

DASH License[®] Monthly Use

1

DEFINITIONS

The who, when, what, how long and how much of the deal.

2

AGREEMENT

The simple statement of what the Guest and Host agree to.

3

HOUSE RULES

Specific rules added by the Host for the Space and the Building.

4

LICENSE TERMS

The License itself. Enough to protect the Guest and Host for short term use of an office.

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1

DEFINITIONS

AGREEMENT DATE

GUEST:

FULL NAME

EMAIL

COMPANY

ADDRESS

CITY

STATE

ZIP CODE

SPACE DETAIL:

NAME

SPACE TYPE:

MAX OCCUPANCY:

SIZE (SQ FT):

TERM:

START DATE:

END DATE:
(Optional)

CANCELLATION TERMS

MINIMUM TERM

HOST & BUILDING:

FULL NAME

EMAIL

COMPANY

ADDRESS

CITY

STATE

ZIP CODE

FEES, DEPOSIT AND TAXES:

Fees shall mean the Setup Charge due at the beginning of the Term and the Monthly Charge due on the Agreement Date for the first month and monthly thereafter, if applicable.

MONTHLY CHARGE

SETUP CHARGE

DEPOSIT

TAXES

MARKETPLACE SERVICE:

Licenses with no End Date automatically renew after the Minimum Term.

1

DEFINITIONS

AGREEMENT DATE

shall mean the date the reservation is booked through the Service;

CANCELLATION TERMS

shall mean the Flexible Cancellation Terms described in the section entitled "**Cancellation**" below;

HOST

shall mean the Host and the Host's email and address shall have the values set by the Host in the Host's Profile as of the Agreement Date;

"GUEST" OR "YOU"

shall mean the Guest and the Guest's email and address shall have the values set by the Guest in the Guest's Profile as of the Agreement Date;

SPACE

shall be the Space the Guest reserves by booking a reservation through the Service;

MAXIMUM OCCUPANCY

shall be the value set by the Host in the Profile for the Space as of the Agreement Date;

BUILDING

shall be the Building in which the Space is located as set by the Host in the Profile for the Space as of the Agreement Date;

TERM

shall mean the period of time beginning on the Start Date and ending on the later of the End Date, if specified, or the Minimum Term number of months after the Start Date of the reservation specified by the Guest and authorized by the Host;

FEES

shall mean the "**Setup Charge**" due at the beginning of the Term and the "**Monthly Charge**" and "**Incidentals**" due on the Agreement Date for the first month and monthly thereafter, if applicable as set by the Host in the Profile for the Space as of the Agreement Date;

DEPOSIT

shall be equal to the Monthly Charge for one month unless otherwise specified in the House Rules by the Host as of the Agreement Date;

TAXES

shall be the taxes set by the Host and collected by the Marketplace Service on the Host's behalf;

MARKETPLACE SERVICE

shall mean the LiquidSpace service.

2

DIRECT AGREEMENT FOR SPACE HOSTING (DASH) LICENSE

This DASH (Direct Agreement for Space Hosting) License (this "Agreement") is made as of the Agreement Date between the Host and the Guest for use of the Space located in the Building.

The Host and Guest agree as follows:

LICENSE

Subject to the terms and conditions of this Agreement, the Host grants Guest a non-transferable license to occupy and use the Space in the Building (the "**License**") during the Term and the Guest accepts such License.

TERM

The **Term** shall be the period of time that begins on the Start Date and ends on the later of the End Date, if specified, or Minimum Term number of months after the Start Date. If no Minimum Term is specified, the Minimum Term shall be one month.

HOUSE RULES

During the Term, the Guest agrees to accept the terms, conditions, and policies provided by the Host relating to the use of the Space, including building security procedures, IT access and use procedures, maximum occupancy limitations, specific state law requirements and other terms or procedures provided by the Host (the "**House Rules**") above. The House Rules may be revised and amended by the Host without the prior consent of the Guest; provided that Host shall provide Guest with notice of such revisions and/or amendments. In the event of a conflict between this Agreement and the House Rules, the House Rules shall govern and control.

PAYMENT

The Guest agrees to pay the Fees, Deposits, and Taxes for use of the Space to the Host or to the Marketplace Service on behalf of the Host.

DEFINITIONS

Capitalized terms used and not otherwise defined in this Agreement or the Exhibit and Schedules shall have the meanings set forth in the Section entitled "Definitions" below.

ENTIRE AGREEMENT

This Agreement (including the Exhibits) constitutes the entire agreement between the Host and the Guest regarding the use of the Space and supersedes any prior agreements between the Host and Guest relating to Guest's use of the Space.

House Rules for Team Suite #350

Furniture Included

During the Initial Term, neither Party shall have the right to terminate, cancel, or otherwise seek to end this Agreement for convenience, and no unilateral early termination shall be permitted.

If the Guest selects the Auto-Renew option, they will need to provide two months calendar notice if they intend to vacate.

For the below any reference to Member Services Agreement or MSA in the Work Simple Terms and Conditions shall mean the DASH License.

