

---

## LEASE AGREEMENT

THIS LEASE AGREEMENT is made this 18<sup>th</sup> day of January 2026.

### BETWEEN

**AMINA SELEMANI LOBOYE**, of P.O. Box 234, Dar es Salaam (hereinafter referred to as the “**Lessor**”, which expression shall where the context so admits include her heirs, executors, and assigns) of the one part;

### AND

**KUBERA MINING LIMITED**, a company incorporated under the laws of Tanzania, having its registered office at Kinondoni, Kawe-Mzimuni Street, Plot No. 542/42, Block No. 2, House No. 5 (hereinafter referred to as the “**Lessee**”, which expression shall include its successors and assigns) of the other part.

---

### 1. THE PROPERTY

The Lessor is the legal holder of a mining area located at **Buhemba, Butiama District, QDS 13/3**. The Lessor hereby agrees to lease a specific portion of land within or adjacent to this area (the “**Leased Premises**”) to the Lessee for the sole purpose of **processing minerals**.

### 2. TERM

The lease shall be for a fixed term of **three (3) years**, commencing on the 18<sup>th</sup> January 2026 and expiring on 17<sup>th</sup> day of January 2028, unless terminated earlier in accordance with the provisions of this Agreement.

### 3. RENT & PAYMENT

**Rent Amount:** The Lessee shall pay the Lessor an agreed sum of One Million Tanzanian shillings (1,000,000) TZS per month.

**Payment Mode:** Payments shall be made via Bank Transfer to the Lessor's designated account.

### 4. OBLIGATIONS OF THE LESSEE

**Purpose:**

The Lessee shall use the premises exclusively for mineral processing and related activities.

**Compliance:**

The Lessee must comply with all environmental, mining, and safety regulations as per the laws of Tanzania.

**Maintenance:**

The Lessee shall maintain the Leased Premises in good condition, reasonable wear and tear excepted.

**Sub-letting:**

The Lessee shall not sub-let or part with possession of the premises without written consent from the Lessor.

**5. OBLIGATIONS OF THE LESSOR**

**Quiet Possession:**

The Lessor guarantees that the Lessee shall peaceably enjoy the use of the premises during the term without interference.

**Right of Access:**

The Lessor shall ensure the Lessee has a right of way/access to the processing site.

**6. TERMINATION**

This agreement may be terminated:

By either party giving **three (3) months'** written notice.

Immediately by the Lessor if the Lessee breaches any material term of this agreement or fails to pay rent for [Number] days.

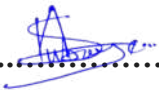
**7. DISPUTE RESOLUTION**

Any dispute arising out of this agreement shall be settled through amicable negotiations. If negotiations fail, the matter shall be referred to the relevant Ward Tribunal or the High Court (Main Registry/Land Division) in accordance with the laws of the United Republic of Tanzania.

**SIGNATURES**

**SIGNED and DELIVERED** by the said

**AMINA SELEMANI LOBOYE**

.....  


**Date: 18<sup>th</sup> day of January, 2026.**

**IN THE PRESENCE OF:**

Name: Elizabeth Wilson Kiguha

Address: Dar es Salaam

Signature: .....



**Date: 18<sup>th</sup> day of January, 2026.**

**SIGNED and DELIVERED by the LESSEE (KUBERA MINING LIMITED):**

**ALEXEY STRUKOV**

**Director**

  
.....

