

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.

LiquidSpace® is a trademark, registered in numerous countries, and DASH® and DASH License® are trademarks of LiquidSpace, Inc.

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.

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HOUSE RULES

House Rules for Private 1 Person Window Office

EXECUTIVE BASE NETWORK RULES

2020

These are the Operator's House Rules which may change from time to time and which apply between Executive Base Network (defined in the House Rules as "the Operator") and the Client (defined in the House Rules as "the Client").

Accommodation(s)

1. Operator's Property: The Client must take good care of all parts of the Business Center, its equipment, fittings and furnishings they use. The Client must not alter any part of it.
1. Signage: The Client may put up signage on the designated space on the door using the Operator's vendor to ensure it remains in keeping with the Center's design. The Operator reserves the right to charge a fee of \$75 for any signage requested.

Use of Business Center

1. Entrances and Exits: The Client shall not leave open any corridor doors, exit doors or door connecting corridors during or after business hours for security purposes; and if the Client does so, it will be at the Client's own risk. All corridors, halls, elevators, and stairways shall not be obstructed by the Client or used for any purpose other than entering and exiting.
1. Name and Address: At the Client's request and cost, the Operator will include the Client's name in the directory at the Business Center. The Client must not use the name of the Operator in any way in connection with their business. The Client may not use the Business Center as the Client's registered address for service-of-process.
1. Phone Number: The Client agrees the phone number(s) assigned to the Client are for the Client's use during the term of the Client's agreement. The phone number(s) remain the property of the Operator and the Client has no contractual or vested interests in the present

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HOUSE RULES

telephone service or telephone numbers provided by the Operator. If the Client chooses to have the phone number listed in the local 411 or directory assistance, the Client authorizes the Operator to procure and arrange the listing for the Client and the Client agrees to pay any fees for such listing. The Client agrees not to list the phone number in any “white or yellow” pages.

1. Electrical: The electrical current shall be used for ordinary lighting, powering personal computers and small appliances only unless written permission to do otherwise was first obtained from the Operator at an agreed cost to the Client. If the Client requires any special installation or wiring for electrical use, such wiring shall be done at the Client’s expense by the personnel designated by the Operator.
1. Common Areas: The Client may not conduct business in the hallways or reception area without the prior written consent of the Operator.
1. Animals: The Client and guests shall bring no animals into the building other than assistance animals.
1. Manufacturing and storage: The Client shall not use the Business Center for manufacturing or storage of merchandise except as such storage may be incidental to general office purposes. The Client shall not occupy or permit any portion of the Business Center to be occupied or used for the manufacture, sale, gift or use of liquor, narcotics, or tobacco in any form.
1. Locks: No additional locks or bolts of any kind shall be placed upon any of the doors or windows of the Business Center by the Client nor shall any changes be made to existing locks or the mechanisms thereof.
1. Client’s Property: All property belonging to the Client or any of the Client’s employees, agents, or invitees shall be at risk of such person only and the Operator shall not be liable for damages thereto or for theft or misappropriation thereof.
1. Smoking: Smoking of any type i.e. nicotine or electronic or any other form, shall be prohibited in all public areas, including conference and training rooms. No smoking shall be permitted at any time in any area of the Business Center (including open or closed offices).

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HOUSE RULES

1. Harassment: The Client of the Client's officers, directors, employees, shareholders, partners, agents, representatives, contractors, Clients, or invitees shall be prohibited from participating in any type of harassing, discriminatory or abusive behavior to the Operator's team members, other Clients or invitees, verbal or physical in the Business Center for any reason. Any breach of this rule is a material breach of your agreement (not capable of remedy) and your agreement may be terminated immediately and services will be suspended without further notice.
1. Health and Safety: In order to ensure all Center users have a safe and secure working environment, the Client, their employees and visitors must comply with all health and safety requirements set out by the Operator, by law and as are otherwise applicable to the Center.
1. Office Services: The Operator is happy to discuss special arrangements for the use of the facilities outside the Business Center standard business opening hours. There may be an additional charge for such special arrangements. This can be discussed at the time of arrangement.
1. Pay-As-You-Use Services: All the pay-as-you-use services are subject to the availability of the Business Center staff at the time of any service request. The Operator will deal with a service request at the earliest opportunity and provide the additional service the Client requires, but the Operator will not be held responsible for any delay.
1. Meeting Rooms: Client use of the meeting rooms are subject to availability. You can reserve a meeting room online or email a staff member. There is a 24-hour cancellation policy, if you do not cancel within 24 hours you will be charged for the time reserved. The meeting rooms must be returned to the state in which it was originally found following the meeting or you will be charged a service fee.

