

OFFICE UNIT RENTAL AGREEMENT

Kinikini² Squared Business Center (Kini²)

This rental agreement ("**Agreement**") is made on January 20th, 2026 and entered into on this Date: February 1st, 2026,

BETWEEN:

Company Name:	SkyLights B.V.
Registration (CoC) No.:	125258
Address:	Kinikiniweg 2 E
Email:	info@clcs.io

Hereinafter referred to as: "**Lessor**"

AND:

Company Name:	Trinity Gaming N.V.
Registration (CoC) No.:	163473
Address:	Chuchubiweg 17, Willemstad Curaçao
Email:	info@trinity-gaming.com

Hereinafter referred to as: "**Lessee**"

Lessor and Lessee are hereinafter referred to individually as a "Party" and collectively as the "Parties."

Article 1: The Leased Premises

1.1. Lessor agrees to rent to Lessee, and Lessee agrees to rent from Lessor, the unfurnished commercial office space designated as:

Unit Number: 2-G10

(Hereinafter the "**Unit**"), located within the office complex known as Kinikini Squared Business Center ("**Kini2**") at Kinikiniweg 2, Willemstad, Curaçao, Dutch Caribbean (the "**Building**").

1.2. Lessee is permitted to use the address of the Building for official business registration purposes, including with the Curaçao Chamber of Commerce.

Article 2: Term and Renewal

2.1. **Initial Term:** This Agreement is for a fixed period of one (1) year.

- **Start Date:** 1 February 2026
- **End Date:** 31 January 2027

2.2. **Automatic Renewal:** Upon expiration of the Initial Term, this Agreement shall automatically renew for successive periods of one (1) year (each a "**Renewal Term**"), unless either Party

provides written notice of non-renewal to the other Party at least two (2) months prior to the end of the Initial Term or the then-current Renewal Term.

Article 3: Rent and Payment

3.1. **Schedule of Charges:** The Lessee shall pay the following monthly amounts:

- a) Base Rent - (Covers the Unit, water, electricity, HVAC, and cleaning as per Article 4)
- b) Communications Fee: (Covers the internet/telecom package as per Article 5)
- c) Total Monthly Amount: € 1.000,- EUR (the "**Total Monthly Amount**")

3.2. **Total Contract Amount (Annual):** € 12.000,- EUR

3.3. **Payment Terms:** Lessee shall make an advanced initial payment prior to the start date and prior to the start date of each Renewal Term in the amount of six (6) times the Total Monthly Amount (equal to six (6) months) totaling € 6.000,- EUR, upon receipt of an invoice from the Lessor. Payments shall be made to the bank account specified on the invoice. A second payment is to be made six months after the start date and the start date of each Renewal term in the amount of six (6) times the Total Monthly Amount (equal to six (6) months) totaling € 6.000,- EUR, upon receipt of an invoice from the Lessor.

Article 4: Included Services

The Base Rent (Article 3.1.a) is inclusive of the following services, which are provided by the Lessor at no additional charge:

- a) All water and electricity consumption for the Unit;
- b) The HVAC (air conditioning) system and all service and maintenance thereof;
- c) Regular cleaning of the Unit (according to a schedule provided by Lessor).

Article 5: Communications Contract Facilitation

5.1. To facilitate the services in Article 3.1.b, Lessee grants Lessor a limited Power of Attorney solely for the purpose of establishing the communications contracts (internet and/or telecommunication services) in the Lessee's company name.

5.2. Lessor shall be responsible for the timely payment of all provider invoices related to these communications contracts (the cost of which is billed to Lessee as the "**Communications Fee**").

5.3. Upon termination of this Agreement, the Parties shall coordinate to ensure these communications contracts are canceled in alignment with the Agreement's termination date.

Article 6: Access Control

6.1. Lessor shall provide Lessee with access to the Building and the Unit via the Building's managed access system.

6.2. All specific policies, procedures, and rules regarding access, key fobs, guest registration, and security are detailed in the General Terms and Conditions.

Article 7: Use of Premises

7.1. The Unit shall be used solely for general office and lawful commercial purposes

7.2. The Lessee's use of the Unit and the Building is, at all times, subject to all rules, regulations, and prohibitions outlined in the General Terms and Conditions.

Article 8: Condition and Maintenance

8.1. Lessee acknowledges having received the Unit in a good state of repair and agrees to return it in the same condition upon termination, reasonable wear and tear excepted.

8.2. The specific responsibilities of the Lessee for interior upkeep and the Lessor for all structural, system, and common area maintenance are further defined in the General Terms and Conditions.

Article 9: Alterations

Lessee shall not make any alterations, additions, or improvements to the Unit without the prior written consent of the Lessor. The definition of "alterations" and the procedure for requesting consent are set forth in the General Terms and Conditions.

Article 10: Insurance

Lessee is responsible for obtaining and maintaining, at its own expense, adequate insurance for its contents and general liability. The specifics hereof are detailed in the General Terms and Conditions.

Article 11: Default

If Lessee fails to pay Rent when due or breaches any other material term of this Agreement, Lessor shall provide Lessee with written notice of the default. If Lessee fails to cure the default within 10 days, Lessor may pursue all remedies available under Curaçao law, including termination of this Agreement and eviction.

Article 12: Assignment and Subletting

Lessee shall not assign this Agreement or sublet any part of the Unit to a third party without the prior written consent of the Lessor.

Article 13: Notices and Correspondence

13.1. All routine correspondence between the Parties shall, as much as possible, be conducted in writing via email or recognized messaging applications (e.g., iMessage, WhatsApp).

13.2. Any official legal notice of default, termination, or non-renewal must be delivered in writing to the email or physical addresses as indicated in the preamble of this Agreement.

Article 14: Governing Law and Jurisdiction

This Agreement shall be governed by and construed in accordance with the laws of Curaçao. Any disputes arising from this Agreement shall be subject to the exclusive jurisdiction of the competent court in Willemstad, Curaçao.

Article 15: Compliance with Law

This Agreement obligates both the Lessor and the Lessee to comply with all provisions of local legislation regarding leasing and renting, insofar as not explicitly deviated from in this Agreement.

Article 16: General Terms and Conditions

The "Kinikini Squared Business Center General Terms and Conditions" (as provided by Lessor and which may be reasonably amended from time to time) are incorporated into this Agreement by reference. Lessee acknowledges receipt of the GTC and agrees to abide by all terms contained therein.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above.

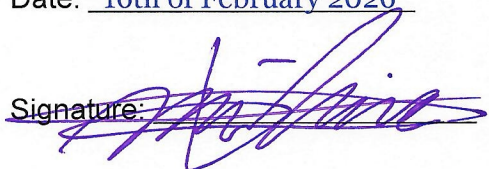
LESSOR:

By: SkyLights B.V.

Name: Louis O. Martina

Title: Director

Date: 16th of February 2026

Signature: 

LESSEE:

By: Trinity Gaming B.V.

Name: Capital Trust Corporation N.V.

Title: Managing Director

Represented by: ROLAND EDUARD
GERTRUDA DE MEI

Date: January 20th, 2026

Signature: 