**Date: 18<sup>th</sup> day of January, 2026.**

**IN THE PRESENCE OF:**

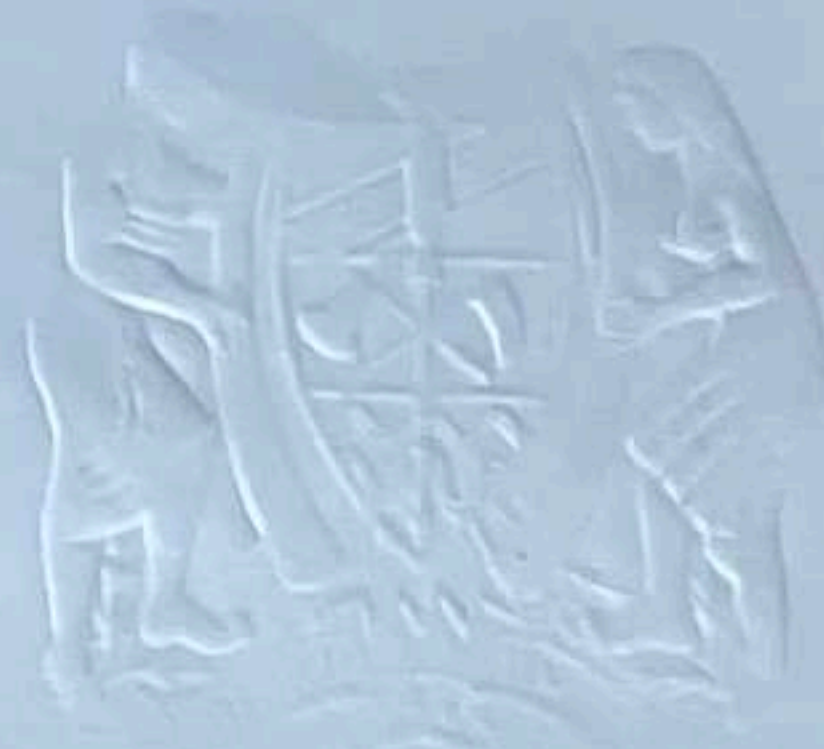
Name: ..Elizabeth Wilson Kiguha

Address: ..Dar es Salaam

Signature: ..



**Date: 18<sup>th</sup> day of January, 2026.**



THE UNITED REPUBLIC OF TANZANIA  
**MINISTRY OF MINERALS**  
**MINING COMMISSION**



THE MINING (MINERAL RIGHTS) REGULATIONS, 2018  
**PRIMARY MINING LICENCE 0653MAR**  
***The Mining Act, Cap. 123***

The exclusive right, subject to the provisions of ***The Mining Act, Cap. 123*** and the regulations made thereunder or which may come into force during the continuance of this primary mining licence or any renewal thereof is hereby granted to M/S **Amina Selemani Lobo**ye of **P.O.Box 234, Dar es Salaam, Tanzania** (hereinafter called the Licensee), to prospect and mine for **Gold**, at **Buhemba**, in **Butiama** District, QDS **13/3** over an area described overleaf (Annex A).

This Licence, unless sooner cancelled, suspended or surrendered pursuant to the provisions of ***The Mining Act, Cap. 123*** shall be valid for a period of **seven (7)** years, effective from the date of grant.

Granted this .....<sup>29<sup>TH</sup></sup>..... day of SEPTEMBER, 2021

.....  
Eng. Nyaisara F. Mgaya  
For: **EXECUTIVE SECRETARY**



THE UNITED REPUBLIC OF TANZANIA  
**MINISTRY OF MINERALS**  
**MINING COMMISSION**



THE MINING (MINERAL RIGHTS) REGULATIONS, 2018  
**PRIMARY MINING LICENCE 0804MAR**  
***The Mining Act, Cap. 123***

The exclusive right, subject to the provisions of ***The Mining Act, Cap. 123*** and the regulations made thereunder or which may come into force during the continuance of this primary mining licence or any renewal thereof is hereby granted to M/S **Amina Selemani Lobo**ye of **P.O.Box 234, Da es Salaam, Tanzania** (hereinafter called the Licensee), to prospect and mine for **Gold**, at **Buhemba**, in **Butiama** District, QDS **13/3** over an area described overleaf (Annex A).

This Licence, unless sooner cancelled, suspended or surrendered pursuant to the provisions of ***The Mining Act, Cap. 123*** shall be valid for a period of **seven (7)** years, effective from the date of grant.

