



DIGITAL REALTY

GLOBAL TERMS AND CONDITIONS

1. **Structure.** These Global Terms and Conditions ("Global Terms and Conditions") are incorporated by reference into each country-specific Master Services Agreement entered into by Customer and the applicable Digital Realty entity (each, a "Country MSA"). The terms "Customer" and "Digital Realty" are defined in the applicable Country MSA. Services may be performed by Digital Realty, an affiliate of Digital Realty, or any independent contractor(s) on behalf of Digital Realty. Digital Realty may also be referred to as "Licensor" and Customer may also be referred to as "Licensee" in Orders. Customer and Digital Realty may enter into orders (whether executed by a manual or electronic signature or via Digital Realty's online ordering platform, each an "Order"), each of which incorporates the terms of the applicable Country MSA and constitutes a separate and distinct contract for data center-related services and/or products to be provided by Digital Realty to Customer ("Services"), as more particularly set forth on each Order. An Order, together with its applicable Country MSA and these Global Terms and Conditions incorporated therein, is referred to as the "Agreement." **Services may not be ordered, activated, or used by Customer, unless and until an applicable Country MSA and these Global Terms and Conditions are executed.**

2. Term.

(a) **Agreement Term.** The initial term of each Agreement (i.e., the period prior to any Extension Term as defined below) is defined in the Country MSA. These Global Terms and Conditions will continue to be effective so long as at least one Order and applicable Country MSA are in effect.

(b) **Commencement Date.** The "Commencement Date" is the date designated in an Order as the commencement date; provided that if installations are required to be performed by Digital Realty, the Commencement Date will be the earlier of (i) the date Digital Realty completes the applicable pre-Commencement Date installations and delivers notice of completion to the Customer, or (ii) the date Customer occupies the Customer Area or begins using a Service. In either case, Digital Realty will inform Customer of the actual Commencement Date (which notice may be via e-mail). Services may have different Commencement Dates under the same Order, in which case billing will commence for each Service upon the date that such individual Service has commenced.

(c) **Extensions.** Except as otherwise set forth in an Agreement, the Term (as defined below) will automatically extend for subsequent 1-year period(s) (each, an "Extension Term") on the same terms unless Digital Realty or Customer provides written notice to the other party of its decision not to extend at least 90 calendar days prior to the expiration of the then current Term. The initial term and any Extension Term(s), as applicable, shall collectively be referred to as the "Term".

3. Right to Use Customer Area and Services.

(a) **Right to Use.** During the applicable Term, Digital Realty (i) grants to Customer a non-transferable (except as otherwise provided in Section 14(c)), non-sub licensable, limited right to deploy computer, networking, communication, security and other systems, and associated racks, wiring, cabling and materials (collectively, "Equipment") in the space described in the Order ("Customer Area" or the "Premises") at the building identified in an Order ("Building"); and (ii) will provide or cause to be provided to Customer the Service(s) set forth in the Order, subject to the provisions of the Agreement. The portion of the Building used to furnish data center Services within which the applicable Customer Area is located is known as a "Data Center" or "Suite". The owner, landlord or ground lessee of a Building is known as "Owner". This Agreement does not constitute a lease

or conveyance of any interest in real property to Customer, and Customer shall have no interest in the Customer Area, Data Center, Building or the land on which the Building is located, including Digital Realty's associated Equipment and personal property (the "Property"), other than the right to access and use the Customer Area as set forth in this Agreement.

(b) **Interconnections.** All interconnections between Customer Equipment and the equipment of anyone else, including the equipment of any telecommunication carrier or telecommunications service providers, shall be contracted through and installed by Digital Realty and performed in the Building point of presence or meet-me-room area(s) ("Connectivity Area" or "MMR") designated by Digital Realty. Customer may not (i) operate its own Connectivity Area in the Customer Area or any other portion of a Building or refer to the Customer Area as a "meet-me-room"; or (ii) provide carrier-neutral interconnection services in the Customer Area or any other portion of the Building.

(c) **Policies and Procedures.** Customer will (i) have non-exclusive access to the relevant portions of the Building to install Customer Equipment in the Customer Area; (ii) use the Customer Area and Services in compliance with this Agreement and Digital Realty's then-current policies and procedures described at <http://www.digitalrealty.com/leasing>; and (iii) ensure that its designated users, visitors, contractors and others accessing or using the Building or Services in connection with, as authorized by, or on behalf of, Customer (collectively "Customer Authorized Persons") also comply with this Agreement and Digital Realty's Building policies and procedures. As between the parties, Customer is responsible for Customer Authorized Persons in connection with the Agreement, Building or Services. Digital Realty may refuse access to the Building (including the Customer Area) to anyone, including Customer Authorized Persons, if Digital Realty in its reasonable sole discretion determines that person presents a hazard or security threat to Digital Realty or other occupants of the Building or if the Customer's rights under Section 3(a) have been suspended or terminated.

