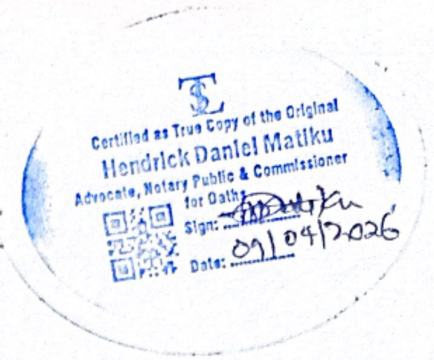


## LEASE AGREEMENT



This Commercial Lease Agreement ("Lease") is made and effective 4<sup>th</sup> February, 2026, by and between SHANGAZ GOLDERN GROUP of Mwanza, Tanzania [Landlord] and SHENG LONGMINIG (TANZANIA) LIMITED of Mwanza, Tanzania ("Tenant").

Landlord is the owner of unsurveyed land measuring 20 acres located at Masabi Village, Msalala District, Shinyanga Region-Tanzania and

Landlord makes available for lease of a unsurveyed land measuring 20 acres located at Masabi Village, Msalala District, Shinyanga 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.

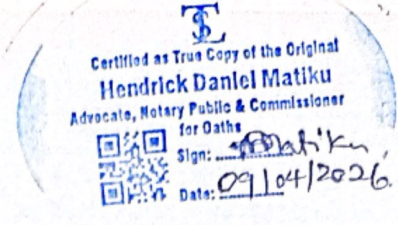
A. Landlord hereby leases the Leased Premises to Tenant, and Tenant hereby leases the same from Landlord, for an "Initial Term" six years (6) beginning 16<sup>th</sup> June, 2025 and ending 15<sup>th</sup> June, 2031. Landlord shall use its best efforts to give Tenant possession as nearly as possible 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.

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.

IN WITNESS WHEREOF; The Parties hereto have agreed to be bound by these presents by appending their hands on the day, month and year first above written and hereinafter appearing.

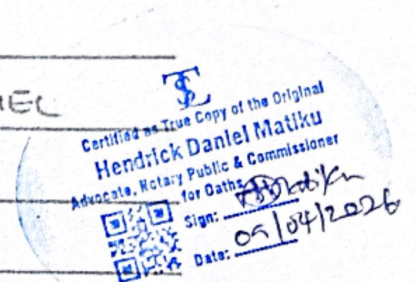
Signed for and on behalf of SHANGAZA GOLDEN GROUP by:

Signature: \_\_\_\_\_  
Name: MENAN KRAM SANGA  
Position: CHAIRMAN  
Place of Signing: KAHAMA  
Date: 16<sup>th</sup> JUNE 2025



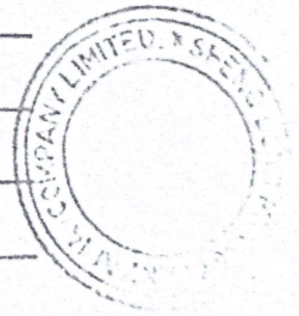
WITNESS

Signature: \_\_\_\_\_  
Name: MARCO NKUJI EZEKIEL  
Position: MEMBER  
Place of Signing: KAHAMA  
Date: 16<sup>th</sup> JUNE 2025



Signed for and on behalf of SHENG LONG MINING (TANZANIA) COMPANY LIMITED by:

Signature: \_\_\_\_\_  
Name: Shi Yuan Bin  
Position: DIRECTOR  
Place of Signing: MASABI  
Date: 16-06-2025



WITNESS

Signature: \_\_\_\_\_  
Name: Liu ce  
Position: DIRECTOR  
Place of Signing: MASABI  
Date: 16-06-2025