

Essential terms of the Lease

Tenant or lessee	TIER I Operator
Signing of the contract	March 2026
Duration	25 years
Obligatory for the Lessee	15 years
Extensions	2 extensions of 5 years each
Annual Rent	640,000.00 €
Rent Review	Annual CPI
Deposit	2 months – 106,666.67 €
Additional guarantees	<ol style="list-style-type: none">1. Bank guarantee on first demand equivalent to one year's rent (€640,000)2. Irrevocable power of attorney and transfer of licences and business/activity
CAPEX	All CapEx to be borne by the lessee
Expenses (IBI, and ordinary and extraordinary expenses of the Premises)	At the lessee's expense
Other expenses (incl. activity fees, utilities and consumption)	At the lessee's expense
Right of first refusal	No