The Operator's Services Agreement

1. The Operator's Services Agreement: The Client is taking a serviced office agreement and not a lease and the Operator retains overall control of the Business Center, the Client has no real-property or commercial property interest of any kind in the building where the Business Center is located. Where the Client is a company and it merges with another or the Client needs to allow an affiliate to use the services provided under the Services Agreement, the Client will explain the need for any change to the Operator and the Operator will give careful consideration in each case. The Client needs to make sure the Operator knows and is satisfied with the identity of each occupant of the Business Center.

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HOUSE RULES

1. **Company Name Change:** If there is a need to change the name of your company, requests must be made in writing and addressed to the Center Manager.
1. **Termination:** The Operator has the right to terminate the Agreement immediately if the Client is or becomes (i) identified on the Specially Designated Nationals and Blocked Persons List maintained by the U.S. Department of the Treasury Office of Foreign Assets Control (“OFAC”) or on any similar list (collectively, the “List”) or (ii) a person, entity, or government with whom a citizen of the United States is prohibited from engaging in transactions by any trade embargo, economic sanction or other prohibition of United States law, regulation, or Executive Order of the President of the United States. The Operator reserves the right to immediately suspend services and/or terminate the agreement if the Operator determines the Operator’s facility or address is being used in connection with possible fraudulent activity or activity potentially in violation of laws or governmental regulations. The Operator reserves the right to immediately suspend services and/or terminate the agreement if the Operator determines the Operator’s facility or address is being used in connection with possible fraudulent activity or activity potentially in violation of laws or governmental regulations.

Fees

1. **Standard Services:** The standard fee and any fixed, recurring services requested by the Client are billed in advance and payable upon receipt of the invoice. Where a daily rate applies, the charge for any such month will be 30 times the standard fee. For a period of less than a month the standard fee will be applied on a daily basis. All services will renew automatically at the prevailing market rate. If a recurring service needs to be cancelled, the Client simply needs to request this to the center team. However, please note any service already invoiced will remain payable (no credit will be raised).
1. **Pay-as-you-use (one-off) Services:** Fees for pay-as-you-use services, plus applicable taxes, in accordance with our published rates which may change from time to time, are billed in arrears and payable upon receipt of the invoice. For the Client’s convenience, the Service Price Guide, which may change from time to time, lists many commonly requested services and their costs. If you require a service not shown in the Service Price Guide, such as postage, shipping labels, courier or overnight delivery services, please ask a center team member for the cost as it may include a convenience and administrative fee. Additional services are subject to the availability of the Operator’s center staff to accommodate such requests at the time each such request is made.

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HOUSE RULES

Liability

1. Mail: The Client releases the Operator from any liability arising out of or incurred in connection with any mail or packages received on the Client's behalf.
1. Services: The Client is liable for all fees and any other amounts for which services are requested or rendered regardless of whether a payment made by any particular medium is declined or rejected in whole or in part. If requested by the Operator, the Client will immediately pay by an alternate form of payment accepted by the Operator.

Force Majeure

1. Force Majeure: The Operator shall have no liability to the Client under this agreement if it is prevented from, or delayed in, performing its obligations under this agreement or from carrying on its business by acts, events, omissions or accidents beyond its reasonable control, including (without limitation) strikes, failure of a utility service or transport network, act of God, war, riot, civil commotion, malicious damage, disease, or quarantine restrictions compliance with any law or governmental order, rule, regulation or direction, accident, fire, flood, storm or default of suppliers or subcontractors. The Operator's obligation to perform its obligations shall be suspended during the period required to remove such force majeure event. The Operator shall notify the Client as soon as reasonably possible of the force majeure event and purpose a suitable alternative accommodation (if any) in the same Business Center or in another available business centers.

IT and Technology Policy

1. Introduction: This Policy forms part of the Operator's Internet Connectivity Order and applies where the Client wishes to use the Operator's Telecommunication and Internet Connectivity services and equipment.

The Operator is considered a Downstream Service Operator (DSP), which means the Operator provides a personalized connection to the Internet which is managed and protected via a firewall.

- a. The Operator's Internet service provides the Client with an Internet connection supporting

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HOUSE RULES

regular business activity such as web browsing, the ability to send and receive electronic communications, access to business applications and the like.

