

LEASE AGREEMENT

THIS AGREEMENT is made on 1st day of february 2026

BETWEEN

XINMIAO PACKAGING MATERIAL COMPANY LTD of P. O Box **31829**, Dar Es Salaam (hereinafter called the “**LANDLORD**”) of the one part.

USHIRIKA ELECTRO LIMITED, TIN No. **183-933-655** of Kigamboni, Dar Es Salaam (Hereinafter called the “**TENANT**”) of the other part.

- A. WHEREAS** the LANDLORD agree to lease to the premises of Block 0/ plot 9 located at kigamboni near Kilimanjaro industrial park (Herein after referred to as the demised premises)
- B. WHEREAS**, the TENANT is desirous and willing to rent the said premises at an agreed consideration, and upon the terms and conditions herein after set forth.

NOW THEREFORE THIS AGREEMENT WITNESSTH;

1. The lesser hereby agrees to let and the lessee agrees to make on premises located at Kigamboni near the industrial park for the period of 12 months to operate a factory of Making Electronic equipment and Accessories.
2. The monthly rent of 1 square meter Tshs 3,000 , for 1000 square meter shall be Tshs.3,000,000/=per month, the lessee shall pay Tshs. 36,000,000/= for 12months from the effect date of 1st february 2026, ending on 31th january, 2027.
3. The lessee shall pay total amount of the area rent the sum of Tsh 36,000,000/=
4. The Lessee shall not reclaim or retrieve any fitting of fixtures affixed by him to the premises such as door, handles and the lie, on expiration of the lease here in constituted.
5. In the event of lesser permitting the detachments or removal of any fitting or fixture. Lessee shall not repair all damage accessioned by such removal.
6. The lessee shall not erect any permanent part of the structure or suffer to be made any alterations or modification in the demised premises without prior written consent of the lesser.
7. The lessee shall not connect or install any electrical apparatus or appliance which might endanger or overload the installation of the aforesaid house or any part thereof.
8. The lessee shall pay withholding and other relevant taxes to the relevant authorities.
9. All year rates, taxes and assessments payable in respect of the aforesaid plot shall be done by lesser.

10. Upon observing all the covenants and conditions herein before stipulated the lessee shall enjoy peaceful occupation of the demised premises without any interruption by the lesser or any other person claiming on his behalf.

12. The lessee is free and has been granted permission by the lesser to bring or get the security personal to guard his premises and indemnifies the lesser of any theft and damages arising on the said premises, the signing of this agreement.

IN WITNESS WHEREOF the parties, herein to set their hands, this 01st day of february 2026.

SIGNED and DELIVERED by the
Said XINMIAO PACKAGING MATERIALS
COMPANY LIMITED

Identified to me personally / introduced
to me by.....the later being known to me
Personally this 1st day of Jan... 2026

刘德银
LANDLORD



SIGNED and DELIVERED by the
Said for USHIRIKA ELECTRO LTD
who is known to me

Personally / introduced to me by
.....the later being known to me personally
this 1st day of Jan... 2026

郑小强
TENANT

USHIRIKA ELECTRO LIMITED
P . O . Box 19866
DAR ES SALAAM

BEFORE ME:

NAME... Lucy Henry Mushi
SIGNATURE... [Signature]
ADDRESS... 41025
QUALIFICATION: ... Advocate

