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LEASE AGREEMENT

This LEASE AGREEMENT is made at Dar es Salaam this 01 day of 04 2025

BETWEEN

HOOTA CO.LIMITED of TIN 177-272-884, Dar es Salaam (hereinafter referred to as the "LESSOR" which expression shall, where the context so admits, include its successors and assigns) OF THE ONE PART(The rental area of 1728 Square meters).

AND

VIVA COMPOSITE PANEL CO. LIMITED Dar es Salaam (hereinafter referred to as the "LESSEE" which expression shall, where the context so admits, include its successors and assigns), OF THE OTHER PART.

PREAMBLE

WHEREAS the Lessor is the lawful owner of a House (herein after referred to as the property") described herein below.

Plot No:2 BLOCK 'Q' VIKINDU VILLAGE AREA
Street:VIKINDU VILLAGE AREA

Municipality:MKURANGA PWANI
City:DAR ES SALAAM

WHEREAS the Lessee intends to take on lease of an office premises in the building described above facing VIKINDU VILLAGE AREA Street (hereinafter referred to as "the premises").

WHEREAS the Lessee is desirous and willing to take on lease the premises described above.

WHEREAS the Lessor is willing to let the premises described above to the Lessee for a term of five years.

WHEREAS the Lessor and the Lessee are both desirous and willing to enter into a landlord and tenant relationship at the terms and conditions stated herein below.

NOW THEREFORE, IN CONSIDERATION of the premises and the mutual covenants of the Parties hereto as set forth hereinafter, it is mutually agreed as follows:-

1.0. BINDING NATURE OF THE PREMISES.

That the premises set-out in the preamble hereinabove are integral, inseparable and enforceable parts of this Agreement.

2.0. DURATION OF THE LEASE.

That the mutual consent for the lease period is hereby given out by the Lessor and the Lessee for a term of FIVE years, at the rate, terms and conditions agreed herein.

3.0. RENT

That the reserved rent for the lease of the premises shall be TZS, 3645000/= only per month payable in cash for one year, that make the total of TZS 43,740,000/= a one year rent.

4.0. PAYMENT

The rent for the above FIVE-year lease shall be paid annually upon signing of this Agreement. THE price remains unchanged during the contract period.

5.0. COMMENCEMENT & EXPIRATION

That the date of commencement of this lease shall be 1ST JUNE 2025; and that this lease shall expire on 1ST JUNE 2030.

6.0. PURPOSE

7.0. RESTRICTIONS

7.1 That the Lessee shall not place nor suffer on premises any matter or thing of an inherently dangerous, explosive, corrosive, combustible or environmentally degrading character.

7.2 That the Lessee shall not do, permit or suffer to be done on the demised premises anything that shall amount to nuisance to the public and to neighbors and occupiers of neighboring premises.

7.3 That the Lessee shall not use the premises or permit or suffer the premises to be used for any unlawful or immoral purpose or trade.

7.4 The Lessee shall not assign or mortgage the demised premises or any part thereof.

7.5 The Lessee shall not sublet or part with possession of the demised premises or any part thereof without the prior written consent of the Lessor. The Lessor shall not be obliged to accept proposal by the Lessee for subletting of the premises.

8.0. PAYABLE CHARGES

8.1 That the Lessee shall pay all charges related to electricity according to LUKU meter as well as garbage and or water bills if any during the period of this lease Agreement.

9.0. RESTORATION OF THE PREMISES

9.1 That the Lessee shall maintain the demised premises in a habitable and tenantable condition and shall leave the premises upon expiry of the lease term or termination of this lease Agreement in a condition comparable to that which existed when received by the Lessee except for reasonable and ordinary wear and tear/or except for damage caused by the elements of weather or circumstances over which the Lessee had no control such as

earthquake, floods, fire, hurricane, war and any *force majeure* event

9.2 That the responsibility for damage to the demised premises caused by negligence or misuse by the Lessee shall be borne by the Lessee and the Lessee shall promptly repair or make good any loss in respect thereof before leaving the demised premises

10.0. REPAIRS AND MAINTENANCE.

10.1 That the Lessee is responsible for carrying out repairs and regular maintenance of the demised premises such as to maintain it in good tenantable condition of the surroundings including the garden during the whole period of the lease Agreement.

10.2 The Lessee shall bear its own cost of maintenance and repairs and of any permitted renovations and alterations.

10.3 That the Lessor shall be responsible for repairs to the exterior and structure of the building except for damage caused by the Lessee's negligence or neglect.

11.0. NO ALTERATION OF THE PREMISES

That the Lessee shall not make any structural alteration or modification of the premises without the prior written consent of the Lessor. The Lessor shall not be bound to accept any proposal for the alteration or reconstruction of the premises.

