

THE LAND REGISTRATION ACT  
(CAP. 334)

LEASE AGREEMENT

BETWEEN

YI MING INVESTMENT COMPANY LIMITED  
(Lessor)

AND

DALIN NEW BUILDING MATERIALS (TANZANIA) COMPANY LIMITED  
(Lessee)

---

IN RESPECT OF THE LEASED LAND ON PLOT No 84, MBEZI INDUSTRIAL AREA,  
KINONDONI MUNICIPALITY, DAR ES SALAAM. HELD UNDER CERTIFICATE OF  
TITLE No. 45471,

---

张马  
张马

THE LAND REGISTRATION ACT  
(CAP. 334)

LEASE AGREEMENT

THIS LEASE is made the 24<sup>th</sup> day of January 2026

BETWEEN:

**YI MING INVESTMENT COMPANY LIMITED**, a private limited liability company incorporated and existing under the laws of the United Republic of Tanzania (Cap. 212 R.E. 2002), whose registered office address is at Plot No.12, Block-, Mbezi Juu Street/Road, Area, P.O. Box 80679, Dar es Salaam, Tanzania (hereinafter referred to as the "Lessor," which expression shall, where the context so admits, include its lawful representatives, successors in title, and assigns) of the one part;


And

**DALIN NEW BUILDINGMATERIALS (TANZANIA) COMPANY LIMITED** a private limited liability company incorporated and existing under the laws of the United Republic of Tanzania (Cap. 212 R.E. 2002), whose registered office address is at Plot No....., Block....., ..... Street/Road, Area, P.O. Box ....., Dar es Salaam, Tanzania (hereinafter referred to as the "Lessee," which expression shall, where the context so admits, include its lawful representatives, successors in title, and assigns) of the second part;

RECITALS

**WHEREAS:**

- A. The Lessor is the lawful beneficial owner of Plot No. 84 situated at Mbezi Industrial Area, Kinondoni Municipality, Dar es Salaam, measuring 12,468 square meters. The land is registered under Survey Plan No. E'255/38, Registered No. 18879, and held under Certificate of Title No. 45471. The title is for a term of ninety-nine (99) years commencing on 1st July 1995. A copy of the Certificate of Title is annexed hereto as Annexure "A" and forms part of this Agreement.
- B. The Lessor is currently in the process of completing the transfer of ownership and registration of the title deed into its name through TISEZA (Tanzania Investment and Special Economic Zone Authority).
- C. The Lessor intends to lease the whole of Plot No. 84 at Mbezi Industrial Area, measuring 12,468 square meters, to the Lessee. The Lessee desires to lease the Demised Premises for the purpose of establishing and operating a ready-mix concrete production facility on the land.


钟 张 马  


- D. The Lessor has agreed to fully assist, cooperate and provide all necessary consents, authorizations, and documents to support the Lessee in obtaining all required governmental approvals and permits.
- E. The parties have agreed that the Lessee shall, at its own cost, construct a concrete facility and office building on the Demised Premises in accordance with specification and plan approved by both parties, with no obligation on the Lessors to compensate the Lessee for such developments.
- F. The Lessors have granted the Lessee a seven (7) months' grace period from the date of signing this agreement, during which the Lessee may take possession of the Demised Premises solely for set-up, mobilization, and construction of the concrete mix facility.
- G. The Lessee shall occupy the land for the Contractual Term on the terms and conditions herein contained.

**NOW THIS DEED WITNESSES** as follows:

1. **Definitions and Interpretation**

- "Agreement"** Means this Lease Agreement between the Lessor and the Lessee of the above-mentioned property;
- "The building"** means the building or buildings to be renovate and reconstructed on the Demises Premises {in the course of the Works and includes every other building at any time erected and converted on the business Demises Premises} during the period of the lease.
- "The grace period"** means a period of seven (7) months commencing from February 1, 2026.
- "The Conduits"** means the pipes, sewers, drains, mains, ducts, conduits, gutter watercourses, wires, cables laser optical fibres, data or impulse transmission, communication or reception systems, channels, flues and all other conducting media including any fixings, louvers, cowls and any other ancillary apparatus that are in on over or under the Demised Premises.
- "The Contractual Term"** means 4 (four) years commencing from February 1, 2026, Subject to renewed as mandatory for both parties