Granted this ..... <sup>20<sup>TH</sup></sup> day of DECEMBER, 2021

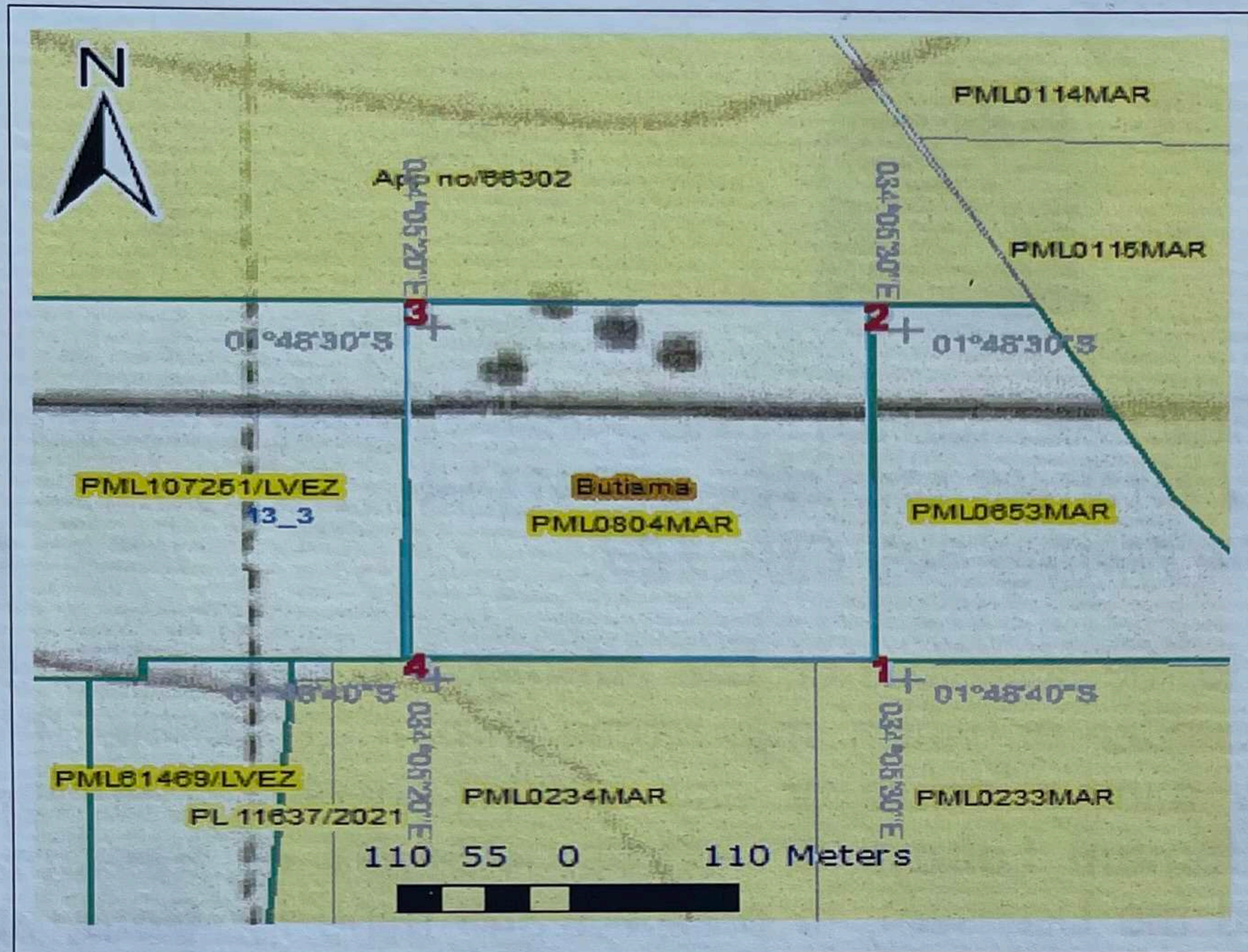
.....  
Eng. Nyaisara F. Mgaya  
For: **EXECUTIVE SECRETARY**

**ANNEX A**

**DESCRIPTION OF THE PRIMARY MINING LICENCE AREA**

The Primary Mining Licence is at **Buhemba** area in **Butiama** District, QDS **13/3** defined by the following corner co-ordinates (Arc 1960):

Corner	Latitude	Longitude
1	- 01 deg. 48 min. 39.37 sec.	34 deg. 05 min. 29.27 sec.
2	- 01 deg. 48 min. 29.29 sec.	34 deg. 05 min. 29.19 sec.
3	- 01 deg. 48 min. 29.24 sec.	34 deg. 05 min. 19.40 sec.
4	- 01 deg. 48 min. 39.33 sec.	34 deg. 05 min. 19.34 sec.



Legend	
Licensed area	
License Number	<b>PML0804MAR</b>
District	Butiama
Direction	

An area of approximately **9.44** Hectares.

**ANNUAL RENT PAYMENTS**

Year	ERV	Amount (TShs.)	Date	Signature & Stamp
1.	921347083788737	849,600/=	13/12/2021	
2.	.....	.....	.....	.....
3.	.....	.....	.....	.....
4.	.....	.....	.....	.....
5.	.....	.....	.....	.....
6.	.....	.....	.....	.....
7.	.....	.....	.....	.....

