

LEASE AGREEMENT

THIS LEASE AGREEMENT is made this 12 day of 3 2023

BETWEEN

PARTY A. BOLEYN INTERNATIONAL (T) LIMITED of P. O. Box 72593, DAR ES SALAAM (hereinafter called "THE LESSOR") which expression shall where the context so admits include its successors and assignees of the one part:

AND

PARTY B. KAI YUE MINING INVESTMENT AND TRADE COMPANY LIMITED of P. O. BOX 72593, DAR ES SALAAM (hereinafter called "THE LESSEE") which expression shall include its successors and assignees of the other part.

WHEREAS

1. The LESSOR is the lawful owner of the property comprised located at **Plot No. 72 Visiga, Morogoro Highway, Kibaha Township, Pwani Region** in Tanzania.

AND

2. The LESSOR is desirous to let the premises above whose description is **Workshop & Warehouse No. 4320 M2,**

AND

3. That the LESSOR will make sure that whoever is in occupation of the property will give vacant possession within one month from the commencement date of this lease agreement.

AND



4. The LESSEE is desirous to rent the property from the LESSOR.

NOW THIS LEASE AGREEMENT WITNESSETH AS FOLLOWS;

1. LEASE TERM

- 1.1 The rental period is five years from 1st May 2023 to 30th April 2028. Party A shall handover the keys to party B before 1st May 2023. The handover of the buildings shall be deemed complete after both parties have signed and handed over the keys.
- 1.2 The rental agreement is renewable for five years after expiry subject to terms and conditions negotiable and agreeable by both parties. After the lease term expires or the contract is terminated, party A has the right to take back the buildings, and party B shall return the building and its accessories, equipment, and facilities. Party A and Party B shall check and accept the use of the buildings and ancillary items, equipment and facilities, water and electricity, etc and settle their respective expenses.
- 1.3 If party B continues to lease, he or she shall submit a renewal request to party A three months before the expiration of the contract period and the two parties shall resign the lease contract after negotiation.

2. RENT

- 2.1. Rent standard and payment method: Annual (650000RMB). Pay before 28th March 2023.
- 2.2 The rent shall remain unchanged in the 1st and 2nd years. 5% increment shall be adjusted based on the rent of the last year beginning from the 3rd year.



2.3 Payment method : bank transfer

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2.4 During the lease period, Party B shall ensure that the buildings and its accessories, equipment and facilities are in safe state. If the buildings and its accessories, equipment and facilities are damages or malfunctioned due to improper unreasonable use by party B, Party B shall be responsible for maintenance or compensation.

3. TERMINATION OF THE CONTRACT

3.1 During the term of the contract, one party needs to notify the other party in writing three months in advance of the termination of the contract due to business changes or adjustments.

3.2. if the contract cannot be continued due to force majeure factors such as war, earthquake, political turmoil, national turmoil and enterprise bankruptcy, the contract shall be automatically terminated.

4. APPLICABLE LAW

The lease agreement is applicable to Tanzania commercial law.

5. VALIDATION OF THE CONTRACT.

This contract shall come into force while signed by both parties after negotiation and consultation based on principals of equality and fairness and mutual benefits.

This contract is made in duplicate, with each party holding one copy both in Chinese and English.



IN WITNESS WHEREOF the parties hereto have executed this lease on the day and year first above appearing.

SEALED with the common SEAL of the said BOLEYN INTERNATIONAL (T) LIMITED and DELIVERED in the presence of us

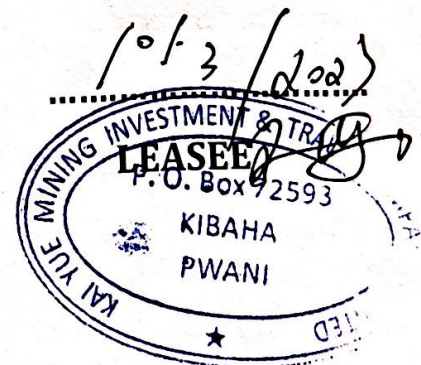
This 10 day of 3 2023



Name: chen
Signature: [Handwritten Signature]
Address: Kibaha
Designation: [Handwritten Designation]

SEALED with the common SEAL of the said KAI YUE MINING INVESTMENT AND TRADE COMPANY LIMITED and DELIVERED in the presence of us

This 10 day of 3 2023



Name: Wang
Signature: [Handwritten Signature]
Address: Kibaha
Designation: [Handwritten Designation]

