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CHINA CIVIL ENGINEERING CONSTRUCTION CO-OPERATION

AND

SOLOMON ISLANDS NATIONAL UNIVERSITY

BETWEEN



SHORT TERM -LEASE AGREEMENT

THIS AGREEMENT is made this _____ day of _____ April 2022

BETWEEN

1) SOLOMON ISLANDS NATIONAL UNIVERSITY (SINU) P.O. BOX R113 Kukum Campus,
Honlara (hereinafter referred to as) "the Lessor" ;

AND

2) CHINA CIVIL ENGINEERING CONSTRUCTION CO-OPERATION (CCECC) P O Box
1263, Honlara (hereinafter referred to as) "the Lessee".

WHEREAS

A. In consideration for the sum of \$24,607.00 (WHT tax included) the
Lessor, Solomon Islands National University [SINU] has agreed to
lease, and CCECC has agreed to rent, the land parcel number 192-
002-0131, Lot 41 plus other items on that said land located at SINU
Cultural Village, Panatina Campus, East Honlara in accordance with
the terms and conditions herein.

NOW IT IS HEREBY AGREED as follows:-

1. AGREEMENT TO RENT THE PROPERTY

1.1. Subject to the terms and conditions of this Agreement, the Lessor shall
lease and CCECC shall rent the Land free from all charges, liens and other
encumbrances and with all rights attaching.

2. DURATION

2.1. The term of this lease shall be for a 12 months period commencing on 1st
April 2022 and will expire on 1st April 2023. There is an option for renewal
with similar terms and conditions to be negotiated and agreed by both parties.

2.2. The Lease agreement may be terminated by either party by giving not less than **ONE** month's notice in writing.

3. RENTAL PRICE

3.1. In consideration for the lease and of the said land, Lessee agree to pay the Lessor the sum of Twenty Four Thousand Six Hundred and Seven Dollars per month [**\$24,607.00** (WHT tax included) ("the Rental Price"). The Payment of this rental should be in 3 months instalments.

4. TITLE OF THE LAND

4.1. The Lessor agrees that the legal and beneficial title to the Land, free from all charges liens and other encumbrance, shall be absolutely vested with the University.

5. INSPECTION

5.1. The Lessor retains the right to access the parcel(s) for the purposes of inspection with prior notification to the tenant.

6. LESSOR REPRESENTATIONS AND WARRANTIES

6.1. The Lessor hereby represents that he has legal and beneficial title to the lease the parcel to the lessee absolutely. The Lessor declares and warrants that the property is of satisfactory condition and free from any encumbrance whatsoever.

7. AMENDMENT

7.1. No variation, modification or amendment to this Agreement shall be valid unless in writing and executed by both parties to this Agreement.

8. LIABILITIES AND REMEDIES

8.1. If the Lessee shall make default in payment of any monies when due or in the performance or observance of any other stipulation or agreement on the Lessee's part herein, and such default shall continue for the space of 14 days from the due date then and in any such case, the lessor without prejudice to any other remedies available to them may at their option may exercise all or any of the following remedies namely:

a) May enforce this present lease agreement in which case the whole of the Lessee's money then unpaid shall become due and at once payable; or

b) May rescind this lease agreement and thereupon all monies theretofore paid or under the terms of the lease applied in reduction of the rental price shall be forfeited to the lessor as liquidated damages; or

c) May sue for specific performance of this agreement; or

d) May sue for special or general damages.

8.2. The Lessor shall make default in the performance or observance of any stipulation or agreement on the lessor part herein contained and if such default shall continue for the space of 14 days from the due date then and in any such case, the lessee without prejudice to any other remedies available to them may at their option may exercise all or any of the following remedies namely:

a) May rescind this lease agreement and thereupon all monies theretofore paid or the terms of the lessee applied in reduction of the rental price shall be refunded to the lessee without deductions; or

b) May sue for specific performance of this agreement; or

c) May sue for special or general damages.

9. ENTIRE AGREEMENT

9.1. This Agreement sets out the entire agreement and understanding of the parties hereto in connection with the Property.

10. CONTRACT RIGHTS OF THIRD PARTIES

10.1. Nothing in this Agreement is intended to grant to any third party any right to enforce any term of this Agreement or to confer on any third party any benefits under this Agreement.

11. JURISDICTION AND GOVERNING LAW

11.1. This Agreement shall be construed in accordance with the laws of Solomon Islands and parties hereto agree to submit to the non-exclusive jurisdiction of the courts of Solomon Islands.

IN WITNESS WHEREOF the parties to this Agreement have entered into this Agreement on the date first above-written.



SIGNED on behalf of

Dr. Jack Maebuta
Vice Chancellor

Date: 14/04/2022

Witnessed by:

Signed:

Name: SHARON P. H. H. H.

Title: PRO VICE CHANCELLOR

SIGNED on behalf of
CGECG by

Qi Rongbao
Office Administrator

Date: 14/04/2022

Witnessed by:

Signed:

梅子

Name: Mei Mei

Title: Officer

梅子

14/04/2022

14/04/2022

Date: 14/04/2022

Date: 14/04/2022