- a. The Operator's Internet service is based on symmetrical leased line connection or similar technology shared with other individual Operator's Clients within the same Operator's office building.

1. The Operator's Internet and Telecommunications Policy

- a. Content: The Client acknowledges the Operator does not monitor the content of information transmitted through the Operator's telecommunication lines or equipment, which includes, but is not limited to, Internet access, telephone, fax lines and data lines ("Telecommunication Lines"). The Client further acknowledges the Operator is merely providing a conduit for the Client's Internet transmissions, similar to a telephone company, and the Operator accepts no liability for the content of transmissions by the Client.
- a. Restrictions: The Operator Internet service may be used only for lawful purposes and shall not be used in connection with any criminal or civil violations of state, federal, or international laws, regulations, or other government requirements. Such violations include without limitation theft or infringement of copyrights, trademarks, trade secrets, or other types of intellectual property; fraud; forgery; theft or misappropriation of funds, credit cards, or personal information; violation of export control laws or regulations; libel or defamation; threats of physical harm or harassment; or any conduct constituting criminal offense or gives rise to civil liability. The Client is responsible for maintaining the basic security and virus protection of the Client's systems to prevent their use by others in a manner which violates the Service Agreement. The Client is responsible for taking corrective actions on vulnerable or exploited systems to prevent continued abuse.
- a. Client Internet Access – Client shall not overutilize the data circuit. If a client is found to be overutilizing the circuit then the client will be limited to a certain amount of bandwidth not to exceed.
- a. Unauthorized Access: In no event may the Client increase its authorized access points to the Telecommunications/Data lines by means of wire splitting or any other method including wireless devices. In the event of the Client breaching paragraph 27.c the Operator Internet Access – Per Use Basis, above, or this paragraph, the Operator may disconnect all of the Client's access to the Telecommunication/Data lines upon three (3) business days prior written notice to the Client. The Client shall pay all the Operator fees for any unauthorized

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HOUSE RULES

Telecommunication/Data lines use upon invoice from the Operator. The Operator shall have no obligation to reconnect the Client to the Telecommunication/Data lines until such fees have been paid in full and the Client has ceased to make unauthorized access.

- a. Client Installed Telecommunication Lines: It is part of the Operator's business model to provide Telecommunication Lines to its Clients. The Client may not bypass the use of the Operator's Telecommunications Lines by installed its own direct Telecommunications Lines. On a case by case basis, the Operator may grant the Client authorization to install direct Telecommunications Lines upon written request by the Client.

- a. Security Violations: The Client is prohibited from engaging in any violations of system or network security. The Operator Internet service may not be used in connection with attempts – whether or not successful – to violate the security of a network, service, or other system. Examples of prohibited activities include, without limitation, hacking, cracking into, monitoring, or using systems without authorization; scanning ports; conducting denial of service attacks; and distributing viruses or other harmful software. The Operator reserves the right to suspend the Internet access upon notification from a recognized Internet authority or ISP regarding such abuse. The Operator may disconnect the Client's equipment and withhold services if the Operator considers the Client's hardware or software is, or has become, inappropriate for connection to the Operator's network. The Client is responsible for the Client's own virus protection on the Client's systems and hardware.

- a. The Operator's Internet: Services are only available at the Operator's location and connection to the Operator's network is only permitted at this location or via the Operator's provided services. The Client must not create any links between the Operator's network and any other network or any telecommunications service.

Revisions to this Policy: The Operator may modify this Policy at any time, with or without notice.

DISCLAIMER OF LIABILITY FOR THIRD PARTY PRODUCTS: As part of its services to the Client, the Operator may provide third party Internet access and computer hardware and software ("Third Party Services"). THE OPERATOR DISCLAIMS ANY AND ALL LIABILITY, INCLUDING ANY EXPRESS OR IMPLIED WARRANTIES, WHETHER ORAL OR WRITTEN, FOR SUCH THIRD PARTY SERVICES, THE CLIENT ACKNOWLEDGES THAT NO REPRESENTATION HAS BEEN MADE BY THE OPERATOR AS TO THE FITNESS OF THE THIRD PARTY SERVICES FOR THE CLIENT'S INTENDED PURPOSE.