钟 张 3 马  


**"Demised Premises"** means that the land known as Plot No 84, Mbezi industrial area, comprised and registered under a Certificate of Title Number 45471 Kinondoni , Dar es Salaam, with total area 12,468 (Twelve thousand four hundred sixty eight) square meters, a copy of certificate of Title attached herewith and form part of this agreement

**"Insured Risks"** means the risks of loss or damage by fire, storm, tempest, earthquake, lightning, explosion, riot, civil commotion, malicious damage, terrorism, impact by vehicles, by aircraft and articles dropped from aircraft - other than war risks - flood damage and bursting and overflowing of water pipes and tanks and any other risks, whether or not in the nature of the foregoing, that the Lessee acting reasonably from time to time decides to insure against.

**"Land"** means that an existing building, within the land known as Plot No 84, Mbezi industrial area, Kinondoni, comprised and registered under a Certificate of Title Number 45471, Kinondoni Dar es Salaam,

**"Planning Acts"** include URBAN PLANNING ACT (Cap.355), The Local Government Finances Act, 1983 and the rules and regulations made there under.


**"The Plan"** means the construction plan annexed to this Lease as amended from time to time.

**"Rent"** means as provided in clause 2 hereunder.

**"Surveyor"** means a person, group of persons or firm or any other firm of surveyors that the Lessee from time to time appoints and notifies to the Lessor as having been so appointed.

**"Works"** means the works described in Clause 3.3 to be carried out on the land in accordance with the terms of this Lease.

钟张马  
4



**"Unexhausted Improvements"**

means the construction to concrete ready mix facility and office building and the toilets that will be reconstructed/developed by the Lessee over the Demised premises.

1.1. In this agreement the recitals/preambles, and annexes to this agreement and deemed to be incorporated in and form part of this agreement.

2. **Demise rent and payment terms**


**IN CONSIDERATION** of the rent and the mutual covenants hereinafter reserved and contained the Lessor hereby irrevocably demises unto the Lessees the Demised Premises from the ... day of Feb 2026 for the Contractual Term subject to terms and conditions herein contained, yielding and paying therefore during the term hereby reserved and payable in the following manners: -

2.1 **The rent shall be Tshs 20,000,000 (Tanzanian Shillings Twenty Million) per month, exclusive of Value Added Tax (VAT). VAT at the prevailing rate of eighteen percent (18%) shall be payable in addition to the rent that's to say the lessee shall pay Tshs 20,000,000 plus 3,600,000 as VAT 18% equal to Tshs 23,600,000 vat inclusive per month.** The rent inclusive of VAT shall be payable annually in advance, subject to the provisions of the grace period herein.

2.2 That, The Lessor grants the Lessee a rent-free grace period of seven (7) months from the Lease Commencement Date (February 1, 2026). Accordingly, for the first lease year the Lessee shall pay rent for five (5) months only, which shall be treated as annual rent paid in advance, together with applicable VAT.

2.3 That, From the second year up to the fourth year and for the remainder of the Lease term, the Lessee shall pay rent for twelve (12) months annually in advance, together with applicable VAT, payable within thirty (30) days prior to the due date, and the Lessor shall issue the relevant invoice within seven (7) days upon receipt of such payment.

2.4 The parties agree that, in addition The Lessee shall pay withholding tax on the annual rent without deduct the fixed rent amount at the rate prescribed by law to the Tanzania Revenue Authority within thirty (30) days of rent payment, and shall promptly provide the Lessor with proof of such payment, including the original receipt.

钟张马  


a) For rent payment purposes, the Lessee shall pay all rent by deposit or bank transfer into the Lessor's nominated bank account(s), in accordance with the payment details herein provided by the Lessor

- Beneficiary Name: ..... YI MING INVESTMENT COMPANY
- Bank Name: ..... CRDB
- Branch Name: ..... 015 000 000 000
- Account Number: ..... MBE21 BEACH BRANCH
- Currency: ..... TZS

3. The Lessee's Covenants

Lessee covenants with the Lessor to observe and perform the requirements of this clause 3.

