LEASE AGREEMENT

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

LESSOR: MEPC MILTON PARK NO. 2 LIMITED

LESSEE: ADAPTIMMUNE THERAPEUTICS PLC

PROPERTY: Oxford, UK

1. TERM OF LEASE

The term of this lease shall commence on March 1, 2017 and terminate on February 28, 2022.

2. RENT

The Tenant agrees to pay the Landlord a rent of £950,000/year.