LEASE AGREEMENT

BETWEEN

JX VCI INVESTMENT LIMITED

(LESSOR)

AND

BAI YI INVESTMENT COMPANY (LESSEE)

RELATING TO THE LEASE OF THE OFFICE SPACE ON PLOT NO.1079 BLOCK 3 KIGAMBONI, DAR ES SALAAM

Both companies are duly registered under the law of Tanzania. With its principal place of Business located at Kilimanjaro Industrial Park, Kigamboni, Kisaeawe 11 Tanzania.

This Agreement is made and entered into on this day August 27, 2025 ,by and between:

JX VCI INVESTMENT LIMITED a company duly registered under the law of Tanzania with its principal place of business located at Kilimanjaro Industrial Park, Kigamboni, kisarawe 11, Tanzania.

BAI YI INVESTMENT COMPANY LIMITED 185-018-873 a company duly registered under the law of Tanzania with its principal place of business located at Kilimanjaro Industrial Park, Kigamboni, kisarawe 11, Tanzania.

WHEREAS the Lessor and the Lessee (hereinafter referred to as the "parties" agree with each other in the following manner, that is to say the parties agree to enter into lease agreement for the premise leased by the lessor, that is 3800 SQM, on Plot. 1079 block No 3 KISARAWE II ward hereinafter referred to as the "property") within KIGAMBONI in DAR ES SALAAM

AND

WHEREAS the Lessor is desirous of leasing part of the premises to the Lessee, and the Lessee is desirous of receiving the premises from the Lessor for a rental fee of 9, 500, 000 .(TZS) per month, amounting to 114, 000, 000. TZS) for the twelve-month lease term.

1. Payment Terms

Lessee agrees to pay the following fees:

Rental Fee: 114, 000, 000(TZS) for One year (9, 500, 000TZS per month)

Service fee :11, 400, 000 for one Year

Total Payable Amount: TZS 125, 400, 000

The service fee covers general maintenance, security, and waste management for the premises.

2.Description of Premises

That the said leased property is on Plot No.1079 BLOCK No 3 within KIGAMBONI MWASONGA in DAR ES SALAAM.

3.Duration

That the lease shall commence on the date of signing of this agreement and continue for a period of One (1) year commencing on September 1, 2025subject to renewal for another period to be agreed upon.

4.Payment of rental changes

That, the lessee covenants with the lessor that the lessee shall pay the lessor the agreed rental fee in full in cash, the rental shall be collected by the lessor. That should the lessee fail to pay any annual rental fee on the day the same becomes due, which is exactly the end of each year, the lessor has the right at once to terminate this Agreement.

5.Rates and or Taxes

That, the Lessee covenants with the Lessor that it shall be fully responsible for timely payment of all utility bills including but not limited to electricity bills, water bills, waste disposal bills, and any other bills resulting from use of facilities in the property or services provided to the Lessee in the premises by third parties on order of the Lessee until vacant possession thereof of the premises shall have passed to the lessor and the Lessee undertakes to indemnify the Lessor against all actions, proceedings, claims and demands arising out of and in connection with or incidental to the breach by the lessee of this covenant.

6 .Lessee to Keep Premises clean

That the Lessee further covenants with the Lessor that it shall keep the premises clean and in a tidy condition and free from all rubbish or pools.

7 .Un- Authorized additions/alterations

The Lessor covenants with the Lessee that no alterations, renovations, or amelioration shall be made on the leased premises without the prior written consent of the Lessor. Any modifications requested by the Lessee must be formally submitted in writing and may be subject to additional conditions set forth by the Lessor, including compliance with building regulations and environmental standards

8.Use of Property

Lessee shall use the leased premises exclusively for manufacturing industry. Lessee shall not engage in activities outside this scope without prior written consent from the Lessor. Any modifications to the property necessary for the manufacturing process must be approved by the Lessor and comply with all relevant laws and regulations.

9.Option of renewal

That the Lessee may, at the conclusion of the above-mentioned period and subject to other conditions of Agreement stated hereinafter, not be allowed for a renewal of this lease.

10.Termination

That, should the Lessee fail to pay rental charges on the day the same become due or at the latest within one week thereafter or commit any breach of the terms or conditions of the Lease the Lessor shall have the right at once to terminate this Lease and to re-entry and take possession of the said premises and dispose thereof as he may think fit anything to the contrary herein contained notwithstanding and without prejudice to any claim on the Lessor's part for arrears of rent, damages or otherwise.

11.Applicable Law

This Agreement is governed by and shall be construed in accordance with the laws of the United Republic of Tanzania in force at the time of execution. Any disputes arising under this Agreement shall be subject to the jurisdiction of the courts of Tanzania.

IN WITNESS WHEREOF, the parties hereto have executed this lease agreement the day and year above written or have caused this lease agreement to be executed by their respective officers thereunto duly authorized.

JX VCI INVESTMENT LIMITED P. O. Box 999 DAR ES SALAAM TANZANIA

JX VCI INVESTMENT LIMITED

NAME: HuZunBao

TITLE: Directors

DATE: 27/03/2025

DIRECTORS [LESSOR]

NAME: YinRongChen

TITLE: Directors

DATE: 27/03/2025

SECRETARY [LESSOR]