LEASE AGREEMENT

This Lease Agreement is made on August 03, 2025 by and between:

LESSOR: UXIN LIMITED

LESSEE: GLORYFIN INTERNATIONAL GROUP HOLDING COMPANY LIMITED

PROPERTY: Beijing

1. TERM OF LEASE

The term of this lease shall commence on January 1, 2023 and terminate on December 31, 2023.

2. RENT

The Tenant agrees to pay the Landlord a rent of $50,000/month.