

LEASE AGREEMENT

This lease agreement made of this day of August 25th, 2021

BETWEEN

Tanzoz Minerals Ltd of P.O. Box PO 12506, Dar es salaam (hereinafter referred to as "the Lessor") which expression where the context admits shall include its successors of the first part and Soyet Ltd of P.O. Box 23482, Dar-es-salaam hereinafter referred to as "the Lessee" of the second part.

WHEREAS

The Lessor is the owner of the 380 acres of land in the Imwelo Village, of all that property known as the property.

AND WHEREAS

The Lessor is desirous of leasing and area of 20 acres the property to the Lessee for office, workshop, stores, camp and any other infrastructure required for the operation of the Imwelo Gold Mine Project. The operations will be for the period of three years commencing on 1st day of September 2021 expiring 1st day of September 2024.

NOW THEREFORE

It conduct that,

1. The Lessee accepts to rent office space within Tanzoz Minerals premises at the property in the Imwelo Village, Geita District.
2. The Lessee shall pay a lease fee of \$84.75 per month, exclusive of VAT (\$100 Inclusive)
3. This agreement can be renewed at the request of the lessee, and acceptance by the lessor prior to the expiry of present term.
4. This agreement can be terminated by either party with 1 months written notice.

SIGNED by and on behalf of the said

Tanzoz Minerals Ltd

And delivered this 1st of September 2021)

P.O. Box 12506 Dar es salaam

Qualification: Director

) LESSOR

SIGNED by and on behalf of the said

Soyet Ltd

And delivered this 1st of September 2021)

P.O. Box 23482 Dar-es-salaam

Qualification: Director

) LESSEE

IN THE PRESENCE OF

