

## LEASE AGREEMENT

**THIS AGREEMENT** is made on 1<sup>st</sup> day of January 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 5 Years 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 1<sup>st</sup> May 2026, ending on 31<sup>th</sup> December, 2031.
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.

11. 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 shop 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 1<sup>st</sup> November day of 2025.

**SIGNED and DELIVERED** by the

Said **JUMA ABDALLAH SELEMANI**

Identified to me personally / introduced  
to me by.....the later being known to me  
Personally this 1<sup>st</sup> November day of 2025.



.....  
**LANDLORD**

**SIGNED and DELIVERED** by the

Said for **USHIRIKA ELECTRO LIMITED**

Who is known to me  
Personally / introduced to me by  
.....the later being known to me personally  
this 1<sup>st</sup> November day of 2025.



.....  
**TENANT**

**BEFORE ME:**

NAME..... *Lucy Henry Mushi*

SIGNATURE..... 

ADDRESS..... *41003, DIM*

QUALIFICATION:..... *Advocate*



**STAMP DUTY**

Shs: *80,000/-* Collected

Receipt No: *9984124012469* Date: *24/11/2025*



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*Regional Manager - Kigamboni*