

SHARED OFFICE LEASE AGREEMENT

This shared office lease agreement is made on this 24 day of September 2025 by and between

(SMES) Solutions for Management and Employment Support N.V., a limited liability company incorporated under the laws of Curaçao with registration number: 133195.

Duly represented by its Managing Director Mrs. Vivian Ersilia, hereinafter referred to as "Lessor"

And

Universe B Games B.V., a limited liability Company incorporated under the laws of Curaçao with registration number: 155126 duly represented by its Managing Director (SMES) Solutions for Management and Employment Support 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 a Shared Office Space for the purpose of conducting its business operations.

The parties hereby agree as follows:

SHARED OFFICE SPACE

1. Lessee agrees to lease from the lessor a Shared Office Space located at Rooi Catootjeweg 4C, Willemstad, Curaçao. The Shared Office Space shall include all amenities essential and functional for an office space.
2. The Shared Office Space shall solely be used for the purpose of a Shared Office Space by the Lessee from which it shall conduct its business operations.
3. The Lessee shall, further, use the shared office space in a professional and responsible manner.
4. The Lessee shall not make any alterations or modifications to the shared office space without prior written consent from the Lessor.

TERM

5. The Shared Office Space shall be leased for an initial term of one (1) year effective from 1st of October 2025 to 30th September 2026 unless terminated earlier in accordance with the terms further outlined in this agreement.

RENTAL PAYMENT

6. The Lessee shall pay to the Lessor during the lease term a monthly fee of Euro 850.00.
7. The fee shall be due in advance every 1st day of each month during the lease term.

TERMINATION

1. As of October 1, 2026 this agreement will automatically renew for an additional one-year (1) term unless either the Lessor or the Lessee provides written notice of intent to amend or terminate the agreement at least 30 days prior to the end of the current lease period.
2. Upon termination, the lessee shall remove all of its belongings from the shared Office Space and return any shared items in its possession.

NOTICE

3. 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

4. This agreement shall be governed by and interpreted in accordance with the laws of Curaçao.
5. Any disputes arising from this agreement shall be resolved through discussion between the Parties carried out in good faith.
6. 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: (SMES) Solutions for
Management and Employment
Support N.V. by Vivian Ersilia

For and on behalf of the Lessee
Name: Universe B Games B.V.
Managing Director:
Jevgenijs Curikovs

Date: September 24, 2025

Date: September 24, 2025