(d) **Customer Data.** Notwithstanding any provision in the Agreement to the contrary, Customer shall have sole control over and responsibility for, and Digital Realty shall have no liability in connection with, the safety, security and integrity of any data or information stored or processed on Customer Equipment or transmitted to or from Customer. Customer Equipment, Customer's storage, processing, and transmission of data and information, including via third party services, and associated Customer information security and privacy practices, shall comply with applicable laws, and industry standard information security practices, including those relating to the access, backup and encryption of data. Customer will not give Digital Realty (or anyone acting on or behalf of Digital Realty) access to data or information stored on, processed by, or transmitted to or from Customer Equipment.

(e) Customer's Power Usage.

(i) Customer shall (A) not exceed the basic power capacity described in an Order ("Basic Capacity"), or exceed the maximum cabinet or rack power density for, or draw more than, eighty percent (80%) of each electrical power circuit's rated capacity at any time; (B) ensure that that total power draw of any power circuit (A-side, B-side or A-side and B-side combined) does not exceed 80% of the Primary (A-side) capacity; (C) properly use the "A+B" or dual corded power circuit delivery so that Customer's Equipment can continue to operate during an interruption of one of the dual power circuits; (D) balance the

loading of any redundant circuit pair evenly (50% of the load on the primary, and 50% of the load on the secondary), as applicable; and (E) balance its loading across phases of any three-phase circuits provisioned to Customer's cabinet(s) or rack(s). If Digital Realty notifies Customer that Customer has violated any of the requirements of this Section (3)(g)(i), Customer must take immediate action to remedy such noncompliance.

(ii) Digital Realty may measure Customer's actual electrical usage using methods and systems, including sub-meters, pulse meters, electrical surveys, engineer's estimates, or branch circuit monitoring. If Digital Realty notifies Customer that Customer has exceeded the applicable Basic Capacity, Customer will take immediate action to reduce its power consumption to be at or below the applicable Basic Capacity. In addition to any other remedies Digital Realty may have under the Agreement, if Customer exceeds the Basic Capacity during any month, then Digital Realty may charge Customer a fee equal to 150% of the product of (A) the MRCs (defined below) on a per kW basis and (B) the kW/hour/month in excess of the Basic Capacity in such month.

4. Delivery of Services.

(a) **Digital Realty's Maintenance.** Digital Realty will maintain or cause to be maintained the (i) common areas of the Building serving the Customer Area, (ii) power distribution units and the uninterruptible power supply plant serving the Customer Area, (iii) fire suppression system serving the Customer Area, (iv) floors, foundation, exterior walls, windows and roof of the Building, (v) an electronic key card, access code and/or biometric system to control access to the Data Center, and (vi) a video surveillance system in the Data Center.

(b) **Condition of Customer Area.** Except as expressly provided otherwise in the applicable Order for specific work or installations to be provided by Digital Realty, the applicable Customer Area, Building, Property, Data Center, and Services are provided or made available, as applicable, on an "AS-IS" basis. Customer acknowledges that neither Digital Realty nor anyone acting on Digital Realty's behalf has made any representations or warranties, and Digital Realty disclaims all implied or other representations and warranties not expressly provided in this Agreement to the extent permitted by applicable law, including those pertaining to merchantability, fitness for a particular purpose or fitness for Customer's purposes.

(c) **Access and Inspection.** Digital Realty and its representatives may enter the Customer Area to perform Services, inspect the Customer Area or make alterations, repairs, improvements or additions to the Customer Area, the Building or the Property (i) at Customer's request, (ii) any time in case of an emergency, (iii) daily for routine inspections by operations personnel, or (iv) otherwise at reasonable times upon at least 24 hours' prior notice to Customer.

(d) **SLA.** Digital Realty will (i) provide electrical power to the Customer Area sufficient to meet the Basic Capacity described in the Order, (ii) furnish ventilation and air conditioning to the Customer Area, and (iii) provide other products and services, all at a level sufficient to meet the service level agreement found at <https://marketplaceportal.com/library> ("SLA"), subject to the other provisions of this Agreement and Customer's compliance with its obligations. Notwithstanding anything to the contrary, the credits and express rights and remedies contained in the SLA shall be Customer's sole and exclusive rights and remedy for Digital Realty's failure to meet the SLA.

5. Fees; Taxes and Other Charges; Security Deposit.

(a) **Recurring Fees.** Starting on the applicable Commencement Date, Customer shall pay in advance on the first day of each calendar month during the applicable Term, the monthly recurring charges or fees ("MRCs" or "Base License Fees") per the applicable Order. If the Commencement Date is not on the first day of a calendar month, the payment of the applicable MRCs for that month will be pro-rated based on a daily

rate calculated by dividing the MRCs by the total number of calendar days in that month. Unless otherwise expressed in an Order, during the Term, including any Extension Term, the MRCs shall increase annually from the prior year's MRCs on or after each anniversary of the Commencement Date (the "**Escalation Date**") by the greater of either (i) three percent (3%) of the MRCs payable during the last full month prior to the Escalation Date, or (ii) the CPI Increase. "**CPI Increase**" shall mean the percentage increase over a 12-month period (if any) calculated by comparing the CPI published three (3) months prior to the then-current Escalation Date and the CPI published 12 months prior to that date. Under no circumstances shall the increase exceed 5% annually. "CPI" shall mean the All Items portion of the Consumer Price Index for All Urban Consumers (CPI-U) published by the Bureau of Labor Statistics of the United States Department of Labor (as published on the website www.bls.gov/cpi). For example: if Customer's Escalation Date is May 1, 2023, and the CPI posted in February 2023 is 212 and the CPI posted in February 2022 is 200, the CPI Increase would be 6% and the MRCs will, accordingly, be increased by 6% on the Escalation Date; if, however, Customer's Escalation Date is May 1, 2023 and the CPI on February 2023 is 205 and the CPI on February 2022 is 200, the CPI Increase would be 2.5% and the MRCs will, accordingly, be increased by 3% on the Escalation Date. In the event such CPI is discontinued, Digital Realty shall reasonably select another index to be substituted for such discontinued index.

