

Key terms of the Management Agreement

Tenant or leasee	Sharing Co
Date of signing	May 2026
Duration	10 years
Mandatory compliance	5 years
Administration Fees	Operator receives 14% of total gross revenues (+ VAT), payable monthly.
Pre-Opening Fee & Technical Services Fee	<ul style="list-style-type: none">• Pre-Opening Fee: 5.550€/month during pre-opening• Technical Services Fee: 4.500€/month during technical services
Penalty for early rescission	<ul style="list-style-type: none">• 50k€/year until mandatory period expires
Performance Standards	<ul style="list-style-type: none">• One year: 75% over EBITDA• Two consecutive years: 85% over EBITDA