

**LEASE AGREEMENT  
FOR CONSTRUCTION OF MINING PROCESSING INDUSTRY**

**THIS LEASE AGREEMENT** is made and entered into on this **30th day of  
June, 2025**  
**BETWEEN**

**GUNDULA LUSHINGE NYADU AND MWILUSHU SOLEYA LUSHINGE** of P.O. Box 03, residing at SAZA FALLS – MALEZA - SONGWE, and (hereinafter jointly referred to as the “**Lessor**”),

**AND**

**XINFA MINERAL PROCESSING COMPANY LIMITED**, a limited liability company incorporated under the Companies Act of Tanzania, with Certificate of Incorporation No. 185294463 and its principal office located at SONGWE (hereinafter referred to as the “**Lessee**”).

**WHEREAS**

The Lessor is the lawful owner and in possession of a parcel of land measuring approximately **29.7 acres** located at SAZA FALLS – MALEZA – SONGWE, suitable for construction and operation of a mineral processing facility.

**WHEREAS**

The Lessee desires to lease the said land for the purpose of constructing and operating a mining processing industry.

**NOW THEREFORE**, the parties hereby agree as follows:

**1. LEASED PREMISES**

The Lessor hereby leases to the Lessee, and the Lessee hereby accepts from the Lessor, the land measuring approximately **29.7 acres**, to be used for the construction and operation of a mining processing industry.

**2. TERM**

The term of this lease shall be for a period of **five (5) years**, commencing on the **30th day of June, 2025**, and ending on the **29th day of June, 2030**, unless terminated earlier in accordance with the provisions of this Agreement.

**3. RENT**

The Lessee shall pay the Lessor an **annual rent of TZS 24,000,000/= (Tanzanian Shillings Twenty-Four Million Only)**. The rent shall be payable in full on or before the 5th day of July of each year.

**4. USE OF THE PREMISES**

The leased land shall strictly be used by the Lessee for the construction and operation of a **mineral processing industry**, and for purposes incidental thereto.

**5. MAINTENANCE AND DEVELOPMENT**

The Lessee shall be responsible for all development, maintenance, and improvement of the leased premises during the lease term, including fencing, utility installations, and construction works.

**6. RIGHT OF ACCESS**

The Lessor shall grant full and uninterrupted access to the Lessee, its workers, contractors, and agents for the duration of the lease.

**7. COMPLIANCE WITH LAWS**

The Lessee shall comply with all applicable laws, regulations, and environmental guidelines in the course of construction and operations on the leased land.

**8. RENEWAL**

The lease may be renewed upon mutual agreement of the parties, subject to revised terms and conditions as may be agreed in writing.

**9. TERMINATION**

Either party may terminate this Agreement prior to its expiry upon giving at least ninety (90) days written notice and settlement of all due obligations.

**10. ENTIRE AGREEMENT**

This Agreement constitutes the entire agreement between the parties, superseding all prior oral or written communications or agreements.

**IN WITNESS WHEREOF**, the parties hereto have executed this Lease Agreement, on the date first above written.

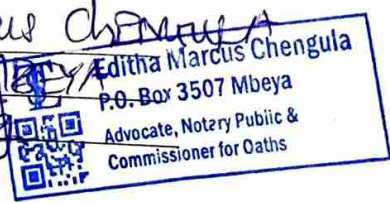
**SIGNED AND DELIVERED BY THE LESSORS:**

\_\_\_\_\_  
GUNDULA LUSHINGE NYADU  
Signature: G. NYADU

\_\_\_\_\_  
MWILUSHU SOLEYA LUSHINGE  
Signature: MWILUSHU

**BEFORE ME;-**

Name: EDITHA MARCUS CHENGULA  
Address: 3507 MBEYA  
Signature: [Signature]



**SIGNED AND SEALED FOR AND ON BEHALF OF THE LESSEE:  
XINFU MINERAL PROCESSING COMPANY LIMITED**

\_\_\_\_\_  
WU LIBIN'

Managing Director

Signature: 吴礼斌

**BEFORE ME;-**

Name: EDITHA MARCUS CHENGULA

Address: 3507 MBEYA

Signature: [Handwritten Signature]

