

## LEASE AGREEMENT

For

### METAVIEW COASTAL HUB

This Industrial Lease Agreement ("**Lease**") is made and entered into on the 02 day of January 2026.

#### 1. PARTIES

**METAVIEW LIMITED**, a company duly incorporated under the laws of the United Republic of Tanzania, P. O. Box 32587, Dar es Salaam, Tanzania (hereinafter referred to as the "**Landlord**").

AND

**JUN GUAN CONSTRUCTION MATERIALS LIMITED**, a company/entity duly registered under the laws of Tanzania, with registered address at Plot No.0 Block No.0 Kijitonyama Kinondoni Dar es salaam (hereinafter referred to as the "**Tenant**").

The Landlord and the Tenant are hereinafter collectively referred to as the "**Parties**".

#### 2. LEASED PREMISES

The Landlord hereby leases to the Tenant the industrial premises located at plot no 33, 34, 35, 36&37 Block 'A', Vikawe area in Kibaha Township, CT NO.179891,179892,183524,183522&283523 comprising approximately \_\_\_\_\_ square meters (the "**Premises**") as per site plan attached, forming part of **Metaview Coastal Hub**, an industrial park owned by the Landlord.

##### 2.1 Permitted Use

The Premises shall be used **solely for lawful industrial, warehousing, logistics, light manufacturing, or other related commercial purposes**, as approved in writing by the Landlord (the "**Permitted Use**").

##### 2.2 No Change of Use



Contract No. MVCH5000A2026

The Tenant shall not change or expand the Permitted Use without the **prior written consent of the Landlord**, which consent may be granted or withheld at the Landlord's sole discretion.

### 2.3 Prohibited Uses

The Premises shall **not** be used for:

Any illegal or unlawful activities;

Residential, retail-to-public, or unrelated non-industrial use;

**manufacture, store, process, transport, or dispose of any hazardous, toxic, explosive, radioactive, flammable, corrosive, or environmentally harmful substances or materials**, unless otherwise agreed in writing, within the Premises or anywhere within **Metaview Coastal Hub**;

any activity that causes nuisance, excessive noise, vibration, emissions, traffic congestion, or safety risk to Metaview Coastal Hub.

### 3. NATURE AND SCOPE OF LEASE

This Lease governs **only** the Tenant's rights of occupation, tenure, rent, possession, enforcement, and legal risk allocation in respect of the Premises.

All matters relating to **day-to-day operations, services, utilities coordination, common areas, access control, service charges, operational standards, safety procedures, and behavioral rules** are expressly excluded from this Lease and shall be governed exclusively by a separate **Property Management Agreement** and the **Industrial Park Rules and Regulations**, each as amended from time to time.

#### 3.1 Standard Form Lease and Supplementary Agreements

This Lease constitutes the standard form industrial lease agreement applicable to all tenants within Metaview Coastal Hub.

Any supplementary agreement, side letter, or special arrangement entered into between the Landlord and the Tenant shall apply solely to the specific Tenant and Premises concerned and shall not



amend, vary, waive, or establish any precedent in respect of this Lease as a standard form applicable to other tenants within Metaview Coastal Hub.

No supplementary agreement shall be construed as modifying the general terms, structure, or commercial framework of this Lease unless expressly stated in writing and signed by the Landlord.

#### 4. LEASE TERM

The Lease shall have a maximum duration of **Five (5) years renewable commencing from 15<sup>th</sup> April 2026.**

#### 5. RENT

##### 5.1 Term Rent

During the Lease Term, rent shall be charged at the rate of:

**USD One Dollar and Eighteen Cents (USD 1.18) per square meter per month vat inclusive,** based on the leased area.

##### ~~5.2 Annual Rent Increment (not applicable)~~

~~As this Lease forms part of a standardized lease framework applicable across Metaview Coastal Hub, the rent shall be subject to an **annual increment of three percent (3%)**, calculated on a **compounding basis**, commencing on each anniversary of the Lease Commencement Date, unless otherwise expressly agreed in writing.~~

##### 5.3 Currency and Payment

All monetary amounts under this Lease are denominated in **United States Dollars (USD)** for reference and valuation purposes only. In compliance with the laws of the United Republic of Tanzania, all payments shall be made in **Tanzanian Shillings (TZS)**, converted at the prevailing exchange rate published by a licensed commercial bank in Tanzania on the date of payment.

##### 5.4 Renewal Term Rent



Contract No. MVCH5000A2026

Rent payable during the Renewal Term, if any, shall be **renegotiated and mutually agreed in writing**, taking into account prevailing market conditions.

## 6. SECURITY DEPOSIT

### 6.1 Amount

Upon execution of this Lease, the Tenant shall pay a **security deposit equivalent to Three (3) months' rent**, calculated at the Initial Term rental rate (the "**Security Deposit**"). The Security Deposit is separate from and in addition to advance rent.

### 6.2 Purpose

The Security Deposit shall secure the payment of rent and other sums due, performance of Tenant obligations, repair of damage beyond fair wear and tear, and costs arising from breach or reinstatement.