THE UNITED REPUBLIC OF TANZANIA  
MINISTRY OF MINERALS

MINING COMMISSION



THE MINING (MINERAL RIGHTS) REGULATIONS, 2018  
PRIMARY MINING LICENCE 0822MAR  
*The Mining Act, Cap. 123*

The exclusive right, subject to the provisions of *The Mining Act, Cap. 123* and the regulations made thereunder or which may come into force during the continuance of this primary mining licence or any renewal thereof is hereby granted to M/S **Amina Selemani Lobo**ye of **P.O.Box 234, Dar es Salaam, Tanzania** (hereinafter called the Licensee), to prospect and mine for **Gold**, at **Buhemba**, in **Butiama** District, QDS **13/3** over an area described overleaf (Annex A).

This Licence, unless sooner cancelled, suspended or surrendered pursuant to the provisions of *The Mining Act, Cap. 123* shall be valid for a period of **seven (7)** years, effective from the date of grant.

Granted this .....<sup>14<sup>TH</sup></sup>..... day of JANUARY, 2022

A handwritten signature in blue ink, appearing to be 'N. Mgaya'.

.....  
Eng. Nyaisara F. Mgaya  
For: **EXECUTIVE SECRETARY**

THE UNITED REPUBLIC OF TANZANIA  
**MINISTRY OF MINERALS**  
**MINING COMMISSION**



THE MINING (MINERAL RIGHTS) REGULATIONS, 2018  
**PRIMARY MINING LICENCE 0821MAR**  
***The Mining Act, Cap. 123***

The exclusive right, subject to the provisions of ***The Mining Act, Cap. 123*** and the regulations made thereunder or which may come into force during the continuance of this primary mining licence or any renewal thereof is hereby granted to M/S **Amina Selemani Lobo**ye of **P.O.Box 234, Dar es Salaam, Tanzania** (hereinafter called the Licensee), to prospect and mine for **Gold**, at **Buhemba**, in **Butiama** District, QDS **13/3** over an area described overleaf (Annex A).

This Licence, unless sooner cancelled, suspended or surrendered pursuant to the provisions of ***The Mining Act, Cap. 123*** shall be valid for a period of **seven (7)** years, effective from the date of grant.

Granted this ..... <sup>14<sup>TH</sup></sup> ..... day of **JANUARY**, 2022

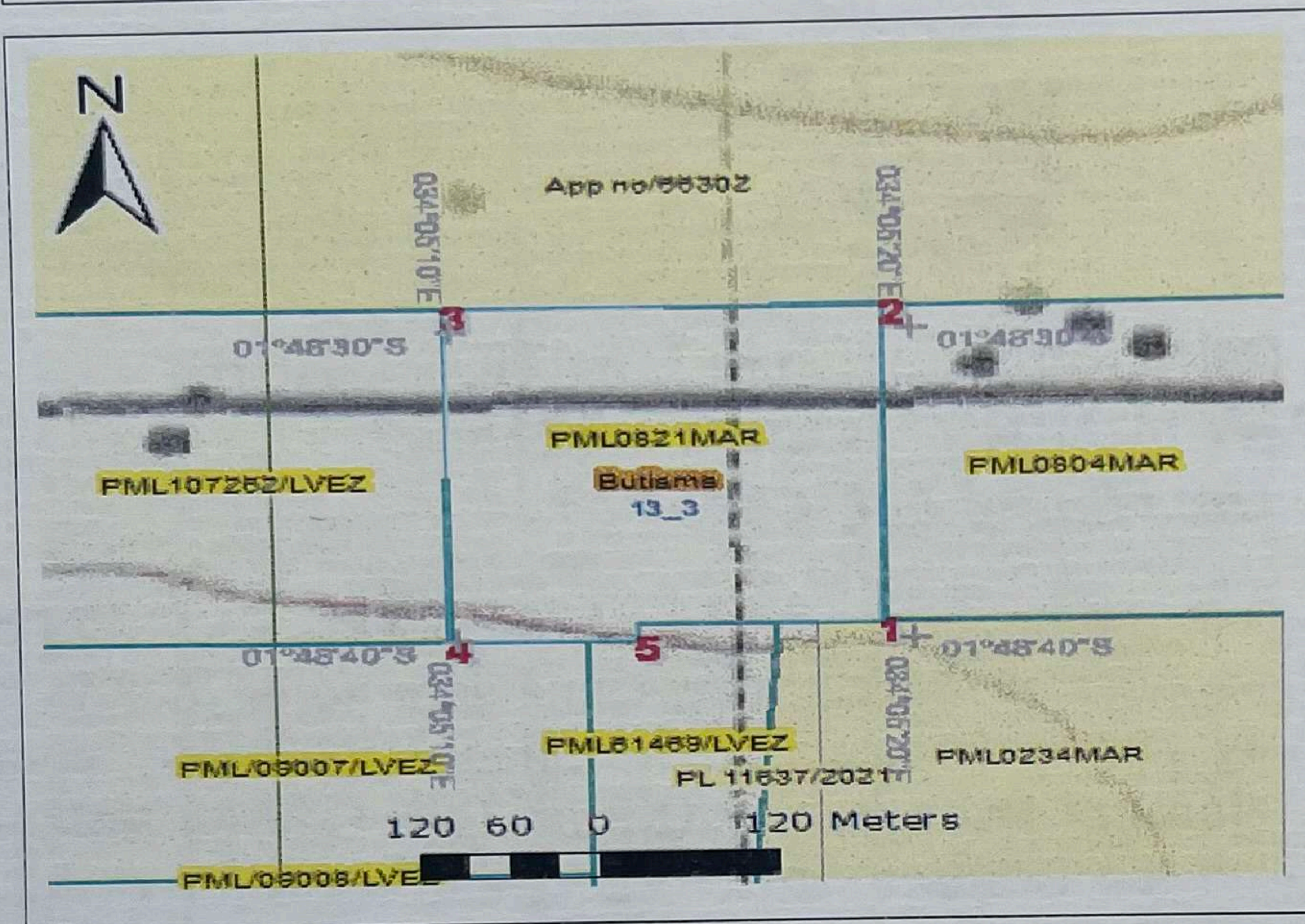
.....  
Eng. Nyaisara F. Mgaya  
For: **EXECUTIVE SECRETARY**

