

OFFICE RENTAL AGREEMENT

This Office Rental Agreement ("Agreement") is made and entered into on this 27th day of October 2025, by and between:

Landlord: LPC International B.V.

Address: Kaya Urdal 133, Willemstad, Curaçao (hereinafter referred to as the "Landlord")

Tenant: Luckywayz Limited B.V.

Address: Hoogstraat 18 Willemstad, Curaçao (hereinafter referred to as the "Tenant")

Collectively referred to as "the Parties."

1. Premises

The Landlord hereby rents to the Tenant the following office space ("Premises"):

Address: Kaya Urdal 133 Unit 2

Description: small single office with private toilet

The Premises shall be used solely for office purposes and for no other purpose without the prior written consent of the Landlord.

2. Term

The term of this Agreement shall commence on October 27, 2025, This Agreement shall automatically renew for successive six (6) month periods on the same terms and conditions, unless either Party provides written notice of its intent not to renew at least sixty (60) days prior to the expiration of the current term.

3. Rent

The Tenant agrees to pay the Landlord rent in the amount of XCG 1,200 (inclusive of OB) per month, payable in advance on or before the first day of each month during the term of this Agreement. Payments shall be made by bank transfer to the account designated by the Landlord.

4. Security Deposit

No security deposit is required for this rental term. The Tenant shall, however, remain liable for any damage to the Premises beyond normal wear and tear.

5. Utilities and Services

Unless otherwise agreed, the Tenant shall be responsible for payment of all utilities, except for electricity.

CP

6. Maintenance and Repairs

The Tenant shall keep the Premises clean and in good order. The Landlord shall be responsible for major structural repairs unless such repairs are required due to the negligence or misuse of the Tenant.

7. Alterations

The Tenant shall not make any structural alterations, additions, or improvements to the Premises without the prior written consent of the Landlord.

8. Termination

Either Party may terminate this Agreement at the end of the six-month term by providing at least thirty (30) days' written notice. Early termination before the end of the term may only occur with the mutual consent of both Parties.

9. Liability and Insurance

The Tenant shall be responsible for insuring its own equipment and belongings within the Premises. The Landlord shall not be liable for loss, theft, or damage except where caused by the gross negligence or willful misconduct of the Landlord.

10. Governing Law and Jurisdiction

This Agreement shall be governed by and construed in accordance with the laws of Curaçao. Any dispute arising from or in connection with this Agreement shall be submitted to the exclusive jurisdiction of the courts of Curaçao.

11. Entire Agreement

This Agreement constitutes the entire understanding between the Parties and supersedes all prior agreements, negotiations, or representations. Any amendment must be made in writing and signed by both Parties.

IN WITNESS WHEREOF

The Parties have executed this Agreement as of the date first written above.

LANDLORD

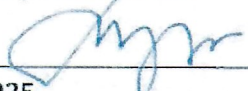
Name: LPC International B.V.

Signature: 

Date: 27.10.2025

TENANT

Name: Luckywayz Limited B.V.

Signature:  / Jelizaveta Jakuseva

Date: 27.10.2025