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HOUSE RULES

DISCLAIMER OF INDIRECT DAMAGES FROM LOSS OF SERVICE: The Operator does not provide any service level agreement to the Client in regard to provision or loss of service for its Internet services. The Operator shall not be liable for any indirect damages, including lost profits, arising out or resulting from any loss of service or degradation of connectivity/access to the Internet with the Service Agreement, even if the other party has been advised of the possibility of such damages. The foregoing shall apply, to the fullest extent permitted by law, regardless of the negligence or other fault of either party.

DISCLAIMER OF INDIRECT DAMAGES: The Operator shall not be liable for any indirect damages, including lost profits, arising out, or resulting from the Service Agreement even if the other party has been advised of the possibility of such damages. The foregoing shall apply, to the fullest extent permitted by law, regardless of the negligence or other fault of either party.

House Rules for Executive Base Network

EXECUTIVE BASE NETWORK RULES

2024

These are the Operator's House Rules which may change from time to time and which apply between Executive Base Network (defined in the House Rules as "the Operator") and the Client (defined in the House Rules as "the Client").

Accommodation(s)

1. **Operator's Property:** The Client must take good care of all parts of the Business Center, its equipment, fittings and furnishings they use. The Client must not alter any part of it.
1. **Signage:** The Client may put up signage on the designated space on the door using the Operator's vendor to ensure it remains in keeping with the Center's design. The Operator reserves the right to charge a fee of \$75 for any signage requested.

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HOUSE RULES

Use of Business Center

1. Entrances and Exits: The Client shall not leave open any corridor doors, exit doors or door connecting corridors during or after business hours for security purposes; and if the Client does so, it will be at the Client's own risk. All corridors, halls, elevators, and stairways shall not be obstructed by the Client or used for any purpose other than entering and exiting.
1. Name and Address: At the Client's request and cost, the Operator will include the Client's name in the directory at the Business Center. The Client must not use the name of the Operator in any way in connection with their business. The Client may not use the Business Center as the Client's registered address for service-of-process.
1. Phone Number: The Client agrees the phone number(s) assigned to the Client are for the Client's use during the term of the Client's agreement. The phone number(s) remain the property of the Operator and the Client has no contractual or vested interests in the present telephone service or telephone numbers provided by the Operator. If the Client chooses to have the phone number listed in the local 411 or directory assistance, the Client authorizes the Operator to procure and arrange the listing for the Client and the Client agrees to pay any fees for such listing. The Client agrees not to list the phone number in any "white or yellow" pages.
1. Electrical: The electrical current shall be used for ordinary lighting, powering personal computers and small appliances only unless written permission to do otherwise was first obtained from the Operator at an agreed cost to the Client. If the Client requires any special installation or wiring for electrical use, such wiring shall be done at the Client's expense by the personnel designated by the Operator.
1. Common Areas: The Client may not conduct business in the hallways or reception area without the prior written consent of the Operator.
1. Animals: The Client and guests shall bring no animals into the building other than assistance animals.
1. Manufacturing and storage: The Client shall not use the Business Center for manufacturing or storage of merchandise except as such storage may be incidental to general office purposes. The Client shall not occupy or permit any portion of the Business Center to be occupied or

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HOUSE RULES

used for the manufacture, sale, gift or use of liquor, narcotics, or tobacco in any form.

1. Locks: No additional locks or bolts of any kind shall be placed upon any of the doors or windows of the Business Center by the Client nor shall any changes be made to existing locks or the mechanisms thereof.
1. Client's Property: All property belonging to the Client or any of the Client's employees, agents, or invitees shall be at risk of such person only and the Operator shall not be liable for damages thereto or for theft or misappropriation thereof.
1. Smoking: Smoking of any type i.e. nicotine or electronic or any other form, shall be prohibited in all public areas, including conference and training rooms. No smoking shall be permitted at any time in any area of the Business Center (including open or closed offices).
1. Harassment: The Client of the Client's officers, directors, employees, shareholders, partners, agents, representatives, contractors, Clients, or invitees shall be prohibited from participating in any type of harassing, discriminatory or abusive behavior to the Operator's team members, other Clients or invitees, verbal or physical in the Business Center for any reason. Any breach of this rule is a material breach of your agreement (not capable of remedy) and your agreement may be terminated immediately and services will be suspended without further notice.
1. Health and Safety: In order to ensure all Center users have a safe and secure working environment, the Client, their employees and visitors must comply with all health and safety requirements set out by the Operator, by law and as are otherwise applicable to the Center.
1. Office Services: The Operator is happy to discuss special arrangements for the use of the facilities outside the Business Center standard business opening hours. There may be an additional charge for such special arrangements. This can be discussed at the time of arrangement.
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HOUSE RULES