**ANNEX A**

**DESCRIPTION OF THE PRIMARY MINING LICENCE AREA**

The Primary Mining Licence is at **Buhemba** area in **Butiama** District, QDS **13/3** defined by the following corner co-ordinates (Arc 1960):

Corner	Latitude	Longitude
1	- 01 deg. 48 min. 39.41 sec.	34 deg. 05 min. 19.25 sec.
2	- 01 deg. 48 min. 29.20 sec.	34 deg. 05 min. 19.40 sec.
3	- 01 deg. 48 min. 29.25 sec.	34 deg. 05 min. 9.90 sec.
4	- 01 deg. 48 min. 39.96 sec.	34 deg. 05 min. 9.77 sec.
5	- 01 deg. 48 min. 39.98 sec.	34 deg. 05 min. 13.89 sec.
6	- 01 deg. 48 min. 39.38 sec.	34 deg. 05 min. 13.89 sec.



Legend	
Licensed area	
License Number	<b>PML0821MAR</b>
District	<b>Butiama</b>
Direction	

An area of approximately **9.38** Hectares.

**ANNUAL RENT PAYMENTS**

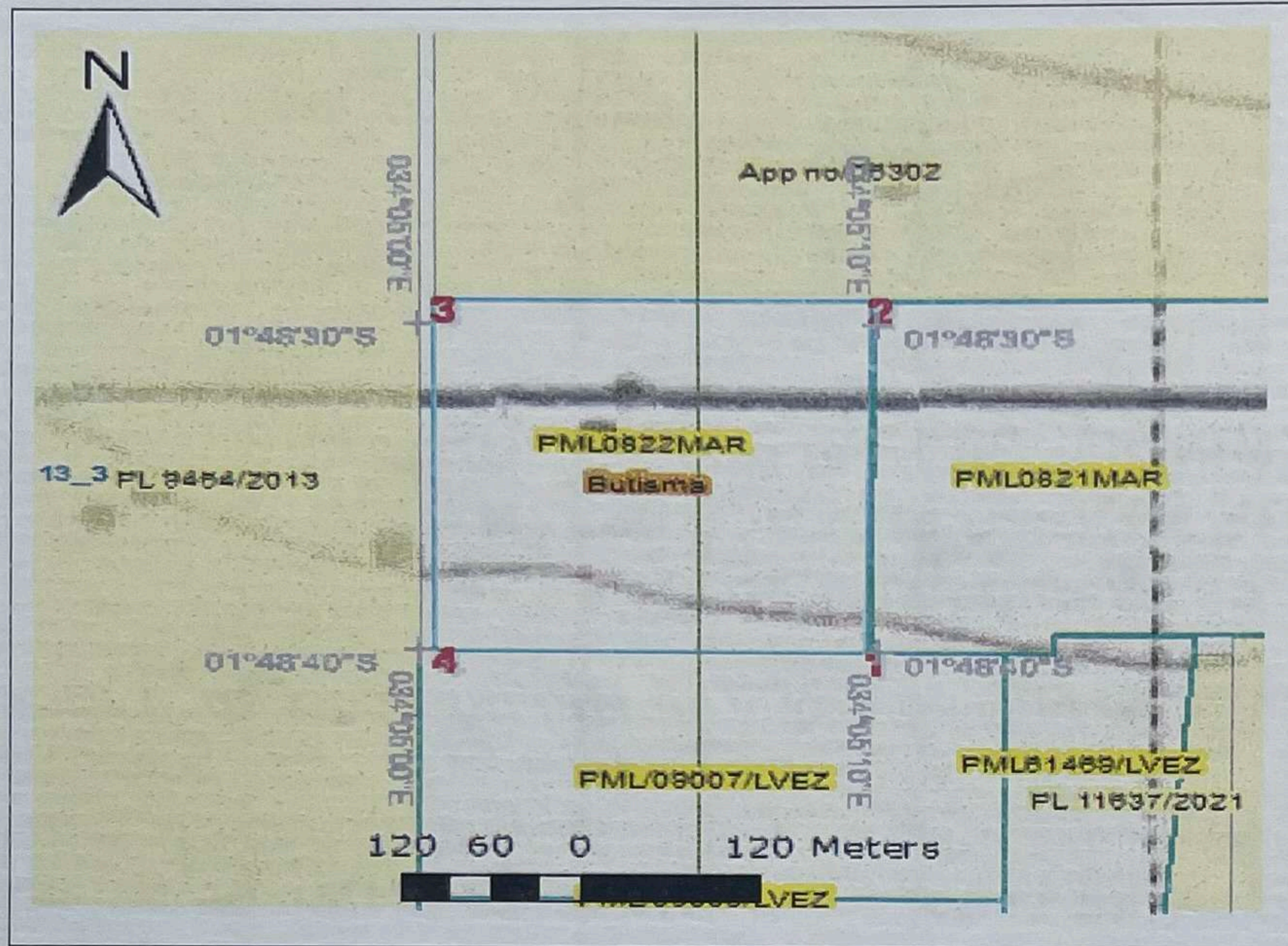
Year	ERV	Amount (TShs.)	Date	Signature & Stamp
1.	921354084760888	844,200/2	20/12/2021	
2.	.....	.....	.....	.....
3.	.....	.....	.....	.....
4.	.....	.....	.....	.....
5.	.....	.....	.....	.....