House Rules for Work Simple – Denver Tech Center

January 2026

1. **Company and Contact Information.** It is Member's responsibility to keep all contact information updated through the Work Simple Member Portal. This includes, but is not limited to, names, email addresses, phone numbers, and company addresses. Your contact address must be the primary contact's valid business or residential address; it must not be a Work Simple address.
2. **Nature of the Agreement.** The MSA operates as a revocable license. Member agrees that the Agreement does not create any tenancy, leasehold estate, or other property interest. No landlord-tenant relationship is created by the Agreement or by Member's use of any Work Simple premises or space. Member acknowledges and agrees that the MSA is subordinate to the financing terms between Work Simple and its lenders, including any mortgage or deed of trust affecting the premises. Work Simple may impose reasonable location-specific rules required by applicable law, building management, or safety considerations, provided such rules do not materially alter the Services.

3

HOUSE RULES

For purposes of these Terms and Conditions, "Agreement" means the Master Service Agreement, these Terms and Conditions, and any incorporated policies or addenda.

3. **Invoices.** Invoices will be sent via email and will include: 1) the current monthly fees, billed in advance; 2) usage charges for the previous billing period; and 3) any sales or other taxes required by law. Any one-time expenses, such as setup fees, Service retainers, late fees, or prorated monthly fees, may be invoiced at any time.
4. **Payment.** Monthly invoice payments are due as stated on your invoice. All Members are required to use the auto-bill system. Auto-bill payments can be made via ACH or charged to a credit or debit card on the date specified in your invoice. All setup fees or retainers must be paid in full before Services commence. No checks or cash payments will be accepted. Member has authorized Work Simple to charge their account for all current fees and any past due invoices, which may be processed as separate payments.
5. **Credit Card/Payment Processing Fees, Late Fees, and Insufficient Funds.** Work Simple may pass through credit and debit card payment processing fees to Member, where allowed by law. For recurring invoices not paid by the due date, a late fee will be imposed, equal to the lesser of 10% of the overdue balance or the maximum amount allowed by applicable law. Work Simple will not be liable for any insufficient funds fees charged by Member's bank resulting from auto-bill transactions. Work Simple will impose a minimum fee of \$25 each time a charge or debit cannot be processed due to insufficient funds.
6. **Retainer.** The retainer amount specified in the MSA must be paid by Member at the time of MSA execution. The retainer will be held by Work Simple to ensure Member's performance of obligations, covenants, and agreements. Work Simple has the right to apply all or part of the retainer to remedy any and all defaults by Member under the MSA, including, without limitation, damages or alterations. Work Simple agrees to return the remaining balance of the retainer to Member, without interest, within 60 days after termination. Work Simple shall use commercially reasonable efforts to return the retainer to Member. If Member cannot be located, the retainer shall be forfeited one year after the MSA termination.
7. **Cleaning and Restoration Fee.** A minimum fee of \$200 will be charged

3

HOUSE RULES

upon moving out for any dedicated space occupied by Member. This fee covers the cleaning and restoration of the space, including, without limitation, the removal of abandoned items.

8. **Price Increases and Changes to the Terms and Conditions.** Work Simple may amend these Terms and Conditions or adjust its recurring monthly rates. The effective date of any recurring rate increase or change to the Terms and Conditions will be no sooner than ninety (90) days after they are communicated to Member. If Member does not accept the price increase or changes to the Terms and Conditions, Member may terminate its MSA as outlined in these Terms and Conditions.
9. **Term and Automatic Renewal.** There is no fixed term. All MSAs renew monthly until terminated by Work Simple or Member.
10. **Termination for Convenience by Member or Work Simple.** Member or Work Simple may terminate the MSA at any time. Member must submit notice through the Work Simple Member Portal. Work Simple must provide notice via email. A final invoice will be issued after the termination date for any remaining usage charges. Upon the termination date, all Services will cease immediately. Termination will take effect following receipt by Work Simple or Member of the termination notice, as follows:
 1. **Members without a full-time office or Suite – 30 days**
 2. **Members with 1-2 full-time offices – 60 days**
 3. **Members occupying any Suite or more than three (3) full-time offices – 90 days.**
11. **Default by Member.** If Member fails to pay the entire invoice by the due date stated on the invoice, and in any event no later than the fifteenth (15th) day of the month, or if Member violates any other provisions of the Agreement, Member's license is subject to immediate termination and collection actions. Work Simple also reserves the right to immediately terminate the MSA license for any reason related to safety, security, legal compliance, or the orderly operation of the Business Center. If Member or any of Member's guests, employees, or vendors behaves in a manner inconsistent with normal shared space usage, is disruptive or disrespectful to other Members or Work Simple employees, violates any laws, regulations, or zoning rules, or acts in a manner that materially interferes with the operation of the Business Center or the use and enjoyment of the premises by other Members. Unused monthly Services

3

HOUSE RULES

have no monetary or exchange value, and Member will not receive a refund for any Monthly Fees that have already been paid. Upon termination of the MSA, Member is not entitled to any refund for previously paid Services. In both of the above situations, Work Simple may stop providing Services and restrict Member's access to Work Simple and any Member Services, including, but not limited to, terminating electronic access and halting the acceptance of mail. Member shall pay all costs and expenses upon demand, including reasonable attorney fees incurred by Work Simple in ensuring Member's adherence to all covenants, conditions, and provisions of the MSA and any applicable Work Simple Policies. If Member is terminated for nonpayment but later makes the required payments and resumes Service, a new setup fee will apply. If Member previously benefited from a special discount, promotion, or offer, Work Simple may discontinue that discount, promotion, or offer without notice if Member materially breaches these Terms and Conditions.

