

LEASE AGREEMENT

THIS LEASE AGREEMENT (“LA” or “Agreement”) is effective as of November 4, 2025 by and between:

- 1 **MORGANITE CORPORATE SERVICES B.V.**, a private limited liability company incorporated under the laws of Curaçao and having its registered office at Abraham de Veerstraat 1, Willemstad, Curaçao, registered with the Commercial Register of the Curaçao Chamber of Commerce & Industry under number 157195 (“**LESSOR**”) and
- 2 **NEXUS INTERNATIONAL ENTERTAINMENT N.V.**, a limited liability company incorporated under the laws of Curaçao and having its registered office at Abraham de Veerstraat 1, Willemstad, Curaçao, registered with the Commercial Register of the Curaçao Chamber of Commerce & Industry under number 162180 (the “**LESSEE**”);

(hereinafter referred to as “the parties”)

WHEREAS: The LESSOR has office spaces available located at Abraham de Veerstraat 1, Willemstad, Curaçao.

WHEREAS: The LESSEE wishes to rent an office space from the LESSOR, hereinafter referred to as (“the office space”) and parties have mutually agreed upon the terms and conditions as set forth hereinafter.

NOW, THEREFORE, IT IS HEREBY AGREED as follows:

- 1 **Purpose and Rental Fee**
 - 1.1 The LESSOR and LESSEE agree to enter into a contract for rent of a dedicated office space that has functional separation and operational independence from any other business and is equipped with standard facilities as a desk, chair, air conditioning and also includes use of electricity, water and cleaning services.
 - 1.2 The LESSEE shall pay a 6% sales tax to the LESSOR upon the signing of the agreement.
 - 1.3 The LESSEE agrees to use the space only for the purpose of an office.
 - 1.4 The monthly lease amount for the office space will be EUR 1250 monthly. This lease includes a telephone line in the name of the LESSEE, use of electricity and water and cleaning services.
 - 1.5 The monthly lease shall be payable for one year in advance.
 - 1.6 The above monthly lease includes the installation for the telephone line.
 - 1.7 The LESSOR is entitled, at its sole discretion, to adjust the license fee for inflation purposes, changing market conditions or standards and the change must be made on the basis of an additional written agreement to the LESSOR.

2 **Conditions**

The LESSOR has the right to:

- 2.1 Receive the full payment of the lease amount at the agreed time.
- 2.2 Terminate the lease agreement, in event of non-payment of the lease amount by the LESSEE.

The LESSEE has the right to:

- 2.3 Receive the office space as agreed in clause 1.1 and 1.2 of this agreement
- Terminate the lease agreement in case of violation of any clause of this agreement.

2.4 The LESSOR is obliged to:

- 2.5 Pay the utility costs related to the lease of the office space and use of the premises, including electricity, water and cleaning of the office space.
- 2.6 Maintain the interior of the office space.

2.7 The LESSEE is obliged to:

- 2.8 Pay the lease within the terms agreed by the parties.
- 2.9 Use the office space for its own and only as an office and may not sublease the rented space or part of it to third parties.
- 2.10 Return the office space to the LESSOR in the same condition in which the space was received, no more than 5 days after termination of this agreement.

3 **Liability of the Parties**

Parties are responsible for non-fulfilment of their obligations in accordance with the conditions of this agreement.

4 **Force Majeur**

- 4.1 For the purposes of this article, "Force Majeure" means circumstances beyond the control of the parties, which are not related to the mistakes and negligence of the LESSOR and/or LESSEE, and which have an unforeseen character.
- 4.2 Suspension of the terms of this agreement or any of them due to the occurrence of force majeure circumstances will not be considered as non-fulfillment or violation of the terms of the agreement and will not lead to the application of penal sanctions.

- 4.3 In the event of force majeure circumstances, the party, for which it becomes impossible to fulfill the obligations, must immediately send a written notification to the other party about such circumstances and their causes. If the party sending the message does not receive a written response from the other party, it continues to fulfill its obligations under the agreement at its discretion, expediency and ability and tries to find alternative ways of fulfilling its obligations that will be independent of the influence of force majeure circumstances.

5 Terms and Termination

- 5.1 This Agreement will have effect from the date indicated in the heading hereof and will continue unless and until terminated by either the LESSEE or LESSOR by giving the other party a two months' prior written notice.

6 Governing Law and Jurisdiction

This Agreement shall be governed by and construed in accordance with the laws of Curaçao. For the exclusive benefit of the LESSOR, the LESSEE hereby irrevocably submits to the jurisdiction of Curaçao courts in connection with any disputes arising under this Agreement.

7 Counterparts

This Agreement may be executed in one or more counterparts or on one or more signature pages, each of which shall be deemed to be an original, but all of which together shall constitute one and the same instrument.

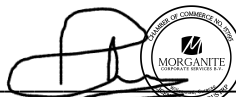
IN WITNESS whereof the undersigned have caused their hands to be set on this Agreement as of the date first written above.

For and on behalf of:
NEXUS INTERNATIONAL ENTERTAINMENT N.V.

For and on behalf of:
MORGANITE CORPORATE SERVICES B.V.

A handwritten signature in black ink, appearing to be 'M. Clifton', is written over a circular corporate seal. The seal contains the text 'MORGANITE CORPORATE SERVICES B.V.' and 'CURAÇAO'.

By: **Morganite Corporate Services B.V.**
Title: Managing Director

A handwritten signature in black ink, appearing to be 'Mrs. Norine Clifton', is written over a circular corporate seal. The seal contains the text 'MORGANITE CORPORATE SERVICES B.V.' and 'CURAÇAO'.

By: **Mrs. Norine Clifton**
Title: Managing Director