

LEASE AGREEMENT

THIS LEASE AGREEMENT is made today the 1 day of January 2026.

BETWEEN

HWTZ INDUSTRIAL PARK MANAGEMENT LIMITED of P.O BOX 54 Njombe, Ludewa, Mlangali (hereinafter referred to as "the LESSOR") of one part.

AND

LUDEWA HWTZ CEMENT LIMITED of P.O BOX 54 Njombe, Ludewa, Mlangali (hereinafter referred to as "the LESSEE") of the other part.

- (i) WHEREAS: The Lessor is the registered right owner of undeveloped Landed property which is approximately 711.966 acres situated in Mlangali within Njombe, Ludewa.
- (ii) The Lessor is desirous of subletting unto the Lessee the land measuring approximately 49.41 acres and the Lessee has accepted to take up that land and used it as factory.

NOW THEREFORE THIS AGREEMENT WITNESSETH as follows:

1. IN CONSIDERATION of the rent herein below stated the Lessor HEREBY SUBLETS to the Lessee, the land space measuring approximately 49.41 acres at Mlangali which is located in Njombe, Ludewa (hereinafter called DEMISED PREMISES), to hold the same for a term of three years commencing on 1st January 2026 to 31st December 2028 at the annual rent of TSHS. 1,000,000/= (Tanzanian

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Shillings One Million only) per acre to be paid during signing of this agreement.
The total rent is Tshs 49,410,000 (Tanzanian Shillings Forty-nine Million Four Hundred Ten Thousand only).

2. THE LESSEE COVENANTS WITH THE LESSOR as follows:

- (i) To pay land rent, taxes, assessments and outgoing payable by law if any.
- (ii) Not to assign, underlet or part with the possession of the landed property or any part thereof without the consent of the Lessor.
- (iii) To use the leased property for factory and any other use permitted by the law
- (iv) To construct structures which might be left on the property after the expiry of the lease period.
- (v) To pay the rent in the account with the bellow details;

Account name: HWTZ INDUSTRIAL PARK MANAGEMENT LIMITED

Account number: 23910007862

Bank: NMB Bank

3. THE LESSOR COVENANTS WITH THE LESSEE as follows:

- (i) The Lessee observing all the covenants and conditions contained in the lease shall peacefully hold and enjoy the leased property during the lease term without any interruption by the Lessor or any person rightly claiming under or in trust for it.
- (ii) The Lessor shall pay and discharge all the existing land rates, taxes assessment and all such outgoing in respect of the demised premises if any.
- (iii) The lessor shall permit the lessee to construct structures on the land.

4. PROVIDED ALWAYS AND IT IS HEREBY AGREED:

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The lease term can be renewed by the Lessee giving a one month notice before the expiry of the lease term upon agreement with the lessor.

5. TERMINATION

- (i) In case any party to this agreement wants to terminate the lease agreement before the expiry period, a notice of three months shall be served to the other party.
- (ii) In case any party fails to heed to the terms of this agreement, the contract shall be construed terminated and the defaulting party shall be liable to pay compensation.

6. DISPUTE RESOLUTION

In case of any dispute, parties shall endeavour to settle the dispute amicably but in case they fail to settle the dispute:

IN WITNESS WHEREOF THE parties hereto have dully executed these presents on dated and the year and in the manner hereinafter appearing.

SIGNED and SEALED by the common seal of
HWTZ INDUSTRIAL PARK
MANAGEMENT LIMITED
in our presence
this.....1...day of...January.....2026.



Name:.....SU QL.....

Signature:.....*Su Qi*.....

Su Qi

SIGNED and SEALED by the common seal of
LUDEWA HWTZ CEMENT LIMITED in our presence



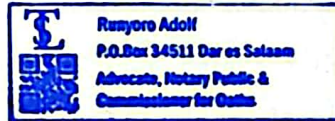
this.....1..... day of ...January.....2026

Name:.....SU QI.....

Signature:.....*Suqi*.....

BEFORE ME:

[Handwritten signature]



Suqi