LEASE AGREEMENT

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

LESSOR: YOUXIN LIMITED

LESSEE: PERFECT HARMONY GROUP LIMITED

PROPERTY: Shanghai

1. TERM OF LEASE

The term of this lease shall commence on June 10, 2020 and terminate on June 9, 2025.

2. RENT

The Tenant agrees to pay the Landlord a rent of $70,000/month.