LEASE AGREEMENT

This Lease Agreement is made on August 03, 2025 by and between:

LESSOR: MEPC MILTON PARK NO. 1 LIMITED

LESSEE: ADAPTIMMUNE LIMITED

PROPERTY: Park Drive Central, Milton Park

1. TERM OF LEASE

The term of this lease shall commence on September 16, 2015 and terminate on September 16, 2026.

2. RENT

The Tenant agrees to pay the Landlord a rent of £1,100,000/year.