

LEASE AGREEMENT

1. **THE PARTIES.** This Business Lease Agreement ("Agreement") is made on the undersigned date by and between:

Landlord

Landlord's Name: MOHAMED SALEEM QURESHI

Tenant

Tenant's Name: DURACORE MINING SERVICES LIMITED

2. **PROPERTY.**

Property Address: ISECHE- SONGWE

Residence Type: BUSINESS PREMISES

3. **TERM.** (Check one)

Standard Lease

Start Date: JANUARY 2026

End Date: DECEMBER 2035

Within time: TEN YEARS

After the End Date, this Agreement shall: (check one)

-Terminate if no renewal or extension is made.

-Convert to a month-to-month lease.

4. **RENT.**

Monthly Rent: Tsh.100,000 per month

Annual rent: Tsh. 1,200,000 per year

5. TERMS

The lease can be allowed to improve or rehabilitate the existing infrastructure at its own cost.

The lease does not allowed to lease another tenant without the approval the lessor.

No destruction will be acceptable

All bills in the premises should be settled by lease.

The business premises should be returned at the end of the contract should be returned in a good condition.

6. SIGNATURE

Landlord Sign

M. Saleem Q.

Landlord's Name: Mohamed Saleem Qureshi

Tenant sign

Chandra SS

Tenant's Name: DURACORE MINING SERVICES LIMITED

