

LEASE AGREEMENT

This Commercial Lease Agreement ("Lease") is made and effective 4th February, 2026, by and between FAUSTNE EMILIO MGIFI of P. O. Box 1321, Dar es Salaam, Tanzania [Landlord] and KIPAJI MINING COMPANY LIMITED of P. O. Box 1696, Dodoma, Tanzania ("Tenant").

Landlord is the owner of unsurveyed land measuring 20 acres located at Matondo Village, Matundasi Ward, Chunya District, Mbeya Region-Tanzania and

Landlord makes available for lease of a unsurveyed land measuring 20 acres located at Matondo Village, Matundasi Ward, Chunya District, Mbeya Region-Tanzania and

Landlord desires to lease the Leased Premises to Tenant, and Tenant desires to lease the Leased Premises from Landlord for the term, at the rental and upon the covenants, conditions and provisions herein set forth.

THEREFORE, in consideration of the mutual promises herein, contained and other good and valuable consideration, it is agreed:

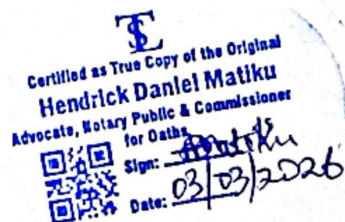
1. Term.

A. Landlord hereby leases the Leased Premises to Tenant, and Tenant hereby leases the same from Landlord, for an "Initial Term" beginning 4th February, 2026 and ending 3rd February, 2031. Landlord shall use its best efforts to give Tenant possession as nearly as possible at the beginning of the Lease term. If Landlord is unable to timely provide the Leased Premises, rent shall abate for the period of delay. Tenant shall make no other claim against Landlord for any such delay.

B. Tenant may renew the Lease for one extended term of another five years. Tenant shall exercise such renewal option, if at all, by giving written notice to Landlord not less than ninety (90) days prior to the expiration of the Initial Term. The renewal term shall be at the rental set forth below and otherwise upon the same covenants, conditions and provisions as provided in this Lease.

2. Rental.

A. Tenant shall pay to Landlord during the Initial Term rental of twelve million (Tsh 12,000,000) per year, payable each year. Each installment payment shall be due in advance on the third day of February of each year during the lease term to Landlord at paid by cash.

A circular notary seal for Hendrick Daniel Matiku, Advocate, Notary Public & Commissioner for Oaths. The seal contains a central emblem with a scale of justice and a book. The text around the emblem reads: "Certified as True Copy of the Original", "Hendrick Daniel Matiku", "Advocate, Notary Public & Commissioner for Oaths". Below the emblem, there is a signature line "Sign: [Signature]" and a date line "Date: 03/03/2026".

Certified as True Copy of the Original
Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oaths
Sign: [Signature]
Date: 03/03/2026

B. The rental for any renewal lease term, if created as permitted under this Lease, shall be of twelve million (Tsh 12,000,000) per year payable in every year.

3. Use

The leased area will be used by tenant to construct warehouse to be used for mineral processing and other commercial use.

4. Sublease and Assignment.

Tenant shall have the right without Landlord's consent, to assign this Lease to a corporation with which Tenant may merge or consolidate, to any subsidiary of Tenant, to any corporation under common control with Tenant, or to a purchaser of substantially all of Tenant's assets. Except as set forth above, Tenant shall not sublease all or any part of the Leased Premises, or assign this Lease in whole or in part without Landlord's consent, such consent not to be unreasonably withheld or delayed.

5. Property Taxes.

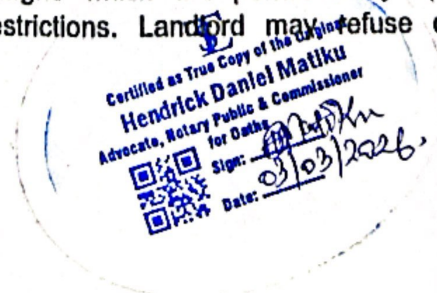
Landlord shall pay, prior to delinquency, all general real estate taxes and installments of special assessments coming due during the Lease term on the Leased Premises, and all personal property taxes with respect to Landlord's personal property, if any, on the Leased Premises. Tenant shall be responsible for paying all personal property taxes with respect to Tenant's personal property at the Leased Premises.