3.1 Rent

To pay the said Rent on the day and in manner provided under clause 2.1, 2.2, and 2.3 of this lease agreement. Approval of the Lessor's registrable interest over the premise is a condition precedent to the Lessee's obligation to pay any further rent. Pending satisfaction of this condition, all payments made to the Lessor shall be held as a refundable deposit.

3.2 Approvals and Consents

The Lessee shall use all reasonable efforts, in collaboration with the Lessor, to obtain all required approvals and comply with applicable laws, regulations, and local authority requirements, and shall indemnify the Lessor against all fees, charges, fines, penalties, or claims arising in connection therewith only for fees or charges directly attributable to the Lessee's project.

3.3 The Works

Immediately after signing this Lease, the Lessee, in collaboration with the Lessor, shall take all necessary steps to obtain building permit approval in the Lessee's name. Upon obtaining such approval, the Lessee shall, at its own cost, construct the ready-mix concrete facility, sewers, toilets and boundary fence walls and related works in accordance with approved plans by local government authority and complete the same fit for occupation. All ready-mix concrete facilities and related structures constructed by the Lessee shall, during the term of this Lease, be and remain the property of the Lessee.

Handwritten signature in Chinese characters: 钟张马  
A blue circular stamp with illegible text and the number 6.

### 3.4 *Outgoings*

- a. Notwithstanding anything to the contrary contained in this Lease Agreement, the Lessor shall at all times be solely responsible for and shall pay, when due, all statutory taxes, rates, duties, levies and charges of whatever nature relating to the ownership of the Demised Premises, whether presently existing or imposed in the future, including but not limited to land rent, property tax, municipal rates and any other charges assessed on the land, buildings or title thereto.
- b. Any increase, reassessment, new imposition, backdated assessment or variation of such land-related taxes or charges shall be borne exclusively by the Lessor, and the Lessee shall not be liable, whether directly or indirectly, for any interest, penalties, fines or additional charges arising therefrom.
- c. The Lessee shall be responsible only for statutory taxes, duties, levies and charges arising solely from the Lessee's business operations and use of the Demised Premises, and shall not be deemed liable for any tax or charge attributable to land ownership.
- d. For the avoidance of doubt, the Lessor shall indemnify and keep the Lessee fully indemnified against any claim, demand or liability relating to land-ownership taxes or charges imposed by any competent authority.
- e. The Lessor shall further bear all costs associated with securing and maintaining the title deed to the Demised Premises and preparing the land for the Lessee's TIC application for the Project.

Except for the taxes, duties and statutory charges expressly specified in this Lease Agreement as being payable by the Lessee, any new or increased taxes relating to the Demised Premises shall be subject to good faith consultation between the Lessors and the Lessee, and the Lessee shall not be liable for any interest, penalties, or additional charges on such increase. The Lessor shall bear all costs related to securing the title deed and preparing the land for the Lessee's TIC application for the Project.

张马  
钟

### 3.5 *Cost of services consumed*

The Lessee must pay to the suppliers, and indemnify the Lessor against; all charges for electricity, water, gas, telecommunications and other services consumed or used at or in relation to the

钟 张马  
钟

Demises Premises and must comply with the lawful requirements and regulations of the respective suppliers.

3.6 *Repair and cleaning*

3.6.1. *Repair of the business Premises*

After the Completion Date the Lessee to keep business premises in good condition, as any reasonable Lessee in the circumstances would do.

3.6.2 *Cleaning and tidying*

The Lessee must keep the Demises Premises clean and tidy and clear of all rubbish.

3.6.3 *Shared facilities*

Where conduits, boundary structures, or related facilities are shared with other properties, the Lessee shall be responsible for all costs and works relating to the Demised Premises and shall indemnify the Lessor against any sums or liabilities arising therefrom.

3.7 *Statutory obligations*

3.7.1 *General provision*

The Lessee must comply in all respects with the requirements of any statutes applicable to the Premises or the trade or business for the time being carried on there, and any other obligations so applicable imposed by law or by any bylaws. However, the Lessee shall not be liable for statutory obligations solely imposed on the Lessor as the owner regarding the land ownership.