12.0. RIGHT OF ENTRANCE BY THE LESSOR

12.1 That the Lessor or his agents or representatives shall have the right to enter the demised premises at reasonable time of day for inspection at reasonable time of day for inspection, repair or maintenance and may make such entry accompanied by workmen.

12.2 In case of any want of repair or maintenance is noticed at such inspection referred to at 12.1 above the Lessor shall issue to

the Lessee notice of the existence of the existence of the same sufficiently describing the same.

12.3 Upon such notice the Lessee shall effect the required repair or maintenance within sixty (60) days on receipt of the notice. In default to do so within the prescribed time the Lessor shall have the right to enter the premises himself or by his agent or representative alone or accompanied by workmen and carryout such repair or maintenance and shall charge the cost thereof to the Lessee who shall settle the same within thirty (30) days of receipt of the Lessor's demand.

13.0. PEACEFUL ENJOYMENT

That the Lessee paying the rent reserved in a manner aforesaid and performing and observing all the covenant herein contained shall peaceably hold and enjoy the demised premises during the term granted without any undue interference or disturbance from the Lessor or any person lawfully claiming through or in trust for the Lessor.

14.0. RENEWAL

14.1 That the premises are let for a fixed one year term only. The Lessee shall vacate the premises forthwith upon expiry of the granted term unless a new lease is granted.

14.2 That if a new lease is granted, if at all, it shall be subject to upward review of rent as shall be assessed by the Lessor.

14.3 That subject to sub-clauses 14.1 and 14.2 above, if the Lessee's conduct as a tenant during the granted term is, to the Lessor's satisfaction, good, then the Lessor may offer the Lessee a new term.

15.0. IMPLEMENTATION OF AGREEMENT

Each of the Parties undertakes to take all steps necessary for the implementation of this Agreement and to do, or to see that there is done, all that which is considered necessary in order to fulfill the object of this Agreement and in order to give full effect to all its provision.

16.0. NOTICE

Any notice under this Agreement shall be in writing delivered by hand or by registered mail.

17.0. TERMINATION

That the Lessor shall have the right to terminate this Agreement by serving a notice of termination on the Lessee where-

17.1 Any rent is unpaid for one month after the due date for payment whether or not a demand in writing for payment has been made by the Lessor.

17.2 The Lessee has failed for a period of one month to observe or perform any condition, covenant or other term, the observance or performance of which has been assumed by the Lessee expressly or impliedly in this Agreement.

17.3 This Agreement may also be terminated by mutual consensus between the Parties.

17.4 Either party may terminate this agreement by giving a Thirty (30) days written notice to the other.

17.5 In case of termination by the Lessor, then the Lessor shall refund any balance of unutilized rent, and pay Lessee there months' rent. And in case of termination by the Lessee, then the Lessee shall not be eligible for refund of the balance of rent except if the Lessor shall secure a new tenant to utilize the unexpired term.

IN WITNESS WHEREOF the Parties hereto have executed these presents

the day and year first hereinabove written:

SIGNED and DELIVERED by HOOTA CO. LIMITED)

who is known to me personally

Lin ling ling

the latter being known to me personally

this 1 day of 6 2025

LESSOR

(Witness's

Signature: [Signature]

Postal Address: _____

Qualification: _____



SIGNED and DELIVERY by

VIVA COMPOSITE PANEL CO. LIMITED

who is identified

by Peng. LIANGGANG

the latter being known to me personally

LESSEE

this 01 day of 06 2025

(Witness's

Signature: [Signature]

Postal Address: _____

Qualification: _____

) STAMP DUTY

Shs: 437,400 Collected
9984122165252 20/05/2025

Receipt No: _____ Date: _____

) [Signature]
Regional Manager - Kinondoni Tax Region

SEEN BEFORE ME:

AMBROSE MWINANCE MWINANCE

[Signature]

Box 25220

ADVOCATE



SD = 437,400
[Signature]
05/05/2025



START OF LEGAL RECEIPT

HOOTA CO. LIMITED

P.O.BOX

VUKINDU MKURANGA

TEL: 0752131452

TANZANIA

TIN 177272884

URN *NOTREGISTERED*

SERIAL NUMBER 03T2043063322

UTN 01133M

-11078151217727288403T2043063322

TAX OFFICE: Kinondoni

CUSTOMER NAME

VIWA COMPOSITE CO LTD

CUSTOMER ID TYPE BUYER'S TIN

CUSTOMER ID 181106883

RECEIPT NUMBER 43

ZNo 6/0023

DATE 03-04-2025 TIME 08:48:38

ECR: 01 OP: 01

RENT 43'740'000.00 A

TOTAL EXCLUSIVE OF TAX
43'740'000.00

TOTAL TAX 0.00

TOTAL INCLUSIVE OF TAX
43'740'000.00

CASH 43'740'000.00

ITEMS NUMBER 1

RECEIPT VERIFICATION CODE

DBA9EF43



*** END OF LEGAL RECEIPT ***