

LEASE AGREEMENT

PARTIES TO THE AGREEMENT

This Commercial Lease Agreement is made and entered into on December 1, 2023, by and between:

LANDLORD: Inmobiliaria Santiago Centro SpA, RUT 77.888.999-0, represented by Roberto Fernández, located at Teatinos 240, Santiago, Chile

TENANT: StartUp Innovación Ltda., RUT 76.111.222-3, represented by Paula Martínez, located at Av. Italia 850, Providencia, Santiago, Chile

EFFECTIVE DATE

This lease shall commence on January 1, 2024.

TERM OF LEASE

The term of this lease shall be for a period of two years and one day from the commencement date. The parties acknowledge that this specific duration has been negotiated to comply with certain tax regulations.

GOVERNING LAW

This Agreement shall be governed by and interpreted in accordance with the laws of Chile. The courts of Santiago shall have exclusive jurisdiction over any disputes.

PREMISES

The Landlord hereby leases to the Tenant the commercial premises located at Av. Providencia 2150, Office 501, Providencia, Santiago, consisting of approximately 150 square meters of office space.

RENT

The monthly rent shall be 120 UF (Unidades de Fomento), payable in advance on the first business day of each month.

SECURITY DEPOSIT

Upon execution of this Agreement, Tenant shall deposit with Landlord the sum equivalent to two

months' rent as security deposit.

USE OF PREMISES

The premises shall be used exclusively for general office purposes related to technology and software development.

MAINTENANCE

Tenant shall maintain the premises in good condition. Landlord shall be responsible for structural repairs and maintenance of common areas.

SIGNATURES

The parties have executed this Agreement as of the date first above written.

Inmobiliaria Santiago Centro SpA

Signature: _____

Name: Roberto Fernández

Position: Managing Director

StartUp Innovación Ltda.

Signature: _____

Name: Paula Martínez

Position: CEO