3.7.2 *Particular obligations*

3.7.2.1 *Works required by statute, department or authority*

The Lessee shall carry out and maintain all works and arrangements necessary to ensure the Demised Premises and their use comply with all applicable present and future laws, regulations, and requirements of any government department, local authority or other public or competent authority or court of competent jurisdiction only to the extent that the relate to the Lessee's occupation or use.

3.7.2.2 *Acts causing losses*

张马  
8

The Lessee must not do in or near the Demises Premises anything by reason of which the Lessor may incur any losses under any statute.

3.8 *Entry demised premises*

3.8.1 After the completion date of construction, the Lessee to permit the Lessor on 7 days notice to the Lessee and the occupants during normal business hours except in emergency to enter the business Premises to ascertain whether or not the covenants and conditions of this Lease have been observed and performed.

3.9 *Alienation*

The Lessee shall not part with possession, sublet, or transfer its rights or obligations under this Lease to any third party without the Lessor's prior consent, which shall not be unreasonably withheld.

3.10 *Nuisance*

3.10.1 The Lessee must not do anything, or allow anything to remain, on the Demises Premises that may be or become or cause a nuisance, or annoyance, disturbance, inconvenience, injury or damage to the owners or occupiers of adjacent or neighboring premises.

3.10.2 *Immoral purposes*


The Lessee must not use the business Premises for any dangerous, noxious, or offensive or any illegal or immoral act or purpose.

3.11 *Planning and development and building permit*

3.11.1 The Lessor undertakes to cooperate with the Lessee in taking all necessary steps and legal procedures with the relevant government authorities to obtain the building permit, with all related costs and expenses to be borne by the Lessee.

3.11.2 *Compliance with the Planning Acts*

The Lessee must observe and comply with the provisions and requirements of the Planning Acts affecting the Demised Premises and their use, and must indemnify the Lessor, and keep him indemnified, both during and following the end of the Contractual Term, against all losses arising from any claim, demand, action or proceedings in respect of any contravention of the Planning Acts.

钟张马  


3.11.3 *Notice for applications*

The Lessee may make application for planning permission before the Completion Date and notify the Lessor.

3.11.4 *Permissions and notices*

After the Completion Date, the Lessee, in collaboration with the Lessor, must obtain all required planning permissions and serve any statutory notices to carry out development on the Demised Premises

3.11.5 *Charges and levies*

Subject only to any statutory direction to the contrary, the Lessee must pay and satisfy any charge or levy that may be imposed under the Planning Acts in respect of the carrying out or maintenance of any development on or at the business Premises after the Completion Date.

3.11.6 *Conditions for development*

The Lessee must not at any time after the Completion Date carry out any development on or at the business Premises, or any change of use, until all necessary notices under the Planning Acts have been served and the Lessor notified, and all necessary permissions under the Planning Acts have been obtained.

3.12 *Plans, documents and information*

3.12.1 *Evidence of compliance with this Lease*

If so requested, the Lessee must produce to the Lessor or the Surveyor any plans documents and other evidence the Lessor reasonably requires to satisfy himself that the provisions of this Lease have been complied with.

3.13 *Indemnities*

The Lessee shall fully indemnify the Lessor against all losses arising from the Lessee's acts, omissions, negligence, authorized persons, or any breach of the covenants and provisions of this Lease. The Lessee shall not be liable for any losses arising from the Lessor's own acts, negligence, or statutory obligations.

3.14 *Yielding up*

Save for all building structures which shall not be removed by the Lessee, at expiration of the Contractual Term the Lessee shall hand over to the Lessor the unexhausted improvements made on the Demises Premises. The Lessee shall have the unrestricted right to

张马  


remove all machinery, plant, equipment, and movable assets at any time before handing over the premises to the Lessor.

3.15 *Statutory notices*

~~The Lessee must notify the Lessor within 14 days of any official notice, order, or proposal affecting the land and take all necessary steps to comply.~~ Either party must notify the other within 3 days of receiving any official notice, order, or proposal affecting the land. A party to be notified by the other shall be lessee in respect of any notice received by lessor regarding business operations, and lessor in respect of any notice received by lessee regarding the land ownership.

