

## LEASE AGREEMENT

Certified as True Copy of the Original  
**Hendrick Daniel Matiku**  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign: *[Signature]*  
Date: 06/08/2025

This agreement is made on the 4th day of August, 2025 Between

Juma Khamis Bakar of Sikonge, Tabora, (Hereinafter called the "LESSOR") of the one part and

AURA Resources Limited P.O Box 4690, DAR ES SALAAM, TANZANIA, (Hereinafter called the "LESSEE") of the other part.

WHEREAS:

The LESSOR is the lawful owner and occupier of parcel of un surveyed land measuring 20 acres at Kitunda Area, Sikonge, Tabora region (hereinafter referred to as the Property).

WHEREBY IT IS AGREED AS FOLLOWS:

1. That in consideration of the rent and covenants hereinafter reserved and contained the lesser hereby demises into the lessee for parcel of un surveyed land measuring 20 acres at Kitunda Area, Sikonge, Tabora region and to have free right of passage through out from the demises premises over the land adjoining the demised premises for any lawful purpose to the public road and vice versa, to hold the said demises premises free of any encumbrances.
2. 5<sup>th</sup> of August, 2025 to 5th day of August, 2030 (hereinafter called the term) at a monthly rent of Tanzania Shillings Five hundred thousand (Tshs 500,000/=) only (hereinafter called the reserved rent).
3. That on signing this Agreement the LESSOR acknowledges receipt of the sum of Tanzania Shillings Six Million (TShs 6,000, 000/=) being payment by the LESSEE for the lease of Twelve months.
4. The LESSOR delivers the premises to the LESSEE in a clean tenantable state of repair with all the utilities such as electricity.
5. On this Lease Agreement the LESSEE shall pay the stamp duty.
6. The LESSEE shall pay to the appropriate authorities' charges for electricity, and for water bills consumed on the premises during the tenancy period.
7. The LESSEE undertakes to take all reasonable care not to cause any damage or permit any damage to be caused on the PREMISES.
8. The LESSEE further undertakes to deliver the premises to the LESSOR in reasonably good condition at the determination on the tenancy.
9. The cleanliness and tidiness of the PREMISES shall be the responsibility of the LESSEE.
10. The LESSEE will permit, by prior appointment, the LESSOR at all reasonable time to enter upon the PREMISES for the purpose of viewing and inspecting the condition thereof and carry out any repairs.
11. The LESSEE shall not make or permit to be made any alterations or addition to the PREMISES without the previous written consent of the LESSOR.

WHEREBY IT IS AGREED AS FOLLOWS

12. The LESSEE shall at all time during the tenancy peacefully hold the PREMISES without any interruptions or harassment by the LESSOR or his agents.

13. That the LESSEE will not assign or sub-let or otherwise part with the premises hereby demised without the permission in writing of the LESSOR.

14. No gas appliance and or liquor, alcohol, intoxicating drug whatsoever, shall be kept, sold or used at the demised premises.

15. The LESSEE at the expiration of the tenancy given the PREMISES in well condition and shall repair any damage of whatsoever nature made during the tenancy period.

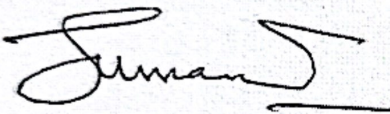
16. The LESSOR shall give three months' notice before the expiry of the paid-up period of the lease if the LESSOR wishes to repossess the premises or increase the rent, or offer the demised premises to another LESSEE

17. The LESSEE shall give three months' notice before the expiry of the LEASE period of the LESSEE wishes to take another LEASE or otherwise extend the LEASE.

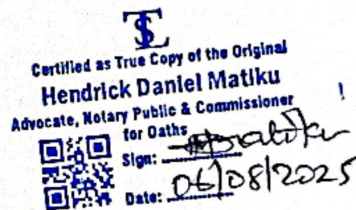
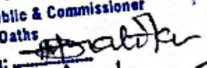
18. The LEASE agreement shall be on annual basis but the LESSEE shall have an option to renew subject to the mutual agreement on terms by both parties.

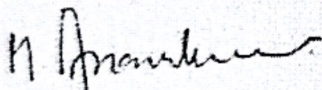
19. The LESSEE shall at the end of the LEASE period give vacant possession of the premises in good state of repair, unless the same have or are let to the LESSEE

IN WITNESS WHEREOF, the parties hereunto have executed this Agreement as of the day and year first above written.



Juma Khamis Bakar  
Land Lord  
Date: 8<sup>th</sup> August 2025

  
Certified as True Copy of the Original  
Hendrick Daniel Matiku  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign:   
Date: 06/08/2025



AURA RESOURCES LIMITED  
DAR ES SALAAM

Signed by Anand Siva Kumar Mudigond on behalf AURA Resources Limited  
Date: 5<sup>th</sup> August, 2025  
Lessee