12. **Internet.** Work Simple agrees to provide commercially reasonable business-level Internet access intended for email, web browsing, and occasional data uploads and downloads. If these Services are suspended for maintenance or fail for any reason, Members shall not be entitled to any damages, including without limitation financial or consequential damages, from Work Simple for the loss of Service. Work Simple will use diligent efforts to restore Internet Services as soon as commercially reasonable. To ensure reasonable Service levels for all Members, Work Simple may allocate available bandwidth and restrict certain uses among Members. Internet access may be used only for lawful purposes, and any Member who violates this policy may be terminated immediately.
13. **Member-Provided Equipment.** Members must obtain written permission from Work Simple before installing equipment such as switches, hubs, routers, servers, printers, scanners, fax machines, or VOIP phones on the Work Simple premises. Firewalls installed by Member may disrupt our systems. If this equipment hinders the optimal performance of the Work Simple network, Member may incur tech support fees to restore the network to its previous functioning state. Work Simple disclaims responsibility for any Member equipment stored in dedicated spaces, telecommunications rooms, or other facilities at Work Simple. Work Simple does not provide support for any Member-provided equipment.
14. **Meeting Room Cancellation Policy:** All meeting room reservations require a minimum 24-hour cancellation notice unless otherwise stated by the

3

HOUSE RULES

Business Center. Failure to adhere to this policy will result in the Member being charged the full price of the scheduled meeting room.

15. **Reasonable Use.** Services are intended for the reasonable, direct, and personal use of the individual Member or Members. Work Simple will notify Member if it believes, in its sole discretion, that Member's usage is unreasonable and may limit the Services or charge for excessive usage.
16. **Shared Workspace Use.** Members have unlimited access to the Shared Workspace area at qualifying Work Simple locations. Access to the Shared Workspace is restricted to Members (not clients or other guests), cannot be reserved, and is based on available space in designated areas at each qualifying Business Center. For more information on availability, please ask the Work Simple Manager or visit the Work Simple website. If all available facilities are occupied, the Member who has been using the Shared Workspace the longest that day must vacate the space within 15 minutes of notification. All users of the Shared Workspace must sign in at the front desk before using the area. The Shared Workspace is intended as a convenience for Members and is not meant to serve as a permanent or semi-permanent substitute for paid workspace. Work Simple may, at its sole discretion, inform Member if it suspects abuse of this policy and may subsequently limit or revoke Member's access to the Shared Workspace or immediately terminate the MSA in accordance with these Terms and Conditions.
17. **Keys and Security.** Business Center keys must not be duplicated. Shared entry points must remain locked after hours and may not be propped open. If a dedicated space key, mailbox key, or security card or fob is lost or not returned, Work Simple must be notified immediately, and Member must pay for the replacement and rekeying of locks, if necessary. All keys and security cards or fobs must be returned upon termination of the MSA. Members may be charged a fee for all key, security card, or fob replacements, as determined by Work Simple. Members may not change or add locks to any door or window.
18. **Insurance and Member Responsibility:** It is Member's responsibility to provide personal property and general liability insurance for themselves and any employees, guests, visitors, vendors, or other third parties associated with Member, as well as for Member's personal property located on the Work Simple premises, in amounts reasonably acceptable to Work Simple. Member shall provide Work Simple with evidence of such insurance coverage upon request.

3

HOUSE RULES

19. **Insurance and Responsibility of Work Simple.** Work Simple shall maintain property and general liability insurance at all times in amounts deemed appropriate by Work Simple.
20. **Employees.** Work Simple and Member may not knowingly solicit or offer employment to each other's staff who are employed at any Business Center (or for 3 months after they leave their employment). To offset the costs of staff recruiting and training, if Work Simple or Member breaches this clause, the breaching party will, upon demand, pay the other party the equivalent of 6 months' salary for any affected employee.
21. **Confidentiality.** The terms of the MSA are confidential. Members may not disclose them without consent unless required to do so by law or an official authority. This obligation continues for three years after the agreement terminates.
22. **Disclosure and Receipt of Service.** Work Simple reserves the right to disclose any information about you, your MSA, and your participation in and use of the Business Center at any time to comply with applicable law, regulation, legal process, or governmental request. We shall not accept Service of any subpoena or similar document without Member's prior written approval.
23. **Governing Law and Arbitration.** The MSA and these Terms and Conditions are governed by and construed in accordance with the laws of the state of Colorado, without reference to the principles of conflict of laws. All claims and disputes arising under or relating to the Agreement shall be settled by binding arbitration in Colorado.
24. **Assignment or Sublicensing.** Use is restricted to the Member identified in the MSA. Member may not assign the MSA without the written consent of Work Simple, which consent may be withheld by Work Simple in its sole and absolute discretion. Any attempt to assign it without such consent shall be deemed void. Any consent given by Work Simple shall not absolve Member of its primary obligations, including the obligation to pay all fees. Work Simple may assign or transfer this MSA or any of its rights under this MSA without notifying Member, except as otherwise mandated by law.
25. **Maintenance and Use of Dedicated Space.** Member agrees to keep the dedicated space in good condition and promptly repair any damage caused by Member at Member's own cost and expense. Member further

3

HOUSE RULES

agrees to return the dedicated space to Work Simple in substantially the same condition as received at the end of the term of the MSA. Member shall use the dedicated space for general office purposes only and must comply with all existing and future laws and ordinances affecting the building. Member is not permitted to install signs visible from public areas. No storage of any materials outside the dedicated space will be allowed unless first approved by Work Simple, which consent may be withheld by Work Simple in its sole and absolute discretion. Member shall not store or use any hazardous materials in the dedicated space. Furthermore, Member agrees not to install any electrical equipment that would overload any electrical circuitry or wiring and must comply with the requirements of the insurance underwriter or any governmental authorities with jurisdiction over the matter.

