

AGREEMENT OF LEASE INCORPORATING AN OPTION TO PURCHASE

MADE AND ENTERED INTO BY AND BETWEEN:

ESAU SOMAEB

ID Number: 610727 1002 1
P O BOX 75 Khorixas, Namibia
Email: N/A
TELEPHONE NO.: +264 81 257 7067

(The registered owner acting in person, hereinafter called the Lessor/Seller)

and

SRIMEX METALS & MINERALS PTY LTD

A registered Namibian Company No.: 2022/0027
Duly Represented by: **JANGA REDDY BODDAM**
Passport Number: P704 9594
P O BOX: 20660, Windhoek, Namibia
Email: srimax.jangareddy@gmail.com
CELL NO.: +264 81 412 1274
(hereinafter called the Lessee/Purchaser)

1. PROPERTY DETAILS

The Lessor lets and the Lessee hereby hires the property described as:

CERTAIN: PORTION 1 OF FARM VOLUNTEER
FARM NUMBER: 106
SITUATE: OUTJO DISTRICT, KUNENE REGION
REGISTRATION DIVISION "A"
MEASURING: 2380.5214 Hectares
HELD: By Deed of Transfer No. T 7703/2022
TYPE OF RENTAL: Agricultural/Commercial Land

(Hereafter called the Property)

2. DURATION OF THE LEASE and PURCHASE PRICE AND PAYMENT

2.1. This lease shall commence on **1 December 2023** and terminate on **31 May 2024** upon the effluxion period of the lease agreement, thereafter the Lessee shall purchase the Property in the sum of N\$ 6,332,186.92 (Six Million Three Hundred and Thirty-Two Thousand One Hundred and Eight-Six Namibian Dollars and Ninety-Two Cents) from the Lessor. Payable as follows: -

2.2. A deposit: N\$ 604 473.82 (Six Hundred and Four Thousand Four Hundred and Seventy-Three Namibia Dollars, comma Eighty-Two Cents), to be aid into the following account:

[Handwritten signatures and initials]