

OFFICE LEASE AGREEMENT

This office lease agreement is made on this 1st day of March 2025 by and between

Elevate Real Estate BV, 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

TIXI MULTIMEDIA B.V., a limited liability Company incorporated under the laws of Curaçao with registration number: 161662 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 Schottegatweg Oost 10, Unit 1-9, Bon Bini Business Center. 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 and name tag in front of the premises

TERM

6. The Office Space shall be leased for an initial term of 1 (one) year effective from March 1st, 2025 to February 28th, 2026 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 yearly fee of Euro 1.500,00 (one thousand five hundred Euros)
8. The fee shall be due in advance by signing of this agreement by 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 1, 2025


For and on behalf of the Lessee
Name: Kurason Trust Curaçao N.V.
Date: March 1, 2025