26. **Pet Policy.** For the safety and comfort of all Members, pets and emotional support animals are not permitted in Work Simple, except as required by law.
27. **Personal Property Taxes.** Member shall be responsible for all taxes and assessments imposed by any governmental authority on Member's furniture, fixtures, or equipment.
28. **Inspection and Right of Entry.** Work Simple shall maintain the right to enter dedicated space for inspection, to conduct repairs, alterations, improvements, additions, or for any other reasons Work Simple may consider necessary or desirable. Fees shall not be reduced in any way while such repairs, alterations, improvements, or additions are being made, whether due to loss or interruption of Member's business or otherwise.
29. **Closure of Business Center.** Work Simple may relocate or close after notifying its Members. In most cases, Work Simple will provide at least 60 days' notice of relocation or closure. However, if 60 days' notice is not feasible, commercially reasonable efforts will be made to inform Members as soon as possible. In the event of a relocation or closure, all Members of Work Simple may terminate their MSA on the date of relocation or closure, but not earlier unless permitted by these Terms and Conditions. Work Simple will have no further liability after the relocation or closing date.
30. **Disclaimer of Liability.** Member understands and voluntarily assumes any risks associated with Member's use of the Services or the use of the

3

HOUSE RULES

Work Simple premises. Except where prohibited by law, Member agrees that Work Simple, along with all of its affiliates, subsidiaries, and their respective successors, assignees, officers, directors, owners, employees, agents, and representatives, will not be liable for any injuries, including, without limitation, personal, bodily, or mental injuries, economic loss, or any damages resulting from negligence, acts of God, acts of terrorism, or other actions related to Work Simple, its employees, officers, representatives, owners, partners, or affiliates. Member expressly and specifically agrees to waive and not make any claim for damages, whether direct, indirect, punitive, special, or consequential, including, but not limited to, lost business, revenue, profits, or data, for any reason arising out of or in connection with the MSA or these Terms and Conditions. This includes any failure to provide the Services outlined herein, any error or omission related to them, any failure of courier Services to deliver items (mail, packages, etc.) on time or otherwise, or any interruption of Services.

31. **Indemnification.** Member releases and hereby agrees to indemnify, defend, and save harmless Work Simple and Work Simple's subsidiaries (whether or not wholly owned), affiliates, divisions, and their past, present, and future officers, agents, shareholders, members, representatives, employees, successors, and assigns, jointly and individually, from and against all claims, liabilities, losses, damages, costs, expenses, judgments, fines, and penalties based upon or arising out of Member's negligent actions, errors and omissions, willful misconduct, and fraud in connection with Member's participation in or use of the Services. Member further agrees that, in the event Member brings a claim or lawsuit in violation of these Terms and Conditions, Member shall be liable for any attorneys' fees and costs incurred by Work Simple or its respective officers and agents in connection with the defense of such claim or lawsuit.
32. **Other Provisions.** Work Simple may postpone enforcing any of its rights without forfeiting them. Work Simple may enforce the MSA against Member's heirs and legal representatives. Member acknowledges that each Work Simple business center may be independently owned and operated by an entity licensed to conduct business as "Work Simple."

4

License Terms



COMPLIANCE

You agree to abide by and cause your employees, agents, guests, invitees, contractors and subcontractors ("**Invitees**") to abide by this Agreement and any applicable House Rules.



POSSESSION AND DELIVERY

The Space is accepted by the Guest in its "as-is" "where-is" condition and configuration. If, for any reason, the Host is unable to provide use of the Space at the anticipated Start Date, you agree that the Term shall be automatically postponed until possession becomes available. Host's failure to deliver possession of the Space shall not subject the Host to any liability for loss or damage, nor shall it affect the validity of the License. If the Host does not deliver possession of the Space within one week after the anticipated Start Date, the Guest shall have the right to cancel the License with no penalty and be entitled to a full refund of amounts paid.



WORKSPACE USE AND ACCESS

You agree to use the Space provided to you for general office purposes only and you may not use the Space to carry out any illegal activities or use the Space (A) in violation of law or the House Rules, or (B) for any immoral, unlawful, or objectionable purposes. Further, you shall not use or permit the usage of any illegal drug or substance in the Space or in the Building and shall not make or permit any unreasonable or unnecessary noises or odors in or

upon the Space or the Building. You shall not commit, or suffer to be committed, any waste upon the Space or any nuisance (public or private) or other act or thing of any kind or nature whatsoever that may disturb the quiet enjoyment or cause unreasonable annoyance of any other occupants in the Building.

You agree not to exceed the Maximum Occupancy of the Space.

You shall not make alterations, additions or improvements to the Space, including the installation of lighting or any phone or data lines.

