

LEASE AGREEMENT

BETWEEN

JOHN SAMWEL BARIYE

(LESSOR)

AND

GREYHILL MINING LIMITED

(LESSEE)

THIS LEASE AGREEMENT is made this 12th July, 2024

BETWEEN

JOHN SAMWEL BARIYE of Tanga, Tanzania (hereinafter referred to as the '**LESSOR**', which expression where the context so admits includes the person deriving title under the Lessor, its successor in title and permitted assigns) on one part;

AND

GREYHILL MINING LIMITED of Dar es- salaam, Tanzania (hereinafter called the "Lessee" which expression shall, where the context so requires, include the successors and representatives of the lessee) in second part; both the lessor and the lessee to be jointly referred to as "Parties"

a. WHEREAS, the Lessor is the lawful owner of **a 9-acres land located in Mkalamo Village, Handeni District, Tanga Region.**

b. WHEREAS, the **Lessor** is desirous and willing to rent the said part of the premises subject the terms and conditions hereinafter set forth.

NOW THEREFORE, This **DEED** witness as follows.

IT IS HEREBY MUTUALLY AGREED AS FOLLOWS: -

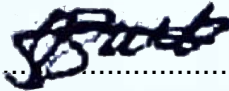
1. The Lessor shall
 - a)** That this lease agreement will be for a term of ten (5) years, stating from 12th July, 2024 and as witnessed in the Lease Agreement between **JOHN SAMWEL BARIYE** and **GREYHILL MINING LIMITED** which will be reviewed after every five years periods.
 - b) YIELDING AND PAYING** therefore and throughout the said term of 24 month at a rent of **UNITED STATE DOLLARS TWO HUNDRED SIXTY-ONE THOUSAND, SEVEN HUNDRED AND TWO-FOUR [USD261,724/=]**only, payable in advance for a period of every twenty-four months with effect from 12th July, 2024
2. The lessor undertakes that, the lessee shall enjoy the land of the leased premises without any interference from the lessor, his family members or his worked upon for a further period of five years.
3. At the expiry of the initial period of Five years the Tenant shall enter into renegotiation or reviewing favorable terms upon which the renewal of contract will be, worked upon for a further period of Five years.

4. The land will be used for Minerals (graphite) processing project.
5. The contracting parties have executed this Lease Agreement on date and year hereinafter appearing.
6. This **LEASE** Agreement shall be governed by and constructed in accordance with the laws of Tanzania Governing Landlord and Tenant relationship as shall be in force

IN WITNESS WHEREOF the parties hereto have executed these presents on the day and in the year in the manner hereinafter appearing

SIGNED AND DELIVERED at Tanga by the said
JOHN SAMWEL BARIYE

This 12th July, 2024



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LESSOR

SINED AND DELIVERD at Tanga by the said
GREYHILL MINING LIMITED.

This 12th July, 2024



.....

LESSEE

