



LEASE AGREEMENT

This agreement is made this 02 day of FEBRUARY 2026 .

BETWEEN

RAMADHAN MASOUD SYLEYUM

AND

TALORIN COMPANY LIMITED

LEASE AGREEMENT

THIS Lease Agreement is made this **02** day of **FEBRUARY** 2026

Between

RAMADHANI MASOUD SLEYUM, the registered holder of the following Primary Mining Licenses (PMLs) located in Singida **PML0351SGD, PML0533SGD, PML0350SGD, PML0534SGD** of Singida herein after referred to as “**the Lessor**”) of the one part.

And

TALORIN COMPANY LIMITED, of Dar es Salaam herein (to be referred to as “**the Lessee**”) of the other part.

WHEREAS the Lessor is the legal and beneficial holder of the Primary Mining Licenses located at Maluga Street, Iramba District, Singida Region (the “**Demised Premises**”);

WHEREAS the Lessor is desirous of leasing the mining rights and the premises to the Lessee for the purpose of mineral exploration and extraction;

AND WHEREAS the Lessee is desirous of leasing the said premises for the term and under the conditions stipulated herein.

NOW THIS AGREEMENT WITNESSETH as follows:

THAT in consideration of the rent and the Lessee’s covenants hereinafter contained, the Lessor hereby demises unto the Lessee the premises for a term of six months effective from **JULY 2026**.

THAT the monthly rent is **Tshs 4,200,000/=, payable in advance and in lump sum for one year (1) which is 50,400,000/- (Fifty million and four hundred thousand only)**.

THAT the Lessor covenants that the demised premises are free from any encumbrances and undertakes to indemnify the Lessee in case of any misrepresentation.

THAT the Lessee shall use the demised premises for lawful business activities and shall not sublease to third party unless a written consent of the Lessor is obtained well in advance.

THAT the Lessee shall not use the demised premises in a way that would create annoyance, nuisance or any danger to the neighbors and other members of the public.

THAT the Lessee shall hand over the demised premises and structures thereto found therein to the Lessor immediately after the expiry of the Lease Term unless the lease is extended.

THAT the Lessee shall take due care not to cause unreasonable wear and tear to the structures therein.

THAT the Lessee shall not do any maintenance of the demised premises without first requesting for, and receiving consent from the Lessor of which the parties shall agree on costs of the said renovations and mode of set-off.

THAT the premises will be free for occupation from the effective date in that the rent payment shall be done simultaneously with occupation of the premises.

THAT the Lessee having occupied the demised premises and having observed and performed the several covenants on his part, shall peacefully hold and enjoy the said premises without any interruptions from the Lessor, his agents or any other person claiming under them. `

THAT the Lessor shall give a prior notice of 3 months before terminating the contract before its due.

PROVIDED that the Lessor's officers shall have right of access with prior notice to the Lessee any time during the subsistence of this contract.

THAT before expiry of this Lease Agreement, the Lessee shall give, in writing, a two week notice to the Lessor stating whether to renew or to extend the lease for a further such term as shall be deemed appropriate upon new conditions to be agreed upon by the parties hereto.

THAT this agreement shall be governed by, and construed in accordance with Tanzanian laws.

THAT this agreement is made in confidence and that the said confidentiality will be maintained and no terms shall be discussed with any third party save for the Lessee's legal advisers who shall, in turn, be bound by this confidentiality clause.

IN WITNESS WHEREOF the parties hereto have executed this agreement on the day, month, year first appearing and, in the manner, mentioned:

SIGNED by the Lessor and DELIVERED

This 02 day of February 2026

Full Name: **RAMADHANI MASOUD SLEYUM**

Signature: 

Witnessed by:

Full Name: **ANILY RAMADHAN KIVEMBELE**

Signature: 

Date 02/FEB/2026

SIGNED by the Lessee and DELIVERED

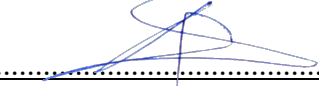
This 02 day of February 2026

Full Name: **TALORIN COMPANY LIMITED**

Signature: 

Witnessed by:

Full Name: **ANILY RAMADHAN KIVEMBELE**

Signature: 

Title: Advocate