You shall not generate, store, install, dispose of or otherwise handle any hazardous materials in the Space, or in or around the Building, in any manner contrary to any applicable law. You shall be liable for the costs of any removal, clean-up and/or remediation of any hazardous materials released by you or your Invitees.

You agree that the Host has the right upon 30 days' written notice, to require that you relocate to another Space in the same Building of equal or larger size and similar configuration for the remainder of the Term, provided that the Fees for such new workspace are no greater than the Fees for your current Space.

The Host or its authorized representatives may enter the Space at any time and such access rights shall not give rise to any decrease or abatement of Fees or Taxes. Unless there is an emergency, the Host will, as a matter of courtesy, try to inform you in advance when the Host needs access to the Space to carry out testing, repair or work other than routine inspection, cleaning and maintenance. Repair work shall be done solely at the discretion of Host and the failure of Host, for any reason, to furnish any maintenance or repairs shall not render Host liable to you, constitute a constructive eviction, or give rise to a refund or abatement of Fees.

4

License Terms

You shall not cause or permit any lien to be placed on the Space, the Building or the land underlying the Building. Any such lien shall be discharged by you within 10 days of you becoming aware of such lien.



GOOD CARE

You must take good care of and not damage, waste or make any changes to the Space or space leased or owned by the Host of which the Space is a part (the “**Host Area**”), or the Building. You shall not alter, add, replace, remove or damage any furnishings, equipment or other personal property located in, on or around the Space, the Shared Facilities, the Host Area or the Common Areas which is not owned by you or your Invitees (“**Host Personal Property**”). At the expiration or earlier termination of this Agreement, you must deliver the space and all Host Personal Property to the Host in good condition, normal wear and tear excepted. If any damage (beyond normal wear and tear) to the Space or the Host Personal Property should occur while in your care, custody or control, you agree to pay reasonable repair/replacement costs and to notify the Host immediately upon discovery of such damage occurring, but no later than 8 hours later. You are liable for any damage caused by you or your Invitees to the Space, the Shared Facilities, the Common Areas, the Host Personal Property or the Building. **YOU DISCLAIM AND WAIVE ALL WARRANTIES WITH RESPECT TO THE HOST PERSONAL PROPERTY, BOTH EXPRESS AND IMPLIED, INCLUDING BUT NOT LIMITED TO, WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.**



COMMON AREAS

If available at the Building, you may also have access to and non-exclusive use of any portions of the Building designated for common use of tenants and others (“**Common Areas**”), as, and to the extent, described in the House Rules. The Common Areas may be changed, relocated, altered, eliminated or otherwise modified at any time during the Term without the consent of, or notice to, Guest. Unless otherwise set forth in the House Rules, the right to parking is not provided under this Agreement.



SHARED FACILITIES

If available at the Building, you may also have access to and non-exclusive use of any shared conference rooms, office equipment, and kitchenettes (the “**Shared Facilities**”) located near the Space on a first-come, first-served basis as, and to the extent, described in the House Rules. The Host may make changes to the Shared Facilities from time to time during the Term including, without limitation, removal of all or portions of the Shared Facilities without your consent or notice to you.



KEYS AND SECURITY

Any keys or entry cards for the Space or the Building, which the Host lets you use, remain the Host’s property at all times. You shall not make any copies of them or allow anyone else to use them without the Host’s consent. Any loss of keys or

4

License Terms

entry cards must be reported to the Host immediately, and you must pay the cost of replacement keys or cards and or changing locks, if required by the Host.

You shall not place any additional locks or bolts of any kind upon any of the doors or windows of the Space or Building nor make any changes to existing locks or the mechanisms thereof.



NAME AND ADDRESS

You may only conduct business in your name. You shall not put up any signs on the doors to the Space or Building or anywhere else, which are visible from outside the Space you are using, or the Building.



MAIL AND PACKAGES

Mail and packages may not be delivered to you at the Space or Building unless permitted by the House Rules. The postal services may be subject to additional federal, state, and local requirements.



CONDUCT

You acknowledge that the Host is and will continue to be an equal opportunity employer and that the Host prohibits any form of discrimination in employment, against any of its employees (whether by its employees, its clients, including you, or others), including, on the basis of race, color, creed,

religion, age, gender, marital status, sexual orientation, national origin, or disability, or other characteristics protected by law. In recognition of this policy, you and your officers, directors, employees, shareholders, partners, agents, representatives, contractors, customers, or invitees shall be prohibited from participating in any type of harassing or abusive behavior to employees of the Host or its affiliates, other clients or invitees, verbal or physical in the Building for any reason. You further agree, upon the request of the Host, to cooperate with the Host in its efforts to enforce and maintain its equal employment opportunity, non-discrimination and anti-harassment policies. The Host may immediately terminate this Agreement without cost or penalty if Guest or any of Guest's Invitees engage in any behavior that the Host deems is contrary to such policies.