6.	.....	.....	.....	.....
7.	.....	.....	.....	.....

**ANNEX A**

**DESCRIPTION OF THE PRIMARY MINING LICENCE AREA**

The Primary Mining Licence is at **Buhemba** area in **Butiama** District, QDS **13/3** defined by the following corner co-ordinates (Arc 1960):

Corner	Latitude	Longitude
1	- 01 deg. 48 min. 40.00 sec.	34 deg. 05 min. 9.74 sec.
2	- 01 deg. 48 min. 29.25 sec.	34 deg. 05 min. 9.88 sec.
3	- 01 deg. 48 min. 29.25 sec.	34 deg. 05 min. 0.30 sec.
4	- 01 deg. 48 min. 39.97 sec.	34 deg. 05 min. 0.34 sec.



Legend	
Licensed area	
License Number	<b>PML0822MAR</b>
District	<b>Butiama</b>
Direction	

An area of approximately **9.67** Hectares.

**ANNUAL RENT PAYMENTS**

Year	ERV	Amount (TShs.)	Date	Signature & Stamp
1.	921354084761752	870,300/2	20/12/2021	
2.	.....	.....	.....	.....
3.	.....	.....	.....	.....
4.	.....	.....	.....	.....
5.	.....	.....	.....	.....
6.	.....	.....	.....	.....
7.	.....	.....	.....	.....

**RESIDENT MINES OFFICER**  
**MINING COMMISSION**  
 P. O. Box 785, MUSOMI