LEASE AGREEMENT

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

LESSOR: BOYU FINANCING LEASE

LESSEE: KAIFENG FINANCING LEASE

PROPERTY: Hangzhou

1. TERM OF LEASE

The term of this lease shall commence on July 15, 2022 and terminate on July 14, 2027.

2. RENT

The Tenant agrees to pay the Landlord a rent of $85,000/month.