LEASE AGREEMENT

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

LESSOR: UCARSHOW HK LIMITED

LESSEE: UCARBUY HOLDING LIMITED

PROPERTY: Hong Kong

1. TERM OF LEASE

The term of this lease shall commence on April 1, 2021 and terminate on March 31, 2026.

2. RENT

The Tenant agrees to pay the Landlord a rent of $60,000/month.