

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.


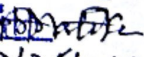
3. FORM OF PAYMENT:

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

Tenant hereby acknowledges that late payment will cause Landlord to incur costs not contemplated by this Rental Agreement. We allow for a 3-day grace period. In the event rent is not received prior to the 4th of the month, Tenant agrees to pay a \$25 late fee, plus an additional \$5 per day for every day thereafter until the rent is paid. Neither ill health, loss of job, financial emergency, or other excuses will be accepted for late payment.

6.REMOVAL OF LANDLORD'S PROPERTY:

If anyone removes any property belonging to Landlord without the express written consent of the Landlord, this will constitute abandonment and surrender of the premises by Tenant and termination by them of this Rental Agreement. Landlord may also take further legal action.

7. FULL DISCLOSURE:

The Tenants signing this Rental Contract hereby state that all questions about this Rental Agreement have been answered, that they

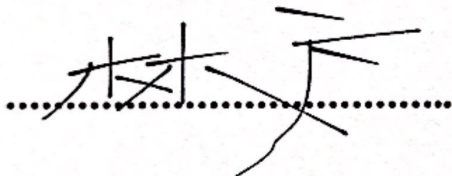
 Certified as True Copy of the Original
Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oaths
Sign: 
Date: 30/06/2025

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 15th June, 2025

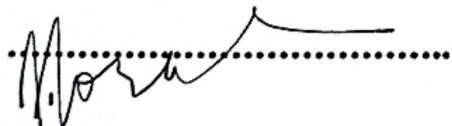
Signed By LIN HANGUANG on behalf of FELLOWWELL MINING LIMITED


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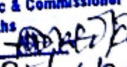
FELLOW WELL MINING LIMITED
P. O. Box 5330
DAR ES SALAAM

Tenant Date 15th June, 2025

Signed by MOHAMED MUSSA MWANYAM


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Landlord-Manager Date 15th June, 2025


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