The Security Deposit shall be **non-interest bearing**.

### 6.3 Application and Reinstatement

The Landlord may apply all or part of the Security Deposit toward any outstanding obligations. Any amount so applied shall be **immediately reinstated** by the Tenant upon written demand.

### 6.4 Refund

Subject to vacant possession, settlement of all dues, and completion of a joint exit inspection, the balance of the Security Deposit (if any) shall be refunded within **thirty (30)** after lease expiry or termination.

## 7. UTILITIES DISCLAIMER

The Tenant acknowledges that the Landlord **does not provide** and makes no representation or warranty regarding the availability of **water supply, electrical power, generators, backup power systems, or fuel**.



The Tenant shall, at its own cost, arrange all utilities required for its operations. The Landlord shall not be liable for any loss, damage, or business interruption arising from any absence, insufficiency, or interruption of utilities.

## 8. PERMITS, REGULATORY AND ENVIRONMENTAL COMPLIANCE

The Tenant shall, at its sole cost and responsibility, obtain, maintain, and comply with **all permits, licenses, registrations, environmental approvals, and statutory consents** required to lawfully operate its business from the Premises.

The Tenant shall ensure that its operations do not cause environmental contamination, pollution, or regulatory breach. All **detailed operational, safety, and environmental procedures** applicable within Metaview Coastal Hub shall be governed by the Property Management Agreement and the Industrial Park Rules and Regulations.

The Tenant shall be solely responsible for ensuring that its operations within the Premises comply with all applicable fire safety, occupational health and safety (OSHA), workplace safety, and statutory requirements under the laws of the United Republic of Tanzania.

The Landlord does not warrant that the Premises or the Industrial Park are suitable for the Tenant's specific operational risks and shall not be responsible for the Tenant's internal fire safety systems, equipment, training, or compliance.

The Tenant shall indemnify and hold the Landlord harmless against any liability, loss, penalty, damage, or claim arising from the Tenant's non-compliance with applicable laws or permits.

## 9. EVENTS OF DEFAULT

Each of the following shall constitute an Event of Default by the Tenant:

- Failure to pay rent or other sums within seven (7) days of the due date;
- Failure to maintain required permits or approvals;
- Illegal or unauthorized use of the Premises;
- Material breach of this Lease not remedied within the applicable cure period;
- Creation of safety or environmental hazards;
- Insolvency, liquidation, or cessation of business;
- Unauthorized assignment or subletting.



## 10. LANDLORD'S REMEDIES

Upon an Event of Default, the Landlord may, without prejudice to other rights:

- Apply the Security Deposit;
- Demand immediate payment of outstanding sums;
- Terminate this Lease;
- Recover possession of the Premises;
- Claim damages and enforcement costs.

## 11. TERMINATION

### 11.1 Termination for Tenant Default

The Landlord may terminate this Lease by written notice if a monetary default remains unpaid for **fourteen (14) days** after demand or if a non-monetary breach remains unremedied for **thirty (30) days** after notice.

### 11.2 No Early Termination by Tenant

The Initial Term is **firm and non-cancellable**. Advance rent paid is **non-refundable**, and the Tenant has no right to early termination without the Landlord's written consent.

### 11.3 Termination for Legal or Regulatory Reasons

The Landlord may terminate this Lease if continued occupation becomes unlawful due to changes in law or government order, subject to refund of any unused Security Deposit balance (less lawful deductions).

## 12. CONSEQUENCES OF TERMINATION

Upon termination or expiry:

- The Tenant shall vacate and deliver vacant possession;
- All outstanding sums shall become immediately due;
- The Premises shall be reinstated to the required condition;



- Any holding over without consent shall constitute unlawful occupation.

### 13. RELATIONSHIP WITH PROPERTY MANAGEMENT AGREEMENT AND PARK RULES

The Tenant shall enter into and comply with a **Property Management Agreement** and the **Industrial Park Rules and Regulations** applicable to Metaview Coastal Hub.

In the event of any inconsistency between this Lease, the Property Management Agreement, and the Industrial Park Rules and Regulations:

- This Lease shall prevail **only** in respect of **rent, lease term, termination, possession, and enforcement**; and
- The Property Management Agreement and Industrial Park Rules and Regulations shall prevail in respect of **all operational and management matters**.

### 14. GOVERNING LAW

This Lease shall be governed by and construed in accordance with the **laws of the United Republic of Tanzania**.

### 15. EXECUTION

IN WITNESS WHEREOF, the Parties have executed this Lease on the date first written above.

#### LANDLORD:

METAVIEW LIMITED

Name: FAMU XAOM  
Title: Director  
Signature: [Handwritten Signature]



[Handwritten Signature]



Contract No. MVCH5000A2026

**TENANT:**

**JUN GUAN CONSTRUCTION MATERIALS LIMITED**

Name: YAN JIANQIU

Title: Director

Signature: 



Witnessed by: HIGHNESSQUEEN ANANDE KITIGI  
16<sup>th</sup> Jan 2026

