

## LEASE AGREEMENT



THIS AGREEMENT made this 15th Day of June, 2025, by and between  
**MOHAMED MUSSA MWANYAM** of P. O. Box 327, Bagamoyo, herein  
called "Landlord,"

**AND**

**FELLOWWELL MINING LIMITED** P. O. Box 5330 DAR ES SALAAM  
herein called "Tenant."

Landlord hereby agrees to rent to Tenant the land of 49.4 acres in the  
area known as **Tabora, Chalinze, Bagamoyo** under the following terms  
and conditions.

### **1. FIXED-TERM AGREEMENT (LEASE):**

Tenants agree to lease this piece of land for a fixed term of four year,  
beginning 15 June, 2025 and

ending June 14, 2029. Upon expiration subject for renewal

UNLESS either Tenants or Owners notify the other party in writing at least 30 days prior to expiration that they do not wish this Agreement to continue on any basis.

## **2. RENT:**

Tenant agrees to pay Landlord as base rent the sum of \$1000 per month, due and payable monthly in advance on the 1st day of each month during the term of this agreement. The first month's rent is required to be submitted on or before move-in.

## **3. FORM OF PAYMENT:**

Tenants agree to pay their rent in the form of cash out to the Landlord.

## **4. RENT PAYMENT PROCEDURE:**

Tenants agree to pay their rent on monthly basis to landlord

## **5. RENT DUE DATE:**

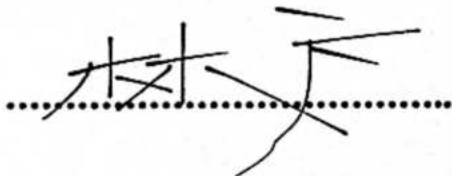
  
Certified as True Copy of the Original  
**Hendrick Daniel Matiku**  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign:   
Date: 30/06/2025

fully understand all the provisions of the agreement and the obligations and responsibilities of each party, as spelled out herein. They further state that they agree to fulfill their obligations in every respect or suffer the full legal and financial consequences of their actions or lack of action in violation of this agreement.

Signature by the Tenant on this Rental Agreement is acknowledgement and he/she has received a signed copy of the Rental Agreement.

**Accepted this 15<sup>th</sup> June,2025**

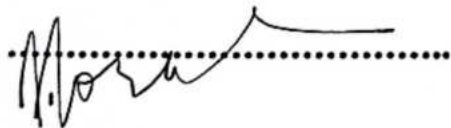
**Signed By LIN HANGUANG on behalf of FELLOWWELL MINING LIMITED**



FELLOW WELL MINING LIMITED  
P. O. Box 5330  
DAR ES SALAAM

**Tenant Date 15th June,2025**

**Signed by MOHAMED MUSSA MWANYAM**



**Landlord-Manager Date 15<sup>th</sup> June,2025**

  
Certified as True Copy of the Original  
**Hendrick Daniel Matiku**  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign:   
Date: 30/06/2025