钟  
张马

3.16 *Exercise of the Lessor's rights*

The Lessee must permit the Lessor to exercise any of the rights granted to him by virtue of the provisions of this Lease and any statute or Act at all times during the Contractual Term without interruption or interference on giving adequate prior notice.

3.17 *The Permitted Use*

The Lessee must not at any time on or after the Completion Date use the Demised Premises other than for the Permitted Use. The Lessee and/or its associate companies shall be entitled to occupy/use the business Premises.

3.18 The Lessee shall not assign this Lease Agreement or part with the possession of the business Premises or any part thereof without the Lessor's prior written consent, which the Lessor shall not unreasonably withhold.

3.19 *Costs of grant of this lease*

Each Party agrees that it shall meet costs and expenses incurred expressly set out and agreed in this Agreement in relation to the grant of this lease. Each Party shall bear its own legal fees and legal costs incurred in connection with the negotiation, preparation, execution and completion of this Lease, and no Party shall be entitled to recover its legal fees from the other Party.

4. **The Lessor Covenants and Warrants**

Lessor covenants with the Lessee to observe and perform the requirements of this clause 4.

钟 张马  
11

4.1 **Lease**

The Lessor irrevocably demises unto lease the Demised Premises for a term of four (4) years under terms and conditions contained herein. The continuation of lease shall be subject to lessee's right to terminate under provisions of this agreement.

4.2 ***Permits and approvals electricity and water meters***

The parties agree that the Demised Premises currently have an electricity (LUKU) meter and water meter, which the Lessee may use and pay for based on actual bills. The Lessee shall, at its own cost, shall install a separate industrial electricity meter for the purpose of concrete ready-mix facility on the Demised Premises. The Lessee shall obtain any necessary approvals and comply with applicable laws, indemnifying the Lessor against any related claims, fees, or penalties.

The Lessor shall cooperate with the Lessee throughout the Contractual Term to make sure that electricity supply for industrial purposes and water services for industrial purposes (if need be) are connected to the Demised Premises at Lessee's expenses.

The Lessor shall have no right, for any reason whatsoever, whether directly or indirectly, to suspend, disconnect, restrict, or otherwise interfere with the supply of electricity or water to the Demised Premises.

4.3 **Rent**


The Lessor shall not increase the Rent during the initial Contractual Term nor during any renewal or extension term exercised by the Lessee pursuant to this agreement, that to say the rent shall be the same as it is throughout of the tenancy period and any renewal term as provided under clause 2.1, 2.2, and 2.3 of this lease agreement; Any other demand or attempt to vary or increase the Rent shall be null and void.

4.4 **Quiet Enjoyment**

The Lessor covenants with the Lessee to permit the Lessee peaceably and quietly to hold and enjoy the Demised Premises without any interruption or disturbance from or by the Lessor or any person claiming under or in trust for the Lessor or by title paramount.

4.5 **Warrants**


The Lessor warrants that: -

钟 张 马  
12  


- 4.5.1 it has good title and finalize transfer to lessor's ownership of the Demised Premises and that the Demised Premises are not subject to any mortgage, charge, lien, lease or other encumbrance of any nature whatsoever;
- 4.5.2 The Lessor shall take all necessary steps and applications to assist lessee obtain a building permit for the Demised Premises by lessee's or lessor's name, with the Lessee providing reasonable cooperation, while all costs and expenses are borne by the Lessee. The Lessor shall use their best efforts to assist the Lessee in obtaining all necessary governmental approvals for such construction.
- 4.5.3 all restrictions, conditions and covenants (including any imposed by or pursuant to any lease affecting the Demised Premises have been observed and performed and no notice of any breach of any of the same have been received or is to the Lessor's knowledge likely to be received;
- 4.5.4 all information given by or on behalf of the Lessor to the Lessee in the course of negotiations leading to this Lease was when given and remains true complete and accurate in all respects and the Lessor is not aware of any facts or matters which would render such information untrue, incomplete, inaccurate or misleading;
- 4.5.5 the execution or completion of this Lease or performance of its terms will not result in any breach of any agreement to which the Lessor is a party or of any Court order;
- 4.5.6 The Lessor, as to his best knowledge, is not aware of any encroachment by the Demised Premises onto any neighboring property;
- 4.5.7 The Lessor is not aware of any intended expropriation of the Demised Premises or any portion of it.