CONFIDENTIALITY

Both Host and Guest agree that during the Term and thereafter, the recipient of any non-public information of the other party that is designated as confidential or proprietary, that the receiving party knew or reasonably should have known was confidential or proprietary, or that derives independent value from not being generally known to the public ("Confidential Information"), will not at any time be disclosed to any person by such recipient or used for such recipient's own benefit or the benefit of anyone else without the prior express written consent of a corporate officer of the party that owns such Confidential Information. The parties agree that if there is a breach of this obligation by either party, the other shall have the right to request any remedy in law and/or equity including, but not limited to, appropriate injunctive relief or specific performance, as may be granted by a court of competent jurisdiction. Notwithstanding the foregoing, Guest accepts all risk to its intellectual property interests used in the Space, neither Host nor its applicable landlord shall have

4

License Terms

any liability arising from, your disclosure (whether intentional or not) of any of your Confidential Information to any third parties present in or around the Space or the Shared Facilities.



NON-SOLICITATION

Neither Host nor Guest nor their respective employees and agents shall knowingly solicit, recruit, hire or otherwise employ or retain the employees of the other during the Term and for 90 days following its termination or expiration without the prior written consent of the other party.

Either party may solicit or recruit generally in the media.

Either party may hire, without prior written consent, the other party's employee who answers any advertisement or who voluntarily applies for hire without having been personally solicited or recruited by the hiring party.



DAMAGES AND INSURANCE

You are responsible for any damage you cause to the Space or any Host Personal Property beyond normal wear and tear. The Host has the right to inspect the condition of the Space from time to time and make any necessary repairs. You are responsible for arranging insurance for your personal property against all risks and for your liability to and for your employees and Invitees. You have the risk of damage, loss, theft or misappropriation with respect to any of your personal property and liability to and for your employees and Invitees. You agree, as a material part of the consideration to be rendered to the Host under this Agreement, to waive any right of recovery against the Host, its directors, officers, employees and its applicable landlord for any damage, loss, theft or misappropriation of your property under your control and any

liability to and for your employees and Invitees, including for injuries to you or your Invitees in or about the Space, and you agree to hold the Host exempt and harmless and defend the Host and its landlord, if applicable, from and against any damage and injury to any such person or to such property, to the extent arising from your use of the Space or from your failure to keep the premises in good condition and repair as provided in this Agreement. All property in your Space is understood to be under your control.



PAYMENT

During the Term, you shall pay the Fees, Deposit, and Taxes to the Marketplace Service on behalf of the Host.

Upon the Agreement Date, the following are due and payable by the Guest (the "**Initial Payment**"):

- the Monthly Charge for the first full calendar month of the Term or a pro-rated portion of the Monthly Charge for the first partial month of the Term (if you start your Term after the first calendar day of the month),
- the Setup Fee,
- the Deposit,
- any applicable Taxes.

For each following month of the Term, the Monthly Charge and any applicable Taxes are due and payable on the first day of the calendar month. If the Term ends before the last calendar day of the month, the pro-rated portions of the Monthly Charge and any applicable taxes for the final partial month of the Term are due and payable.

4

License Terms

If applicable, the Host may also include additional 'one time' fees (the **"Incidentals"**) for services provided to Guest not included in the Monthly Charge. These services may include but not limited to meeting rooms, photocopying, faxing, catering, etc. The Incidentals will be collected in arrears on the first of every month and paid by Guest via the Marketplace Service.

If any payment due to Host is not received within 5 days of the due date, the Host may, at the Host's discretion, charge a late fee of 5% of the overdue amount or the Host may terminate this Agreement without cost or penalty to Host. All remaining Fees and Taxes for the remainder of the Term are immediately due and payable by the Guest.



CANCELLATION

All Fees and Taxes paid by Guests are non-refundable, except as expressly stated in this Agreement.

The Host may cancel this agreement without cause on at least sixty (60) days notice prior to End Date.

The Host may cancel this Agreement on at least sixty (60) days' notice if a contract has been entered into for the sale of the Building.

The Host shall not cancel this Agreement except as provided in this Agreement.

Flexible Cancellation Terms

You may cancel this Agreement within one day of the Agreement Date or at least 30 days before the Start Date and receive a full refund of the Initial Payment.

If you choose to cancel after the Agreement Date plus one day, but less than 30 days before the Start Date, 50% of the Fees and Taxes will be refunded, but you are no longer obligated to pay the remaining Fees and Taxes for the Minimum Term. The Deposit will be fully refunded, if you cancel before the Start Date.

After the Start Date, if you cancel the License before the Minimum Term, (a) no refund is available for the then-current calendar month and the next full calendar month and (b) 50% of the remaining unpaid Fees and taxes for the Minimum Term are immediately due and payable unless a default has occurred and is continuing, in which case, 100% of all remaining Fees and Taxes for the remainder of the Term are immediately due and payable by the Guest.



DEPOSIT

The Deposit will be held by Marketplace Services during the Term as security for the performance by you of all of your obligations under this Agreement. Marketplace Services may apply any portion of the Deposit to amounts owed to the Host for (A) any damage to the Host Personal Property, the Space, the Host Area, the Shared Facilities, or the Building, (B) any overdue Fees or Taxes and/or (C) amounts Host may incur for any losses or costs arising out of your default under this Agreement (including any damage or deficiency arising in connection with the relicensing of the Space), in each case solely at the discretion of the Host. If, upon the expiration or earlier termination of this Agreement, you have fully complied with all terms of this Agreement and the House Rules, remitted all amounts due and payable, and surrendered the Space and all keys, access cards, building passes and all other property provided to you by the Host (including the Host Personal Property), the Deposit shall be returned to you within 60 days after the expiration or earlier termination of the Term, less any

4

License Terms

amounts applied as described above. Marketplace Services shall not be required to maintain the Deposit in a separate account. No interest will be paid on the Deposit except as may be required by law. If any portion of the Deposit is so used or applied by Marketplace Services during the Term, then within 5 days after Host or Marketplace Services gives written notice to you, you shall deposit with Marketplace Services cash in an amount sufficient to restore the Deposit to the original amount. Failure to do so will constitute a default under this Agreement.



