

LEASE AGREEMENT

This agreement is made this ^{27th} day of ⁰⁸2025

BETWEEN

GOLDEN EMPIRE EA COMPANY LIMITED of P.O. BOX, Arusha, with TIN NO: 177-826-049 (who in this Agreement will be referred to in short as (LESSOR) which in this context will include himself, his heirs and anyone who will claim rights under this agreement, on the one hand; -

AND

EXTREME GOLD MINE LIMITED of P.O. BOX 20464, Dar es salaam, with TIN NO: 183-730-878 (who in this Agreement will be referred to in short as (LESSEE) which in this context will include himself, his heirs and anyone who will claim rights under this agreement, on the one hand; -

WHEREAS THE LESSOR is a lawfully holder and registered owners of all that property Located at Elimu Village, Lwamgasa Ward, at Geita District in the Region of Geita, hereinafter referred the "LAND".

AND WHEREAS the said LESSOR is desirous of LEASING the LAND to the said LESSEE and LEASING at the terms and conditions herein stipulated.

NOW THEREFORE this deed witnessed as follows:

1. That in consideration of Shillings **One million and Five hundred** only (1,500,000/=) payable by the LESSEE to the LESSOR, the LESSOR hereby LEASE to the LESSEE the Land which free from any encumbrances what so ever.
2. That the lease price shall be paid monthly starting by year 2025/2026 at the time of execution of this agreement.
3. That this land is leased for the period of **50 years** and it is for the purpose of Mining investment which will be conducted by the LESSEE Respectively.
4. That the LESSOR shall deliver possession of the property to the LESSEE free from any encumbrances whatsoever.



5. That cost of perpetration of this agreement, shall equally be shared by the parties while the costs for valuation report of the property and other statutory taxes and duties shall be met by the LESSEE.
6. That this agreement is governed by the laws of Tanzania respectively.

IN WITNESS WHEREOF the parties have dully executed these presents in the manner and on the day of the year herein after appearing hereunder.

SIGNED and DELIVERED by)
 The said **GOLDEN EMPIRE EA**)
COMPANY LIMITED)
 who Is identified to me by)
)
 the latter being personally known)
 To me this 27th day of 08)
 2025)

[Signature]
 LESSOR
GOLDEN EMPIRE EA
COMPANY LIMITED
 P. O. BOX 211
 USA-RIVER, TANZANIA

BEFORE ME:

NAME: Batholomew Musyangi
 SIGNATURE..... *[Signature]*
 POSTAL ADDRESS P.O. Box 72, Geita
 QUALIFICATION..... Advocate



SIGNED and DELIVERED by)
 The said **EXTREME GOLD MINE LIMITED**)
 Who is identified to me by)
 the latter being personally known)
 To me this 27th day of 08)
 2025)

[Signature]
 LESSEE
EXTREME GOLD MINE LIMITED
 DAR-ES-SALAAM
 TANZANIA

BEFORE ME:

NAME: Batholomew Musyangi
 SIGNATURE..... *[Signature]*
 POSTAL ADDRESS P.O. Box 72, Geita
 QUALIFICATION..... Advocate

