

LEASE AGREEMENT

Between

GOLD VOYAGE LOGISTICS LIMITED

And

GOLD MARINE TANZANIA LIMITED

This Lease cancels all other agreements entered previously by the said parties relating in any way to the said Premises described below.

ARTICLE ONE

PARTIES

This lease is entered into on **01ST DECEMBER 2024** by **GOLD VOYAGE LOGISTICS LIMITED**, of **P.O. Box NO. 11858**, DAR ES SALAAM hereinafter referred to as **LANDLORD**, and **GOLD MARINE TANZANIA LIMITED** of **P.O. BOX NO 2261**, DAR ES SALAAM, herein referred to as **TENANT**.

ARTICLE TWO

DESCRIPTION OF THE PREMISES

The Landlord hereby leases to the Tenant the following described Premise.

SECOND FLOOR OF BLOCK "F"
OYSTERBAY BUILDING
P.O.BOX 11858
DAR ES SALAAM TANZANIA.

The Premises are to be used as office only and solely for the Tenant and exclusively at the discretion of the Tenant.

ARTICLE THREE

LEASE TERM

The term of this Lease shall be for **ONE YEAR** beginning **1/12/2024** and ending **30/11/2025**.

ARTICLE FOUR

PAYMENT

The TENANT shall pay the LANDLORD for the premises leased and for other services provided at the following rate and terms.

- A. The rent for the house is **USD 500.00** (USD Five Hundred only) per month. No extra costs will be charged towards the service charges security charges and water charges.
- B. The rent shall be paid every month in advance for the duration of the lease period. The lessor should issue a valid and accurate invoice to the lessee one week before the end of each month, and the lessee should make the payment within two weeks.
- C. The TENANT shall pay one month's rent as a refundable security deposit. The LANDLORD should refund this security deposit within a week after termination.
- D. The TENANT shall pay the respective stamp duty at the time of the registration of the lease agreement.
- E. The TENANT shall deduct a 10% withholding tax from the rent and shall provide the certificate to the Landlord.
- F. Electricity charges and the Generator Fuel Charges will be borne by the TENANT.

WAYS OF PAYMENT

The Tenant shall pay every month rent in cash.

ARTICLE FIVE

LEASE RENEWAL

This lease is renewable with an increment in rent by the mutual consent of the TENANT and the LANDLORD for a further period after the expiry of the current lease.

ARTICLE SIX

TENANT RIGHTS AND RESPONSIBILITY

- A. Not to assign, sublet or part with the possession of the premises or any part thereof without the written consent of the LANDLORD.
- B. To permit the LANDLORD or his agents with or without workman at a reasonable time of the day to enter upon the premises to examine or execute major repairs.
- C. To use the demised premises for office purposes only by the TENANT and exclusively at the discretion of the TENANT.
Not to make any alterations or additions to the demised premises without the previous consent in writing from the LANDLORD
- D. Not to keep on the demised premises any material of a hazardous or explosive nature and not to carry on anything that may constitute a nuisance, annoyance, danger or disturbance to neighbors or the public.
- E. To provide relevant documents supporting the status of residency.

- F. To hand over the said premises to the LANDLORD complete with all locks and keys in the same good condition as it was given in the beginning. The TENANT shall be responsible for the safekeeping of his personal belongings.
- G. Utility services like Telephone, Internet, cable, or any such services shall be taken under the supervision of the management.
- H. By the end time of the lease, outstanding charges if any must be cleared by the TENANT.

ARTICLE SEVEN

LANDLORD RIGHTS AND RESPONSIBILITIES

The LANDLORD shall carry out all major structural repairs and keep the exterior of the premises in good tenable condition.

- A. To pay all existing and future land rates taxes and other charges of public natures which are or may be assessed against the premises.
- B. The LANDLORD shall not be liable for any theft or disappearance of the personal belongings of the Lessor.

ARTICLE EIGHT

Disputes and Re-entry

The Landlord May re-enter the property after the following occur:

- 1) Any rent is unpaid 2 weeks after becoming payable.
- 2) Any breach of any condition or tenant covenant of this lease.

If the Landlord re-enters the property (or any part of the property in the name of the whole) under this clause, this lease shall immediately end.

ARTICLE NINE

TERMINATION OF LEASE

Either party can terminate the lease by giving another party prior notice of 30 days in writing of such intention without any cost, in the event of a material breach of this contract by either party. In such a situation the excess rental, if any will be refunded.

ARTICLE TEN

CHOICE OF LAW

The terms of this lease shall be construed by the local Tanzanian laws governing the status of the premises leased hereunder.

ARTICLE ELEVEN

NOTICES

Any notice under this agreement shall be in writing and shall be sufficiently served or dispatched by email as per the below email ids or by registered post.

Landlord: zhengkai@zijinmining.com

Tenant: laizhihong@zijinmining.com

ARTICLE TWELVE

DISPUTE RESOLUTION

All disputes or differences whatsoever which shall at any time hereafter whether during the continuance of the lease or upon or after its discharge or determination arise between the parties hereto touching or concerning this lease or its construction or effect or as to the rights duties or liabilities of the parties hereto or any of them under or by virtue of this lease or otherwise or in relation to the subject matter of this lease will be resolved by mutual consensus and if necessary to take legal action, Tanzania Law will be applicable at all.

LANDLORD

郑凯

GOLD VOYAGE LOGISTICS LIMITED

P O Box 11858

Dar Es Salaam, Tanzania



WITNESS

FULL NAME:

JEPING LUO

DESIGNATION:

SIGNATURE:

罗叶萍

TENANT

胡圣佳

GOLD MARINE TANZANIA LIMITED

P O Box 2261

Dar Es Salaam, Tanzania.



WITNESS

FULL NAME:

ZHIHONG LAI

DESIGNATION:

SIGNATURE:

赖志鸿