RENEWAL

If an End Date is specified, the License will terminate on the End Date with no automatic renewal.

If no End Date is specified, Licenses shall automatically renew after the Minimum Term for additional one-month periods unless you give the Host or the Marketplace Service at least 30 days' notice prior to the end of then current Term.

If the Host opts to to change the Monthly Charge upon renewal, the Host will provide at least 60 days notice. There will be no additional Setup Fee for Licenses that renew.

If the Host opts to renew the License, the Host will provide at least 60 days notice.



DEFAULT

You shall be considered in default of this License if (A) you fail to pay when due all or any portion of the Fees or Taxes, if the failure continues for 5 days after notice to you, which notice

shall be in satisfaction of and not in addition to any notice required by law (B) you fail to comply with any term of this Agreement, if the failure is not cured within 10 days after notice to you, or (C) you attempt to sublicense, assign or otherwise transfer any interest in this Agreement without Host's prior written consent. Upon any default, the Host shall have the right without notice to terminate this Agreement, in which case you shall immediately surrender the Space and the Host Personal Property to the Host. If you fail to surrender the Space and/or the Host Personal Property, the Host may, in compliance with applicable law and without prejudice to any other right or remedy, enter upon and take possession of the Space and the Host Personal Property and you shall be liable for all past due Fees and Taxes, all Fees and Taxes due for the remainder of the Term, all costs incurred by Host to retake possession of the Space and Host's Personal Property, and other losses and damages which Host may suffer as a result of Guest's default. In addition to the right to terminate this Agreement and collect damages, Host shall have the right to pursue any other remedy now or hereafter available at law or in equity.



INDEMNITY

Except to the extent caused by the negligence or willful misconduct of the indemnified party or such party's officers, directors, employees, representatives, contractors and agents, you agree to indemnify, defend and hold the Host, its landlord, if applicable, and any mortgagee harmless from and against any loss, liability, claim, demand, damages, costs and expenses, including reasonable attorneys' fees, arising out of or in connection with your and your Invitees' use of a Space, Common Areas or Shared Facilities, or any violation of applicable law, this Agreement or House Rules. Nothing contained in this Agreement shall be construed to create privity of estate or of contract between you and Host's landlord, if applicable.

4

License Terms



DISCLAIMER

EXCEPT AS PROVIDED HEREIN AND IN ANY HOUSE RULES, THE HOST IS PROVIDING ITS SPACE TO THE GUEST "AS IS," AND HOST DISCLAIMS ANY AND ALL OTHER REPRESENTATIONS AND WARRANTIES WITH RESPECT TO THE SPACE, WHETHER EXPRESS OR IMPLIED, INCLUDING IMPLIED WARRANTIES OF TITLE, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR NON-INFRINGEMENT. HOST CANNOT AND DOES NOT GUARANTEE AND DOES NOT PROMISE TO GUEST, ANY SPECIFIC RESULTS FROM USE OF THE SPACE. HOST DOES NOT REPRESENT OR WARRANT THAT THE SPACE WILL MEET YOUR REQUIREMENTS; THAT THE SPACE MEETS APPLICABLE LEGAL STANDARDS OR IS SAFE AND SUITABLE FOR YOUR INTENDED USE.



LIABILITY

IN NO EVENT WILL HOST OR ITS LANDLORD OR THEIR RESPECTIVE DIRECTORS, EMPLOYEES, AGENTS, AFFILIATES OR SUPPLIERS BE LIABLE TO GUEST, OR ANY PARTY CLAIMING THROUGH GUEST FOR ANY INDIRECT, CONSEQUENTIAL, EXEMPLARY, INCIDENTAL, SPECIAL OR PUNITIVE DAMAGES, INCLUDING FOR ANY LOST PROFITS, LOST DATA, PERSONAL INJURY OR PROPERTY DAMAGE, OF ANY NATURE WHATSOEVER, ARISING FROM THE GUEST'S USE OF THE SPACE, ANY CONTENT OR OTHER MATERIALS ON, ACCESSED THROUGH OR DOWNLOADED FROM THE MARKETPLACE SERVICE, OR GUEST'S USE OF THE SPACE, EVEN IF THE HOST IS AWARE OR HAS BEEN

ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED HEREIN, AND TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, HOST'S LIABILITY TO GUEST OR ANY PARTY CLAIMING THROUGH GUEST, FOR ANY CAUSE WHATSOEVER, AND REGARDLESS OF THE FORM OF THE ACTION, IS LIMITED TO THE AMOUNT PAID FOR THE SPACE, IN THE 12 MONTHS PRIOR TO THE INITIAL ACTION GIVING RISE TO LIABILITY. THIS IS AN AGGREGATE LIMIT. THE EXISTENCE OF MORE THAN ONE CLAIM HEREUNDER WILL NOT INCREASE THIS LIMIT.

