

LEASE AGREEMENT

THIS AGREEMENT made this **17th Day of May, 2025**, by and between **EMMANUEL P. KOMBA** of P. O. BoxDAR ES SALAAM, herein called "Landlord,"

AND

ZHONGYUAN INTERNATIONAL MINING & TRADE COMPANY LIMITED of **P.O Box 75846, DAR ES SALAAM, TANZANIA** herein called "Tenant."

Landlord hereby agrees to rent to Tenant the land of at **Plot No .3 Block 15, Kiziza Street, Kibada, Kigamboni District Dar Es Salaam Region** under the following terms and conditions.

1. FIXED-TERM AGREEMENT (LEASE):

Tenants agree to lease this piece of land for a fixed term of **four year**, beginning **17th Day of May, 2025** and ending **16th Day of May, 2029**. Upon expiration subject for renewal

UNLESS either Tenants or Owners notify the other party in writing at least 30 days prior to expiration that they do not wish this Agreement to continue on any basis.

2. RENT:

Tenant agrees to pay Landlord as base rent the sum of \$1000 per month, due and payable monthly in advance on the 1st day of each month during

the term of this agreement. The first month's rent is required to be submitted on or before move-in.

3. FORM OF PAYMENT:

Tenants agree to pay their rent in the form of cash out to the Landlord.

4. RENT PAYMENT PROCEDURE:

Tenants agree to pay their rent on monthly basis to landlord

5. RENT DUE DATE:

Tenant hereby acknowledges that late payment will cause Landlord to incur costs not contemplated by this Rental Agreement. We allow for a 3-day grace period. In the event rent is not received prior to the 4th of the month, Tenant agrees to pay a \$25 late fee, plus an additional \$5 per day for every day thereafter until the rent is paid. Neither ill health, loss of job, financial emergency, or other excuses will be accepted for late payment.

6.REMOVAL OF LANDLORD'S PROPERTY:

If anyone removes any property belonging to Landlord without the express written consent of the Landlord, this will constitute abandonment and surrender of the premises by Tenant and termination by them of this Rental Agreement. Landlord may also take further legal action.

7. FULL DISCLOSURE:

The Tenants signing this Rental Contract hereby state that all questions about this Rental Agreement have been answered, that they fully understand all the provisions of the agreement and the obligations and responsibilities of each party, as spelled out herein. They further state that they agree to fulfill

their obligations in every respect or suffer the full legal and financial consequences of their actions or lack of action in violation of this agreement.

Signature by the Tenant on this Rental Agreement is acknowledgement and he/she has received a signed copy of the Rental Agreement.

EMMANUEL KOMBA

Signed by EMMANUEL P. KOMBA

Date 17th May 2025

Name: Method E. Garran
Signature: 
Address: 4647 Dar-es-Salaam
Occupation: Advocate



SFAI FD and COMMON SEAL of Zhongyuan International Mining }
in our the presence this 17TH day MAY, 2025

YAN WENJING on behalf of ZHONGYUAN INTERNATIONAL MINING & TRADE COMPANY LIMITEDS

**ZHONGYUAN INTERNATIONAL
MINING & TRADE COMPANY LIMITED
P.O. Box 75846
DAR-ES-SALAAM**

Name: YAN WENTAO
Signature: 顏文涛
Address: DAR-ES-SALAAM
Occupation: Director, secretary

Name: Method E. Garran
Signature: [Handwritten Signature]
Address: 4847 Dar es salaam
Occupation: Advocate.