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1. Company Name Change: If there is a need to change the name of your company, requests must be made in writing and addressed to the Center Manager.
1. Termination: The Operator has the right to terminate the Agreement immediately if the Client is or becomes (i) identified on the Specially Designated Nationals and Blocked Persons List maintained by the U.S. Department of the Treasury Office of Foreign Assets Control ("OFAC") or on any similar list (collectively, the "List") or (ii) a person, entity, or government with whom a citizen of the United States is prohibited from engaging in transactions by any trade embargo, economic sanction or other prohibition of United States law, regulation, or Executive Order of the President of the United States. The Operator reserves the right to immediately suspend services and/or terminate the agreement if the Operator determines the Operator's facility or address is being used in connection with possible fraudulent activity or activity potentially in violation of laws or governmental regulations. The Operator reserves the right to immediately suspend services and/or terminate the agreement if the Operator determines the Operator's facility or address is being used in connection with possible fraudulent activity or activity potentially in violation of laws or governmental regulations.

Fees

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HOUSE RULES

1. Standard Services: The standard fee and any fixed, recurring services requested by the Client are billed in advance and payable upon receipt of the invoice. Where a daily rate applies, the charge for any such month will be 30 times the standard fee. For a period of less than a month the standard fee will be applied on a daily basis. All services will renew automatically at the prevailing market rate. If a recurring service needs to be cancelled, the Client simply needs to request this to the center team. However, please note any service already invoiced will remain payable (no credit will be raised).
1. Pay-as-you-use (one-off) Services: Fees for pay-as-you-use services, plus applicable taxes, in accordance with our published rates which may change from time to time, are billed in arrears and payable upon receipt of the invoice. For the Client's convenience, the Service Price Guide, which may change from time to time, lists many commonly requested services and their costs. If you require a service not shown in the Service Price Guide, such as postage, shipping labels, courier or overnight delivery services, please ask a center team member for the cost as it may include a convenience and administrative fee. Additional services are subject to the availability of the Operator's center staff to accommodate such requests at the time each such request is made.

Liability

1. Mail: The Client releases the Operator from any liability arising out of or incurred in connection with any mail or packages received on the Client's behalf.
1. Services: The Client is liable for all fees and any other amounts for which services are requested or rendered regardless of whether a payment made by any particular medium is declined or rejected in whole or in part. If requested by the Operator, the Client will immediately pay by an alternate form of payment accepted by the Operator.

Force Majeure

1. Force Majeure: The Operator shall have no liability to the Client under this agreement if it is prevented from, or delayed in, performing its obligations under this agreement or from carrying on its business by acts, events, omissions or accidents beyond its reasonable control, including (without limitation) strikes, failure of a utility service or transport network, act of God, war, riot, civil commotion, malicious damage, disease, or quarantine restrictions compliance with any law or governmental order, rule, regulation or direction, accident, fire, flood, storm or default of suppliers or subcontractors. The Operator's obligation to perform its obligations shall be suspended during the period required to remove such force majeure

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HOUSE RULES

event. The Operator shall notify the Client as soon as reasonably possible of the force majeure event and propose a suitable alternative accommodation (if any) in the same Business Center or in another available business centers.

IT and Technology Policy

1. Introduction: This Policy forms part of the Operator's Internet Connectivity Order and applies where the Client wishes to use the Operator's Telecommunication and Internet Connectivity services and equipment.

The Operator is considered a Downstream Service Operator (DSP), which means the Operator provides a personalized connection to the Internet which is managed and protected via a firewall.

1. The Operator's Internet service provides the Client with an Internet connection supporting regular business activity such as web browsing, the ability to send and receive electronic communications, access to business applications and the like.
1. The Operator's Internet service is based on symmetrical leased line connection or similar technology shared with other individual Operator's Clients within the same Operator's office building.
1. The Operator's Internet and Telecommunications Policy
 1. Content: The Client acknowledges the Operator does not monitor the content of information transmitted through the Operator's telecommunication lines or equipment, which includes, but is not limited to, Internet access, telephone, fax lines and data lines ("Telecommunication Lines"). The Client further acknowledges the Operator is merely providing a conduit for the Client's Internet transmissions, similar to a telephone company, and the Operator accepts no liability for the content of transmissions by the Client.
 1. Restrictions: The Operator Internet service may be used only for lawful purposes and shall not be used in connection with any criminal or civil violations of state, federal, or international laws, regulations, or other government requirements. Such violations include without limitation theft or infringement of copyrights, trademarks, trade secrets, or other types of intellectual property, fraud; forgery, theft or misappropriation of funds, credit cards, or