#### 4.6 Handing over of the Demised Premises

The Lessor shall hand over vacant possession of the Demised Premises to the Lessee seven (7) days upon signing this agreement and upon rent payment paid by lessee, and the Lessor shall remove security guards and staffs to ensure that all persons occupying the Demised Premises shall be vacated the premises.

钟张马  
13  


## 5. Insurance

### 5.1. Covenant to insure

The Lessee covenants with the Lessor to ensure the Demised Premises with such reputable Insurance Company or companies as any reasonable Lessee in the circumstances would do, from time to time during the Contractual term.

### 5.2. Details of the insurance

#### 5.2.1. Risks insured

Insurance must be effected at all time of the Contractual term after completion, against damage or destruction by any of the Insured Risks to the extent that such insurance may ordinarily be arranged for properties such as the Demised Premises with a substantial and reputable insurer, subject to such excesses, exclusions or limitations as the insurer may require.

### 5.3. Payment of the Insurance

The Lessee must pay the Insurance premiums on the Completion Date for the period starting on the Completion Date and ending on the day before the next policy renewal date. Thereafter the Lessee must pay the Insurance premiums on demand and, if so demanded, in advance of the policy renewal date but not more than one month in advance.

### 5.4. Lessee's further insurance covenants

#### 5.4.1.1 Requirements of insurers

The Lessee must comply with all the requirements and recommendations of the insurers.

#### 5.4.1.2 Policy avoidance and additional premiums

The Lessee must not do or omit anything that could cause any insurance policy on or in relation to the Demised Premises to become wholly or partly void or voidable, or omit anything by which additional insurance premiums may become payable.

钟 张 马  
14  


### 5.4.1.3 Fire-fighting equipment


The Lessee must keep the Demised Premises supplied with such firefighting equipment as the insurers and the fire authority require and must maintain the equipment to their reasonable satisfaction of the insurers and the fire authority and in efficient working order.

### 6.0. Loan and Mortgage


Further the parties agreed that, during the tenancy period of this agreement the Lessor shall not make use of Title deed on demises premises as security/ collateral for loan /mortgage by using the existing converted facility buildings which erected or developed by the Lessee without written consent from lessee; the lessee shall not make use of lease demised premises as security/ collateral for loan /mortgage by using the existing converted facility buildings which erected or developed.

### 7.0. Termination by Lessee and Lessor

- 7.1. The Lessee may terminate this Lease by written notice if:
- a. the Lessor fails to obtain the Title Deed or causes the Lessee to be unable to obtain the Building Permit on or before 1 July 2026; or
  - b. due to reasons attributable to the Lessor, the Lessee is unable to carry out construction and/or obtain any investment incentive benefits (TIC).
  - c. Upon termination under this Clause, the Lessor shall refund all amounts paid within fourteen (14) days, without deduction, set-off, or penalty, and shall reimburse all reasonable costs incurred by the Lessee.
- 7.2. The Lessee may terminate this Lease at any time upon giving written notice to the Lessor at least three calendar months' business days in advance of the termination date. Such termination of this Lease will be without prejudice to any right of action or remedy of either party in respect of any antecedent breach of the terms and conditions contained herein.
- 7.3. In the event, the Lessee terminates this agreement in accordance with this Clause, the Lessee shall not be liable for any charges additional to those incurred to the date the Lease is terminated and the Lessor shall not refund to the Lessee any advance rental payment made to the date of termination.

