

SHARED DESK LICENSE AGREEMENT

This Shared Desk License Agreement (the "License") is entered into as of the date set out in Schedule 1.

1. PARTIES

<u>Licensor:</u> IGA Group B.V. Zuikertuintjeweg z/n Willemstad, Curaçao	<u>Licensee:</u> Cyber Labs BV Zuikertuintjeweg z/n Willemstad, Curaçao
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2. DEFINITIONS

Business Day means any day other than a Saturday, Sunday, or public holiday in Curaçao.

Business Hours means the opening hours of the IGA Group B.V. office from 08:30 AM to 17:00 PM CET on a Business Day, or such other hours as may be designated by the Licensor from time to time.

Common Parts means the shared corridors, access routes, reception, kitchen, toilets, and other shared areas of the premises.

Shared Desk has the meaning given in Clause 4.

Deposit means the security deposit of €500, unless otherwise stated in Schedule 1.

License Fee means the monthly fee set out in Schedule 1.

License Period means the period set out in Schedule 1 and any renewal periods.

3. GRANT OF LICENSE

The Licensor grants the Licensee a personal, non-transferable license to use a Shared Desk during the License Period, together with the right to use the Common Parts, subject always to the terms of this License.

This License grants a license only and does not create a lease, tenancy, or any interest in land.

4. SHARED DESK

The License grants the Licensee the right to use a desk made available by the Licensor on a non-exclusive, shared basis (the "Shared Desk"). The Licensor does not guarantee the availability of any specific desk or location within the premises.

Dr. Claire M. Calleja Zammit
CAMS, Adv. Trib. Ecc. Melit., Pg. Dip. EC, LLD
Advocate
Address: 112, IGA HUB, Psaila Street, Birkirkara.
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+ 35699167431

True copy of Original
as seen and verified by me:

19/2/2026

Page 1 of 5

Use of the Shared Desk is limited to a maximum of eight (8) hours per week or thirty-two (32) hours per calendar month, during Business Hours, as tracked or reasonably determined by the Licensor.

The Licensee shall vacate the Shared Desk at the end of each usage session and shall not leave personal belongings, equipment, or materials unattended or stored at the desk or in the Common Parts.

5. ACCESS AND USE

Access to the premises is limited to Business Hours on Business Days and is subject to prior pre-booking and availability. The Licensee acknowledges that no key cards or permanent access credentials are provided under this Shared Desk License.

The Licensee shall use the Shared Desk solely for office purposes and shall not carry on any illegal activity or any activity that may damage the reputation of the Licensor or cause nuisance or annoyance to others.

No smoking is permitted within the premises.

6. ADDRESS USE

This License does not grant the Licensee any right to use the address of the IGA Group B.V. office as its registered office, correspondence address, or place of establishment. Any such use requires the prior written approval of the Licensor and may be subject to additional fees.

7. OPERATIONAL CHANGES

The Licensee acknowledges that the availability, access, and use of the Shared Desk, Common Parts, and related facilities may be subject to change from time to time in accordance with the operational requirements of the Licensor.

8. FEES AND PAYMENTS

The Licensee shall pay the License Fee monthly in advance, on the first day of each month, in accordance with Schedule 1.

All payments shall be made without set-off or deduction.

If payment is not made when due, the Licensor may suspend access to the premises, including deactivation of booking privileges.

9. DEPOSIT

Upon execution of this License, the Licensee shall pay a security deposit in the amount of €500 as security for the performance of its obligations. The Deposit shall

be refunded within thirty (30) days following expiry or termination of the License, subject to deduction of any outstanding amounts, damages, or costs.

10. UTILITIES AND SERVICES

Electricity, water, and cleaning services are included in the License Fee, unless otherwise stated in Schedule 1.

11. INSURANCE

The Licensee is responsible for arranging and maintaining, at its own cost, any insurance it considers appropriate in respect of its business activities, employees, visitors, and any property brought onto the premises. The Licensor does not provide insurance coverage for the Licensee's property or business operations.

12. GUESTS AND VISITORS

Guests and visitors are not permitted to access the premises or use any facilities unless expressly approved in advance by the Licensor. The Licensee shall be fully responsible for the conduct of any approved guests or visitors.

13. MAINTENANCE AND DAMAGE

The Licensee shall use the Shared Desk and Common Parts in a clean and orderly manner and shall be responsible for any damage caused by the Licensee or its personnel, fair wear and tear excepted.

14. CONFIDENTIALITY AND DATA PROTECTION

The Licensee acknowledges that the premises constitute a shared working environment and that the Licensor does not guarantee the confidentiality or security of the Licensee's information or data. The Licensor shall not be liable for any loss or disclosure of such information except where caused by the Licensor's gross negligence or willful misconduct.

15. TERMINATION

- i. Termination by Licensee
The Licensee may terminate this License by giving not less than thirty (30) days' prior written notice. The notice period shall commence on the first day of the calendar month following receipt of notice.
- ii. Termination by Licensor
Licensor may terminate this License with immediate effect if the Licensee breaches any term of this License or fails to make payment when due.

16. LICENSE PERIOD AND RENEWAL

This License shall continue for the initial License Period set out in Schedule 1 and shall automatically renew for successive periods of one (1) month unless terminated in accordance with this License.

17. LIABILITY

The Licensors shall not be liable for loss of or damage to the Licensee's property except where caused by the Licensors' gross negligence.

18. FORCE MAJEURE

Neither party shall be liable for failure to perform its obligations due to events beyond its reasonable control.

19. GOVERNING LAW AND DISPUTE RESOLUTION

This License shall be governed by the laws of Curaçao. Any dispute shall be finally resolved by arbitration in Curaçao.

20. SIGNATURES

<u>SIGNED for and on behalf of the Licensors:</u> IGA Group B.V. Name: Mario Fiorini Title: Director Date: January 1, 2026 Signature: 	<u>SIGNED for and on behalf of the Licensee:</u> Cyber Labs B.V. Name: Claire Godschalk, Title: Director Date: January 1, 2026 Signature: 
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SCHEDULE 1 – COMMERCIAL TERMS

Type: Shared Desk (non-exclusive use)

Access Allowance: 8 hours per week or 32 hours per calendar month (during Business Hours, subject to pre-booking and availability)

License Fee: €250 per month

Deposit: €500

Access Method: Pre-booking only (no key cards issued)

License Period: 1 January 2026 – 1 January 2027