCERNING THE PARKING LEASE FOR TRUCKS MEASURING
10,206SQM LOCATED AT MAKOMBE VILLAGE, LUGOBA,
BAGAMOYO COAST (PWANI).**

Drawn by:-

**Ideal Chambers Advocates,
Col. Middleton Road,
Blue Rock House, 2nd Floor,
P.O. BOX 14397,
Arusha – Tanzania**

LEASE AGREEMENT.

This Lease Agreement is made on this **31st** Day of **March** Year **2026**.

BETWEEN

YUETONG COMPANY LTD Tax Payer's Identification Number121392410 of P.O. Box 61299, DAR ES SALAAM, as the registered owner of the Property, (hereinafter referred to as the "LESSOR" which expression shall where the context so requires or admits include his successors in title and personal representatives and assigns) of the First Part;

AND

FADA GROUP OF COMPANIES LTD a natural persons residing and working for gain in Dar es Salaam of P. O. Box 61299, Dar es Salaam, (hereinafter referred to as the "LESSEE" which expression shall where the context so requires or admits include the successors in title and personal representatives and assigns) of the Second Part.

NOW THIS AGREEMENT WITNESSES AS FOLLOWS:

1. TENANCY.

A tenancy is hereby created between the Lessor and Lessee in respect of the demised premises for the terms, consideration and conditions stipulated herein.

2. PROPERTY/DEMISED PREMISES.

The Property rented is a Commercial Yard, size 10,206sqm at Makombe village located at LUGOBA WARD BAGAMOYO.

3. TERM.

3.1 The term of this Lease Agreement shall be Twelve (36) Months counted from the 31st

March 2026 To 31st March 2029

3.2 Lessor, being a continuing tenant, is already in occupation of the demised premises prior to the signing of this contract.

3.3 This contract shall automatically terminate without further notice on the expiry of its term. In the event the lessee intends to renew the tenancy, shall issue a three months' notice before the lapse of this contract. The lessor shall be at liberty to extend the lease on the same or different terms and conditions.

3.4 The lessor can terminate this contract any time before expiry of its term by giving the lessee a one month notice period, if there is breach of any term of this contract. This will take effect if the lessee fails to remedy a default or a breach situation, following the notice issued by the lessor. The contract shall terminate forthwith upon the lapse of the notice period.

3.5 The lessee can terminate this contract by giving the lessor three (3) months' notice period of her intention to terminate the contract. Any rent paid by the lessee shall not be refunded in the event the lessee opts to terminate this contract earlier.

4. CONSIDERATION.

4.1 Rent: The rent payable is Three Million Five Hundred Thousand Tanzania shillings per month **(TSHS. 3,500,000.00)** payable against valid invoice and EFD. The invoices and payments shall be subject to Tax laws applicable in Tanzania. The rent shall be payable on quarterly instalments of the total amount to the tune of **Tanzania Shillings Ten Million Five Hundred Thousand only (TSHS. 10,500,000.00)**.

4.1.1 The rent covers space and security.

4.1.2 It is hereby unequivocally agreed by the parties that timely payment of full rent reserved as per this contract is a condition precedent, the breach of which goes to the root of the contract and constitutes fundamental breach.

4.2 Mode of payment: The rent shall be payable in three months (3) instalments at Lessor's designated bank account set out below: -

Bank Name: NMB

Account Name: YUETONG COMPANY LTD

Account Number: 22610052254

4.3 Withholding Tax: The Lessee will deduct Withholding Tax as per Tanzania Income Tax Laws from the rent payable in respect to this Lease Agreement and furnish a copy of the TRA receipt and Withholding Tax Certificate thereof to the Lessor within Seven (7) days from the date of such payment.

LETTING PROVISIONS

5. THE LESSEE COVENANT WITH THE LESSOR AS FOLLOWS: -

- 5.1. Lessee shall use the premises as "TRUCK PARKING POINT" and shall not use or permit the Premises to be used for any other purpose.
- 5.2. To pay the agreed rent in full and on time and without any excuses, as provided in this contract.
- 5.3. Keep the Demised Premises and all the fixtures and fittings therein in a good and tenable state of repair.
- 5.4. Not to make, permit or suffer to be made any structural alterations or additions to the Demised Premises without the prior written consent to the Landlord.
- 5.5. Use the fixtures and fittings of the Demised Premises in a reasonable manner and to be responsible for the replacement of all missing items and all damage caused by the Tenant, his servants and agents except those due to ordinary wear and tears.
- 5.6. Not to assign, underlet or part with possession of the Demised Premises or any part thereof without the prior written consent of the Landlord.
- 5.7. Not to do or permit or suffer to be done on the Demised Premises any act or things which shall or may be an annoyance or a nuisance or in any way interfere with the quiet and comfort of the occupier of any adjoining premises.
- 5.8. Not to do any illegal act on the Demised Premises.
- 5.9. Keep the Demised Premises and all the fixtures and fittings therein in a good and tenable state of repair.
- 5.10. Pay for all electricity bills in connection to the demised premises during the tenancy and on termination of the tenancy, will give copies of final paid up bills for all services to the Lessor or the Lessor's Agents provided always the Lessor shall ensure

all services are duly connected at the commencement of the Lease Term and shall ensure all utility accounts are duly cleared at the commencement date.