钟 张 马  
  
15

- 7.4. Consequences of Termination by Lessee upon termination of this Lease Agreement by the Lessee, for any reason whatsoever, all buildings, structures, and other improvements erected or made on the demised premises shall automatically become the sole property of the Lessor without any obligation for the Lessor to compensate the Lessee for the same. The Lessee shall have no right to remove, claim, or otherwise dispose of any such improvements after termination. For the avoidance of doubt, The Lessee shall have the right to remove all movable assets, machinery, plant, and equipment before handing over the premises to the Lessor.
- 7.5. In the event the Lessor terminates the lease beyond the scope of terms and condition herein or Lessor breach the terms and conditions of this agreement; the Lessor shall, notwithstanding such termination, give the Lessee not less than three (3) months' prior written notice of termination. In addition, the Lessor shall be liable to compensate the Lessee total actual costs incurred for developments, all unexhausted improvements and all permits made on the Demises Premises and costs for developments will be calculated by the registered Valuer/ Quantity surveyors based on current market value of the date of termination; the value assessed will be subject to confirmation by both parties.
- 7.6. This Agreement shall be terminated upon the breach of any fundamental covenants or obligations as stated herein and such instances shall include but are not limited to:
- a) Upon insolvency, bankruptcy and or liquidation of either of the Parties to this Agreement.
  - b) Upon the occurrence of instances of Force Majeure that cannot be cured as stipulated herein above.
  - c) Failure to obtain approval from and Government authorities for business permits
  - d) Ownership of Buildings and Improvements upon expiry of the lease term, all buildings, structures, and other improvements made or erected on the demised premises by the Lessee shall automatically vest in and become the absolute property of the Lessor, without any obligation on the part of the Lessor to pay or compensate the Lessee for such buildings or improvements. The Lessee shall have no right to remove or claim ownership of any such improvements after the expiry of the lease.

钟 张 马  
16  


## 8.0. Miscellaneous

### 8.1. Notices

A notice under this Lease must be in writing and, unless the receiving party or his authorized agent acknowledges receipt, is valid if, and only if:

- 8.1.1. It is given by hand, sent by registered post or recorded delivery, or sent by fax provided a confirmatory copy is given by hand or sent by registered post or recorded delivery on the same day or sent by email, or digital communication to include whatasp texts ;
- 8.1.2. It is served at the registered office;
- 8.1.3. Where the receiving party is the Lessee(s), at the Demised Premises; and
- 8.1.4. Where the receiving party is the Lessor, at the address shown in this Lease or at any address specified in a notice given by the Lessor to the Lessee.


## 9.0. Amendments

The provisions of this Lease may be amended from time to time by the parties and such modifications as the Lessor and Lessee may agree shall be in writing and supplemental to this lease.

## 10.0 Law and Jurisdiction

- 10.1. This Lease shall be governed by and construed in accordance with the laws of the United Republic of Tanzania.
- 10.2. Any dispute arising out of or in connection with this Lease shall be determined by a court of competent jurisdiction in the United Republic of Tanzania.

[This part is left blank intentionally]

钟 张 马  


IN WITNESS whereof the parties hereto have executed this Lease on the day and year first before written.

SEALED WITH THE COMMON SEAL AND DELIVERED at Dar es Salaam by the said YI MING INVESTMENT COMPANY LIMITED in our presence this 24<sup>th</sup> day of January 2026

LESSOR

Full Name: ZHONG AIFANG  
Signature: 钟爱芳  
Address: P.O. BOX 80679  
Designation: Director

SEAL

Full Name: Ramadhan T. Kamote  
Signature: [Signature]  
Address: P.O BOX 80679  
Designation: Secretary.

**Before me:**

Name: Japhet Tenga  
Signature: [Signature]  
Postal address: P.O BOX 79511, DAR ES SALAAM  
Qualification: ADVOCATE



钟爱芳 [Signature]

SEALED WITH THE COMMON SEAL AND  
DELIVERED at Dar es Salaam by the said  
DALIN NEW BUILDINGMATERIALS  
(TANZANIA) COMPANY LIMITED  
in our presence this 24<sup>th</sup> day of January 2026

\_\_\_\_\_  
LESSEE

Full Name: ZHANG JIA JUN  
Signature: 张健俊  
Address: P.O. Box 13197 DSM  
Designation: Director

SEAL

Full Name: MAYUN  
Signature: 马云  
Address: P.O. Box 13197 DSM  
Designation: Director

**Before me:**

Name: YASSIN MAKU  
Signature: \_\_\_\_\_  
Postal address: P.O. Box 38412, DSM  
Qualification: ADVOCATE & COMMISSIONER  
FOR OATHS



张 19