

## CONTRACT AGREEMENT

**1. THIS AGREEMENT** made this First day of September 2022 between **MR. HAMIS ATHUMAN KAJERI** of P O Box \_\_\_\_\_ Mwanza, Tanzania (hereinafter referred to as "the Lessor") of the one part and **ALNITAK RESOURCES COMPANY LIMITED** of **P.O. Box 14446 Arusha, Tanzania** (hereinafter referred to as "the Lessee") of the other part.

**2. WHEREAS** the Lessor is the owner of Farm measuring 15 acres situated at Busonzi Village, Bukombe district, Geita region, and is desirous of leasing farm (hereinafter referred to as the "Demised farm") to the Lessee for mining processing purposes only for a consideration of TShs 200,000/= (TShs two Hundred Thousand Only) per month and,

**3. WHEREAS** the Lessee is desirous of taking in lease the above-mentioned Demised farm for the same consideration and upon the conditions and the terms hereinafter appearing.

### **4. NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:**

4.1 The Lessee undertakes installation of machines and equipment for mining processing and exploration or drilling and installation of CIP for gold processing facilities.

4.2 The period of tenancy herein referred as the "Contractual Period" shall be for Five (5) years starting from the First day of September, 2022 to the Thirtieth day September 2027 with an option for renewal following three months prior to the expiry date.

4.3 On expiry of the Lease Agreement on Thirtieth day September, 2027, the Lessee undertakes to surrender the Demised Land with all the developments therein to the Lessor, and further undertakes surrender all installed machines and equipment to the lessor.

4.4 The monthly rent shall be TShs 200,000 (Shillings two Hundred Only) payable twelve months in advance and the receipt of the first such payment shall be signified by signing of the agreement.

## 5. THE LESSEE HEREBY COVENANTS WITH THE LESSOR AS FOLLOWS

- 5.1 To ensure all the drawings are approved by the Lessor before the commencement of any mining extraction works
- 5.2 Not to assign, sublet or part with the possession of the area or any part thereof without the written consent of the Lessor.
- 5.3 Not to prevent the Lessor and/or his agent with or without workmen, at reasonable time of the day, after reasonable notice to the Lessee in that respect, to enter upon the areas/land to examine the said land under the Lessor's covenants in that behalf.
- 5.4 To use the land for lawful business purposes
- 5.5 Not to make any alterations or additions to the premises without the written consent of the Lessor
- 5.6 Unless the lease is renewed, with a new contract agreement within three months prior to the expiry of the contractual period, to surrender vacant possession of the land to the Lessor with all developments therein

## 6. DISPUTE RESOLUTION

All the disputes arising out of the terms of this agreement shall be settled through negotiations or arbitration.

**IN WITNESS WHEREOF;** the parties hereto have set their respective hands on the day and the year in the manner herein below appearing:

**SEALED** with the **COMMON SEAL** of the said)

**Tian Fu Limited** and

**DELIVERED** at Mwanza in the presence of us)

**SEAL/STAMP**

this 01 day of September 2022)

NAME: MR. HAMIS ATHUMAN KAJERI

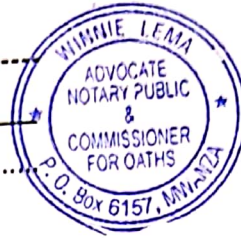
SIGNATURE 

POSTAL ADDRESS: MWANZA

QUALIFICATION: BUSINESSMAN

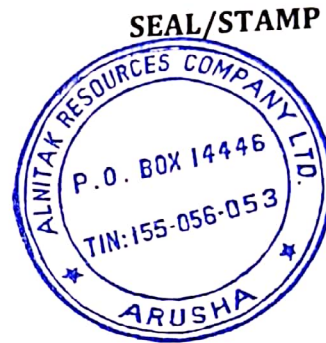
**Before me:**

NAME: WINNIE LEMA  
SIGNATURE [Signature]  
POSTAL ADDRESS: 6157, MWANZA  
QUALIFICATIONS: **-ADVOCATE**



**SEALED** with the **COMMON SEAL** of the said  
**ALNITAK RESOURCES COMPANY LIMITED** and  
**DELIVERED** at Mwanza in the presence of us)  
this 01 day of September 2022)  
NAME: MR. RODNEY WINTHROP THOMSON

SIGNATURE [Signature]  
POSTAL ADDRESS: 14446 Arusha  
QUALIFICATIONS: CEO



**Before me:**

NAME: WINNIE LEMA  
SIGNATURE [Signature]  
POSTAL ADDRESS: 6157, MWANZA  
QUALIFICATIONS: **-ADVOCATE**

