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### LEASE AGREEMENT

This Agreement (hereinafter referred to as the "Agreement") is entered made and into by:

Jean de Dieu HABANINTWARI with ID No: 1197880002568003, with residence at Northern province, Rulindo district, Shyorongi sector, Bugaragara cell, Kabaraza village with telephone number 0788517293 and email: [jhabanintwari@gmail.com](mailto:jhabanintwari@gmail.com); (hereinafter referred to as the "Landlord")

And

Trinity Nyakabingo Mine Ltd, a company incorporated in Rwanda, with head office at Northern Province, Rulindo district, Shyorongi sector (hereinafter referred to as the "Tenant"), represented by Justin Uwiringiyimana its General Manager.

The Landlord or the Tenant may each individually hereinafter referred to as the "Party" or both collectively as the "Parties"

#### WHEREAS

The Landlord desires to letting the house and its premises hereinafter referred to (the "Premise") located in Kabaraza Village, Bugaragara Cell, Shyorongi Sector, Rulindo District; UPI 4/01/16/01/2074., and the Tenant wishes to rent the Premise according to the terms provided for in this Agreement.

Now therefore, The Parties agree as follows:

#### **Article One: Description of the premises**

The premise is a residential house composed of the main house with: Four (4) bedrooms; one (1) bathroom; one (1) Stock room and its annex house with: one (1) Bedroom; one (1) Kitchen; three (3) Shower rooms and two (2) restrooms.

#### **Art.2: Commitment to rent**

The Tenant agrees to rent the Premise for residence use only and according to the terms of this Agreement,

#### **Art. 3: Term**

This Agreement is concluded for a period of six (6) months, starting from 15 January 2026. However, it may be renewed upon written consent by the Parties.

#### **Art.4: Possession of the Premise**

The Landlord shall avail the Premise to the Tenant, and the Tenant shall use the Premise as accommodation to its employees or guests during the term of this Agreement. However, the

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Tenant shall be responsible to pay rent amount whether the Premise is occupied or not, until the Premise is handed over to the Landlord upon termination or expiration of this Agreement.

**Art.5: Payment of Rent**

- 5.1. The Tenant will pay Landlord monthly rental fee of **250,000 Rwf (Excluding all applicable taxes)** payable in advance not later than the fifth day of every month. Upon signing of this Agreement, the Tenant will pay to the Landlord an advance payment of **5 months rental fees equal to 1,250,000 Rwf.**
- 5.2. Rent payments will be made by bank transfer to **the account number 100012055158** opened in **Bank of Kigali (BK)** in the names of **Jean de Dieu HABANINTWARI** as evidence of the payment for the period covered.

**Art.6: Alterations or repairs**

The Tenant is not permitted to make any repairs or alterations to the Premise, or any appliances or fixtures therein, without prior consent of the Landlord. This includes painting the premises, and others.

**Art.7: Keys**

On the effective date of this Agreement the Landlord hands over the Keys of the Premise to the Tenant and will return them to the Landlord upon termination or expiration of this Agreement. In the event of key loss, the need for keys replacement or new locks, Tenant will inform the Landlord.

**Art. 8: Utilities and maintenance responsibilities**

- 8.1. The Tenant is responsible for paying the consumed water, electricity and gas if any, during the term of This Agreement.
- 8.2. The Tenant is responsible to keep the Premise clean, sanitary, and in good condition, return the Premise to Landlord in the same condition as at the beginning of this Agreement.
- 8.3. The Tenant is required to notify the Landlord of any dangerous conditions or defects found in the Premise, or arising during the term of this Agreement, whether pre-existing, caused by Tenant, or guests, and whether negligently or intentionally caused.

**Art.9: Rights of access**

The Landlord is permitted to access the Premise in the event of an emergency without prior notice. Otherwise, Landlord is permitted to access the Premise with at least advance notice of five (5) days due to any of the following purposes: an annual inspection to check for safety or maintenance problems and evaluate the overall condition of the Premise, to make repairs and/or improvements, or to show the Premise to prospective buyers or tenants. Notice of intent to access the Rental Property will be given in writing.

**Art. 10: Termination and amendment**

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- 10.1. This Agreement may be terminated by any of the Parties upon a written notice of thirty (30) days prior to the effective date of termination.
- 10.2. This Agreement may be amended at anytime upon a written consent of both Parties.
- 10.3. Upon termination of this Agreement, the Tenant is required to empty and clean the Premise such that it is clean, sanitary, and good condition, subject only to ordinary wear and tear.
- 10.4. The Landlord shall refund the Tenant all amount paid to the Landlord as rent amount for the period beyond the date of termination in case of termination before the end of the term of this Agreement.

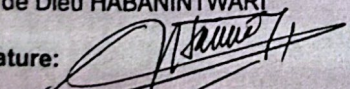
**11. Applicable law and dispute resolution**

- 11.1. This Agreement will be interpreted and governed by the laws applicable in Rwanda.
- 11.2. In the event of a dispute arising from this Agreement, the Parties will make good faith efforts to discuss the dispute in person and attempt to reach resolution within fifteen (15) days, failure of which the dispute shall be resolved by the competent court in Rwanda.

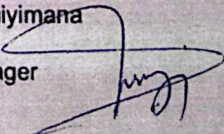
**12. Entire agreement**

This Agreement constitutes the entire agreement between the parties and supersedes all previous negotiations, agreements and commitments whether written or oral with respect to this Agreement.

**Landlord:**

Jean de Dieu HABANINTWARI  
Signature:   
Date: 30.01.2026

**For and on behalf of the Tenant:**

Justin Uwiringiyimana  
General Manager   
Signature:   
Date: 30.01.2026