5.11. Permit the Lessor or the Lessor's Agents at any arranged time to enter the Property to view the state and condition thereof upon reasonable advanced notice.

5.13. Execute all repairs for which the Lessee is liable in accordance with any notice reasonably given by the Lessor after inspection of the Property as aforesaid.

6. THE LESSOR AGREES WITH THE LESSEE AS FOLLOWS:

6.1. The Lessee paying the rent hereby reserved and performing and observing all agreements and conditions herein contained or implied and, on its part, to be performed and observed shall and may peacefully and quietly hold the Property during the lease term hereby created without any interruptions from or by the Lessor of any person on his behalf.

6.2. Lessor promises to place Lessee in peaceful possession of the Premises, and Lessee, by taking possession of the Premises, acknowledges that the Premises are in satisfactory and acceptable condition.

6.3. To pay the rates, government land rent and all other taxes including taxes withholding and insurances and charges now or hereafter payable in respect of the property and if required provide to the Tenant copies of the receipted accounts.

6.4. To ensure all services are duly connected at the commencement of the Lease Term and shall ensure all utility accounts are duly cleared up at the commencement date.

6.6. To ensure the utilities are well maintained and all services are functioning appropriately and any problems arising will be attended to in a timely manner.

7. NOTICES.

The parties choose as the domicile for all purposes under this lease, whether in respect of court processes, notices or other documents or communications of whatsoever nature, (including the exercise of any option), the following addresses: -

LESSOR

YUETONG COMPANY LTD
P.O. Box Dar es Salaam
Tel:0710686888.
Email:julianajosephdamas@icloud.com

LESSEE

FADA GROUP OF COMPANIES LTD
P.O. Box Dar es Salaam.
Tel:0675599999
Email:917370557@qq.com

Any notice or communication required or permitted to be given in terms of this agreement shall be valid and effective only if in writing.

8. DISPUTE RESOLUTION

Should any dispute arise between the Parties hereto with regard to the interpretation, rights, obligations and/or implementation of any one or more of the provisions of this Agreement, the Parties shall in the first instance attempt to resolve such dispute by amicable negotiation and in case amicable settlement fails at any stage and for whatever reason, an aggrieved party shall have the right to refer the dispute to a court of competent jurisdiction as per the laws of Tanzania.

9. APPLICABLE LAW

This Agreement shall be construed and interpreted in accordance with the applicable Laws of the United Republic of Tanzania.

10. SEVERABILITY

The invalidation of any one of the terms, conditions or other provisions herein by judgment or court order shall in no way affect any other terms, conditions and provisions hereof, and the remainder of this Agreement shall remain in full force and effect.

11. AMENDMENTS

This Agreement shall not be changed or supplemented in any way except by properly executed documents signed by the parties or a representative or officer duly authorized in writing by each of the Parties hereto.

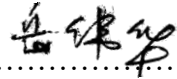
12. ENTIRE AGREEMENT


This Agreement contains the whole agreement and understanding between the Parties relating to the transaction provided for in this Agreement and supersedes all previous agreements (if any) whether written or oral between the Parties in respect of such matters.

IN WITNESS WHEREOF, the parties hereto have set their hands the day and year first herein above written.

SIGNED and DELIVERED at Dar es Salaam,
By the said, LESSOR YUETONG COMPANY LTD
Who is known to me personally, in my presence,
This 31st day of MARCH the year 2026.



.....
LESSOR



IN THE PRESENCE OF:
NAMEWEIHUA YUE
ADDRESSP.O.BOX 61299, DAR ES SALAAM
SIGNATURE .....
DESIGNATION: ..MANAGER

NAMESANYAO TONG
ADDRESSP.O.BOX 61299, DAR ES SALAAM
SIGNATURE .....
DESIGNATION:S/MANAGER

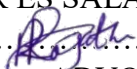
SIGNED and DELIVERED at Dar es Salaam,
By the said, FADA GROUP OF COMPANIES LTD
Who is known to me personally, in my presence,
This 31st day of MARCH the year 2026.


.....
LESSEE


IN THE PRESENCE OF:
NAMEGUOLUN NIE
ADDRESS ...P.O.BOX 61299, DAR ES SALAAM
SIGNATURE .....
DESIGNATION: DIRECTOR

NAMESAMUEL A. SHAYO
ADDRESSP.O.BOX.....61299, DAR ES SALAAM
SIGNATURE .....
DESIGNATION:DIRECTOR

BEFORE ME:

NAMEROBERT ROGATH
ADDRESSDAR ES SALAAM
SIGNATURE .....
QUALIFICATION:ADVOCATE

