

Lease Agreement

This Agreement is signed on 25th day of **July 2025**, by and between:

Lessor

Wu Zhou Investment Co., Ltd.
P.O. Box: 77128, Dar es Salaam, Tanzania

Lessee

EzyCare Company Limited.

P.O. Box: 72662, Dar Es Salaam, Tanzania
Contact Person: **Hongdi Cai**
Tel: +255 747678888

Premises Details

Address: Plot No. 27, Kisemvule, Mkuranga, Pwani, Tanzania
Premises has 1,334 square meters
Rental Rate: USD 1.2 per square meter per month, excluding taxes
Lease Term: January 1, 2025, to December 31, 2025

Terms and Conditions

Legal Operation

- 1.1. The lessee must operate within the legal framework of Tanzanian law. Any issues arising from illegal operations are solely the lessee's responsibility.
- 1.2. The lessor shall not be held liable for any property loss or personal safety issues occurring at the leased premises during the lease term.
- 1.3. Any property damage caused to the lessor by the lessee must be fully compensated.
- 1.4. If the lessee's business activities harm the lessor's interests, the lessor reserves the right to terminate the agreement unilaterally. The lessee must vacate the premises within the stipulated period upon termination.

Restoration of Premises

Upon termination of the lease, the lessee must restore the premises to its original condition prior to leasing.

Rent Payment

3.1. The total one year rent ($1334 \times 1.2 \times 12 = 19,209.60$ USD SAY US DOLLAR NINETEEN THOUSAND TWO HUNDRED AND NINE AND CENTS SIXTY ONLY) shall be paid in one installment before Jan. 31, 2025:

Termination Clause

4.1. The lessee may terminate the agreement before the lease term ends by providing the lessor with at least 30 days' written notice.

Maintenance and Repairs

The lessee is responsible for the maintenance and repair of the warehouse during the lease period.

Insurance

The lessee must provide proof of insurance for the premises to cover potential damage during the lease term.

Use of Premises

The premises can be used in either for industry operations or warehouse.

Sublease

The lessee shall not sublease the premises or any portion thereof without the prior written consent of the lessor.

Utility Rearrangements

If electricity or water or other infrastructure, premise need rearrangement, it must need lessor's prior consent, and the cost will be covered by the lessee.

Dispute Resolution

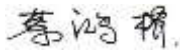
Any disputes arising from or related to this agreement shall be resolved amicably through consultation. If unresolved, the dispute shall be submitted to arbitration in accordance with Tanzanian law.

Applicable Law

This agreement is governed by and shall be interpreted in accordance with Tanzanian law.

Signatures

For Wu Zhou Investment Co., Ltd.



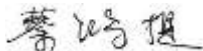
Signature: _____

Name: Wu Zhou

Title: General Manager

Date: 25th July, 2025

For Ezycare Company Limited



Signature: _____

Name: **Hongdi Cai**

Title: Director

Date: 25th July 2025

EZYCARE COMPANY LIMITED

P.O.BOX 72662

DAR ES SALAAM – TANZANIA