6. Utilities.

Tenant shall pay all charges for water, sewer, gas, electricity, telephone and other services and utilities used by Tenant on the Leased Premises during the term of this Lease unless otherwise expressly agreed in writing by Landlord. In the event that any utility or service provided to the Leased Premises is not separately metered, Landlord shall pay the amount due and separately invoice Tenant for Tenant's pro rata share of the charges. Tenant shall pay such amounts within fifteen (15) days of invoice. Tenant acknowledges that the Leased Premises are designed to provide standard office use electrical facilities and standard office lighting. Tenant shall not use any equipment or devices that utilizes excessive electrical energy or which may, in Landlord's reasonable opinion, overload the wiring or interfere with electrical services to other tenants.

7. Signs.

Tenant shall have the right to place on the Leased Premises, at locations selected by Tenant, any signs which are permitted by applicable zoning ordinances and private restrictions. Landlord may refuse consent to any



proposed signage that is in Landlord's opinion too large, deceptive, unattractive or otherwise inconsistent with or inappropriate to the Leased Premises or use of any other tenant. Landlord shall assist and cooperate with Tenant in obtaining any necessary permission from governmental authorities or adjoining owners and occupants for Tenant to place or construct the foregoing signs. Tenant shall repair all damage to the Leased Premises resulting from the removal of signs installed by Tenant.

8. Entry.

Landlord shall have the right to enter upon the Leased Premises at reasonable hours to inspect the same, provided Landlord shall not thereby unreasonably interfere with Tenant's business on the Leased Premises.

9. Building Rules.

Tenant will comply with the rules of the Building and apply any building permit if any

10. Default.

If default shall at any time be made by Tenant in the payment of rent when due to Landlord as herein provided, and if said default shall continue for fifteen (15) days after written notice thereof shall have been given to Tenant by Landlord, or if default shall be made in any of the other covenants or conditions to be kept, observed and performed by Tenant, and such default shall continue for thirty (30) days after notice thereof in writing to Tenant by Landlord without correction thereof then having been commenced and thereafter diligently prosecuted, Landlord may declare the term of this Lease ended and terminated by giving Tenant written notice of such intention, and if possession of the Leased Premises is not surrendered, Landlord may reenter said premises. Landlord shall have, in addition to the remedy above provided, any other right or remedy available to Landlord on account of any Tenant default, either in law or equity. Landlord shall use reasonable efforts to mitigate its damages.

11. Successors.

The provisions of this Lease shall extend to and be binding upon Landlord and Tenant and their respective legal representatives, successors and assigns.

12. Consent.

Landlord shall not unreasonably withhold or delay its consent with respect to any matter for which Landlord's consent is required or desirable under this Lease.


Certified as True Copy of the Original
Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oaths
Sign: *[Signature]*
Date: *23/03/2026*

13. Compliance with Law.

Tenant shall comply with all laws, orders, ordinances and other public requirements now or hereafter pertaining to Tenant's use of the Leased Premises. Landlord shall comply with all laws, orders, ordinances and other public requirements now or hereafter affecting the Leased Premises.

14. Final Agreement.

This Agreement terminates and supersedes all prior understandings or agreements on the subject matter hereof. This Agreement may be modified only by a further writing that is duly executed by both parties.

15. Governing Law.

This Agreement shall be governed, construed and interpreted by, through and under the Laws of the United Republic of Tanzania .

IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year first above written.

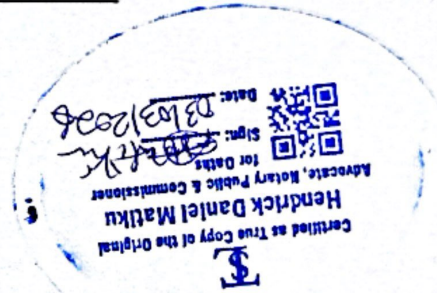
Faustne Emilio Mgifi

FAUSTNE EMILIO MGIFI

Signature:

Qualification:[Landlord]

Date:4th February,2026



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Signature: *吴琼*

Qualification:Director of KIPAJI MINING COMPANY LIMITED [Tenant]

Date: 4th February,2026