YOU UNDERSTAND AND AGREE THAT MARKETPLACE SERVICE IS NOT A PARTY TO ANY AGREEMENTS ENTERED INTO BETWEEN GUEST AND HOST, NOR IS MARKETPLACE SERVICE A REAL ESTATE BROKER, AGENT OR INSURER IN CONNECTION WITH THIS AGREEMENT. THE PARTIES SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS MARKETPLACE SERVICE FROM AND AGAINST ANY LOSS, LIABILITY, CLAIM, DEMAND, DAMAGES, COSTS AND EXPENSES, INCLUDING REASONABLE ATTORNEYS' FEES, ARISING OUT OF OR IN CONNECTION WITH ANY USE OF THE SPACE, OR ANY VIOLATION OF APPLICABLE LAW, THIS AGREEMENT OR HOUSE RULES.



SUSPENSION OF SERVICES

The Host may by notice suspend the provision of services (including access to the Space) for reasons of political unrest, strikes, terrorism, Acts of God or other events beyond the Host's or the Host's landlord's reasonable control. This Agreement shall automatically terminate if the Space is rendered unusable as a result of a fire, other casualty or a condemnation. As between Host

4

License Terms

and Guest, all proceeds of any condemnation award shall belong to Host and all insurance proceeds of Host shall be retained by and belong to Host. The Host may also suspend the provision of services (including access to the Space) in the event the Space or the Building is being renovated or repaired, in which event you will be relocated to another space within the building, or if necessary, to another building, all at the Host's reasonable cost.



SUBLICENSING

You may not sublicense, assign, transfer any interest in this Agreement or allow any third party to use any portion of the Space, the Shared Facilities or the Common Areas without Host's prior consent. Any such sublicense shall be on the same form as this Agreement and shall be consummated through the Marketplace Service.



NO LEASE

YOU ACKNOWLEDGE THAT THIS AGREEMENT IS NOT A LEASE OR ANY OTHER INTEREST IN REAL PROPERTY. IT IS A CONTRACTUAL ARRANGEMENT THAT CREATES A REVOCABLE LICENSE. The parties do not intend to create a lease or any other interest in real property for the benefit of Guest through this Agreement. The Host retains legal possession and control of the Space assigned to Guest. The Host's obligation to provide space and services to Guest is subject, in all respects, to the terms of the Host's lease

with the Host's landlord, if applicable. This Agreement and the License granted hereunder shall terminate simultaneously with the termination of the Host's master lease or the termination of the operation of the Host Area for any reason at no cost or penalty to Host. You do not have any rights under the Host's lease with its landlord, if applicable. When this Agreement expires or is earlier terminated, your License to occupy the Space shall automatically be revoked. You agree to remove your personal property and leave the Space as of the date of such expiration or termination. The Host is not responsible for your personal property left in the Space after expiration or termination. If you fail to remove your personal property, at the Host's option, such personal property shall (A) be deemed conveyed to the Host and shall become the property of the Host, or (B) be removed from the Space by the Host at the Guest's expense.



NO BROKER

Unless documented in the House Rules, you represent that you have dealt with no broker in connection with this Agreement. You agree to indemnify, defend and hold the Host harmless from any claims of any brokers claiming to have represented you in connection with this Agreement.



SUBORDINATION

This Agreement and any applicable House Rules are subordinate to any underlying lease, mortgage, deed of trust, ground lease or other lien now or subsequently

4

License Terms

arising upon the Space or the Building and to renewals, modifications, refinancings and extensions thereof including the Host's lease with the Host's landlord and to any other agreements to which the Host's lease is subordinate.



HOLDING OVER

For each and every month or portion thereof that you continue to use or occupy the Space after the expiration or earlier termination of this Agreement, you shall pay Host an amount equal to the greater of (A) \$2,500 and (B) two times the Monthly Charge. Your payment of such amounts shall not be construed to extend the Term or prevent Host from immediate recovery of possession of the Space by summary proceedings or otherwise. This Section shall survive the expiration or sooner termination of this Agreement. The acceptance of any Fees after the expiration or earlier termination of this Agreement shall not preclude Host from commencing and prosecuting a holdover or summary eviction proceeding. Host and Guest hereby further agree that any statutory right to hold over beyond the expiration date or sooner termination of this Agreement is hereby waived to the fullest extent permitted by law.



MISCELLANEOUS

All demands, approvals, consents and notices shall be sent by certified mail or electronic mail at the address specified for each party under the Section entitled "Definitions". This Agreement shall be interpreted and enforced in accordance with the laws of the state or commonwealth in which the Building is located. If either party institutes a suit against the other for violation of or to enforce this Agreement, the prevailing party shall be entitled to all of its costs and expenses, including, without limitation, reasonable attorneys' fees. Host and Guest hereby waive any right to trial by jury in any proceeding based upon a breach of this Agreement to the fullest extent permitted by applicable law. This Agreement may not be modified, amended or terminated, and Guest's obligations hereunder shall in no way be discharged, except as expressly provided in this Agreement or by written instrument executed by the parties. If any term, covenant or condition of this Agreement or any application thereof shall be invalid or unenforceable, the remainder of this Agreement and any other application of such term, covenant or condition shall not be affected. This Agreement shall be construed without regard to any presumption or other rule requiring construction against the party causing this Agreement to be drafted. Neither Host nor Guest shall have the right to record this License or any memorandum thereof.