

THIS LEASE AGREEMENT DATED 13th 10th 2019 at November 2019

BETWEEN

ANNASTAZIA DOTTO ROBERT of D. O. Box 101, 10100, 10100, 10100

and LANDLORDS, whose expression was the content of the

LEASE AGREEMENT

and the terms and conditions of the lease.

BETWEEN

HUAYUAN MINING GROUP COMPANY LIMITED of Company No. 101, 10100, 10100, 10100

and ANNASTAZIA DOTTO ROBERT of D. O. Box 101, 10100, 10100, 10100

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HUAYUAN MINING GROUP COMPANY LIMITED

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THIS LEASE AGREEMENT is made this 24th day of November 2025

BETWEEN

ANNASTAZIA DOTTO ROBERT of P. O Box 102 Geita (herein after referred to as the "LANDLORD", which expression where the context so admit shall include his heirs and assignees) of one part.

AND

HUAYUAN MINING GROUP COMPANY LIMITED a Company duly registered under the Companies ACT, (Cap, 212, R.E 2002) of P.O Box 33392, Dar es Salaam, (herein after referred to as the "TENANT"), which expression where the context admit shall include her successor or assignees) of the other part.

A. **WHEREAS**, the **Landlord** is the lawful owner of at QDS 45/2 Kaseme Area, Geita District, Geita Region.

B. **WHEREAS**, the **Tenant** is desirous and willing to rent the said part of the land subject the terms and conditions hereinafter set forth.

NOW THEREFORE, This **DEED** witness as follows.

IT IS HEREBY MUTUALLY AGREED AS FOLLOWS:-

1. The Landlord shall

- a) That this lease agreement will be for a term of Ten (10) years, starting from 1st December, 2025 and as witnessed in the Lease Agreement between **ANNASTAZIA DOTTO ROBERT** and

HUAYUAN MINING GROUP COMPANY LIMITED which will be reviewed after every three years periods.

- b) **YIELDING AND PAYING** therefore and throughout the said term of 24 month at a rent of Tshs 300,000 only , payable in advance for a period of every twenty four months with effect from 4th December, 2025
2. The Landlord undertakes that, the Tenant shall enjoy the facilities of the leased premises without any interference from the Landlord, his family members or his worked upon for a further period of five years.
 3. At the expiry of the initial period of Five years the Tenant shall enter into renegotiation or reviewing favorable terms upon which the renewal of contract will be, worked upon for a further period of Three years.
 4. The contracting parties have executed this Lease Agreement on date and year hereinafter appearing.
 5. This **LEASE** Agreement shall be governed by and constructed in accordance with the laws of Tanzania Governing Landlord and Tenant relationship as shall be in force

IN WITNESS WHEREOF the parties hereto have executed these presents on the day and in the year in the manner hereinafter appearing

SIGNED AND DELIVERED at Dar es Salaam by the said

Annastazia Dotto Kaseme who is identified to me by

Annastazia Dotto Kaseme The latter

Being known to me personally in my presence

This 24th day of November 2025


Lucy Kessy
Tanzania
Advocate, Notary Public &
Commissioner for Oaths

LANDLORD

SIGNED AND DELIVERED at Dar es Salaam by the said

.....who is identified to me by

Annastazia Dotto Kaseme The latter

Being known to the personally in my presence

This 24th day of November 2025


TENANT
Lucy Kessy
Tanzania
Advocate, Notary Public &
Commissioner for Oaths


Lucy Kessy
Tanzania
Advocate, Notary Public &
Commissioner for Oaths