LEASE AGREEMENT

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

LESSOR: YOUHAN (SHANGHAI)

LESSEE: YOUXINPAI (BEIJING)

PROPERTY: Beijing

1. TERM OF LEASE

The term of this lease shall commence on May 20, 2019 and terminate on May 19, 2024.

2. RENT

The Tenant agrees to pay the Landlord a rent of $72,000/month.