LEASE AGREEMENT

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

LESSOR: SICHUAN YOUXINPAI

LESSEE: YOUXINPAI (BEIJING)

PROPERTY: Sichuan

1. TERM OF LEASE

The term of this lease shall commence on October 1, 2016 and terminate on September 30, 2021.

2. RENT

The Tenant agrees to pay the Landlord a rent of $58,000/month.