

OFFICE LEASE AGREEMENT

This office lease agreement is made on this 8th day of March 2024 by and between

ELEVATE REAL ESTATE B.V., a limited liability Company incorporated under the laws of Curacao with registration number: 159017 duly represented by its Managing Director Jonathan Heymans, hereinafter referred to as "Lessor"

And

BetU Curaçao B.V., a limited liability Company incorporated under the laws of Curaçao with registration number: 158488 duly represented by its Managing Director Kurason Trust Curaçao N.V., hereinafter referred to as "Lessee"

(The Lessor and the Lessee together hereinafter referred to as the "Parties" and individually referred to as the "Party")

WHEREAS the Lessee is desirous of obtaining Office Space for the purpose of conducting its business operations.

The parties hereby agree as follows:

OFFICE SPACE

1. Lessee agrees to lease from the lessor Office Space located at Seru Loraweg 17B. The Office Space shall include all amenities essential and functional for an office space.
2. The Office Space shall solely be used for the purpose of Office Space by the Lessee from which it shall conduct its business operations.
3. The Lessee shall, further, use the office space in a professional and responsible manner.
4. The Lessee shall not make any alterations or modifications to the office space without prior written consent from the Lessor.
5. The Office Space will include a desk, chair, name tag in front of the premises and a local phone number.

TERM

6. The Office Space shall be leased for an initial term of 1 (one) year effective from January 1st, 2024 to December 31st, 2024 and shall be automatically renewed for the same period unless terminated earlier in accordance with the terms further outlined in this agreement.

RENTAL PAYMENT

7. The Lessee shall pay to the Lessor during the lease term a monthly fee of Euro 350.00.
8. The fee shall be due in advance every 1st day of each month during the lease term transferred on the following account:

Bank Name: Maduro & Curiels Bank Curacao NV
Account Name: Elevate Real Estate BV
Address: Johan van Walbeeckplein 24
Account Number: 33572110



TERMINATION

9. Either party may terminate this agreement by providing written notice to the other party at least thirty (30) days, prior to the desired termination date.
10. Upon termination, the lessee shall remove all of its belongings from the Office Space and return any items in its possession.

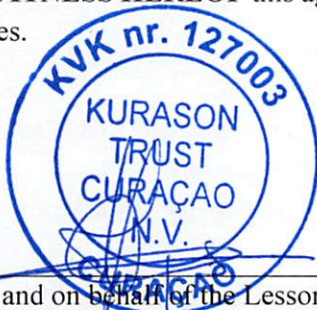
NOTICE

11. Any notice required or permitted under this agreement shall be deemed sufficiently given or served if sent by formal letter or by email.

GOVERNING LAW AND DISPUTE RESOLUTION

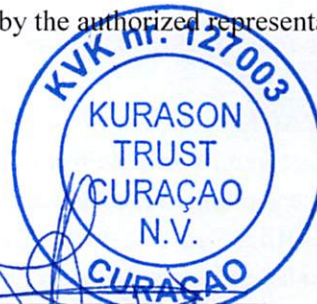
12. This agreement shall be governed by and interpreted in accordance with the laws of Curaçao.
13. Any disputes arising from this agreement shall be resolved through discussion between the Parties carried out in good faith.
14. In the event that Parties are unable to reach an amicable settlement within a reasonable amount of time, all disputes related to and or arising from this agreement shall be settled by the Courts of Curaçao.

IN WITNESS HEREOF this agreement has been duly signed by the authorized representatives of the Parties.



For and on behalf of the Lessor
Name: Jonathan Heymans

Date: March 18, 2024



For and on behalf of the Lessee
Name: Kurason Trust Curaçao N.V.

Date: March 18, 2024