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HOUSE RULES

personal information; violation of export control laws or regulations; libel or defamation; threats of physical harm or harassment; or any conduct constituting criminal offense or gives rise to civil liability. The Client is responsible for maintaining the basic security and virus protection of the Client's systems to prevent their use by others in a manner which violates the Service Agreement. The Client is responsible for taking corrective actions on vulnerable or exploited systems to prevent continued abuse.

1. Client Internet Access – Client shall not overutilize the data circuit. If a client is found to be overutilizing the circuit then the client will be limited to a certain amount of bandwidth not to exceed.
1. Unauthorized Access: In no event may the Client increase its authorized access points to the Telecommunications/Data lines by means of wire splitting or any other method including wireless devices. In the event of the Client breaching paragraph 27.c the Operator Internet Access – Per Use Basis, above, or this paragraph, the Operator may disconnect all of the Client's access to the Telecommunication/Data lines upon three (3) business days prior written notice to the Client. The Client shall pay all the Operator fees for any unauthorized Telecommunication/Data lines use upon invoice from the Operator. The Operator shall have no obligation to reconnect the Client to the Telecommunication/Data lines until such fees have been paid in full and the Client has ceased to make unauthorized access.
1. Client Installed Telecommunication Lines: It is part of the Operator's business model to provide Telecommunication Lines to its Clients. The Client may not bypass the use of the Operator's Telecommunications Lines by installed its own direct Telecommunications Lines. On a case by case basis, the Operator may grant the Client authorization to install direct Telecommunications Lines upon written request by the Client.
1. Security Violations: The Client is prohibited from engaging in any violations of system or network security. The Operator Internet service may not be used in connection with attempts – whether or not successful – to violate the security of a network, service, or other system. Examples of prohibited activities include, without limitation, hacking, cracking into, monitoring, or using systems without authorization; scanning ports; conducting denial of service attacks; and distributing viruses or other harmful software. The Operator reserves the right to suspend the Internet access upon notification from a recognized Internet authority or ISP regarding such abuse. The Operator may disconnect the Client's equipment and withhold services if the Operator considers the Client's hardware or software is, or has become, inappropriate for connection to the Operator's network. The Client is responsible for the Client's own virus protection on the Client's systems and hardware.

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HOUSE RULES

1. The Operator's Internet: Services are only available at the Operator's location and connection to the Operator's network is only permitted at this location or via the Operator's provided services. The Client must not create any links between the Operator's network and any other network or any telecommunications service.

Revisions to this Policy: The Operator may modify this Policy at any time, with or without notice.

DISCLAIMER OF LIABILITY FOR THIRD PARTY PRODUCTS: As part of its services to the Client, the Operator may provide third party Internet access and computer hardware and software ("Third Party Services"). THE OPERATOR DISCLAIMS ANY AND ALL LIABILITY, INCLUDING ANY EXPRESS OR IMPLIED WARRANTIES, WHETHER ORAL OR WRITTEN, FOR SUCH THIRD PARTY SERVICES, THE CLIENT ACKNOWLEDGES THAT NO REPRESENTATION HAS BEEN MADE BY THE OPERATOR AS TO THE FITNESS OF THE THIRD PARTY SERVICES FOR THE CLIENT'S INTENDED PURPOSE.

DISCLAIMER OF INDIRECT DAMAGES FROM LOSS OF SERVICE: The Operator does not provide any service level agreement to the Client in regard to provision or loss of service for its Internet services. The Operator shall not be liable for any indirect damages, including lost profits, arising out or resulting from any loss of service or degradation of connectivity/access to the Internet with the Service Agreement, even if the other party has been advised of the possibility of such damages. The foregoing shall apply, to the fullest extent permitted by law, regardless of the negligence or other fault of either party.

DISCLAIMER OF INDIRECT DAMAGES: The Operator shall not be liable for any indirect damages, including lost profits, arising out, or resulting from the Service Agreement even if the other party has been advised of the possibility of such damages. The foregoing shall apply, to the fullest extent permitted by law, regardless of the negligence or other fault of either party.

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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.

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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

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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

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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.

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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

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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.

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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

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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

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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.