(b) **Other Fees.** Customer shall pay in accordance with the applicable Order or invoice any non-recurring charges ("NRCs"), installation/de-installation fees, and technical support fees. Unless otherwise stated in the applicable Order or invoice, Customer must pay fees other than MRCs (for example, charges for electricity usage if specified in the applicable Order) within 30 calendar days of the date of the invoice or Digital Realty's request for payment.

(c) **Taxes.** Customer shall pay or reimburse to Digital Realty any applicable taxes and charges levied by any government authority on the Services received by Customer, including excise, sales, use, privilege, value added tax, gross receipts or margin tax, goods/services tax, or possessory interest tax. Customer must also promptly pay all taxes and charges relating to Customer Equipment located in or used in connection with the Customer Area or Services.

(d) **Payments Generally.** All fees and payments to Digital Realty are due and payable (i) unless otherwise agreed, in the local currency of the place where the Building is located; (ii) at the address specified by Digital Realty for payment; (iii) following receipt of an invoice from Digital Realty, whenever sent and in whatever manner sent, including via electronic delivery; and (iv) without withholding, deduction or setoff of any kind. Except as otherwise provided in the Agreement, all Orders for space, power, cross-connect installation/de-installation, technical support, remote hands/smart hands ("**Remote Hands**") or any other Services shall be at such rates as are in effect at the time of the provision of such Services. Any and all fees or costs associated with the transfer or collection of funds (including any and all fees paid by Digital Realty to submit invoices or other materials through any invoicing or payment system designated by Customer and agreed upon by Digital Realty) shall be the responsibility of Customer. If, following the execution date of an Order, Digital Realty's costs increase by more than 5% due to changes in electricity or other utility prices or changes in law, then Digital Realty may proportionately increase the MRCs charged to Customer under such Order following 30 days' written notice.

(e) **Request for Review.** If Customer has a concern about any amounts invoiced, Customer must pay the invoiced amount by the due date and submit a written request for review within 60 calendar days after the invoice was provided or applicable payment was made, whichever is later.

(f) **Security Deposit.** Subject to review of Customer's financials and/or if Customer's required monthly payments are not received within 5 days after they are due for 2 consecutive months, Digital Realty may, in its sole but reasonable discretion,

request Customer to provide a security deposit, and Customer will, within 3 business days after receipt of written notice thereof, deposit with Digital Realty such sums as may be reasonably required by Digital Realty to provide Digital Realty with adequate assurance of Customer's ability to satisfy its financial obligations under an applicable Country MSA and Order. Customer agrees that any security deposit provided may be applied against any Order and may be used as security for the performance of Customer's obligations or liabilities under any such Order. The security deposit is not an advance payment of fees, and Digital Realty will hold the security deposit without any obligation to pay interest. Digital Realty may commingle the security deposit with other funds. Digital Realty shall have the right to transfer any security deposit to any Affiliate, assignee or other transferee of Digital Realty. Upon any such assignment or transfer of Digital Realty's interests, Digital Realty shall thereupon be discharged from any further liability with respect to such transferred security deposit. Within forty-five (45) days after Customer's vacating the Data Center following the expiration or earlier termination of the Agreement, Digital Realty shall return the Security Deposit less any portion as Digital Realty may have used to satisfy Customer's financial obligations under the Agreement.

6. Confidentiality, Data, Ownership.

(a) **Confidentiality.** "Confidential Information" means (i) the contents of this Agreement and any related documents or pricing information; and (ii) any technical, business or other information disclosed by one party, whether in graphic, electronic, written or oral form, including about current or possible future Services, that is (x) marked as confidential; (y) designated within 10 calendar days of disclosure as confidential; or (z) by its nature should reasonably be understood by both parties as confidential. A party receiving (the "Recipient") Confidential Information of the other party must use the same degree of care that it exercises with respect to its own Confidential Information to keep it confidential during the term of this Agreement plus 3 years after the termination or expiration of this Agreement. Except as otherwise provided in this Agreement, Confidential Information may only be (A) used for the purposes for which it was provided; and (B) disclosed to employees or authorized representatives of Recipient who have a need to know, are under similar confidentiality (or nondisclosure) restrictions, and are prohibited from using or further disclosing the information for purposes not permitted under this Agreement. The obligations under this section do not apply to information that (a) was rightfully obtained by Recipient without an obligation to maintain its confidentiality; (b) is or becomes known to the public through no act or omission of the Recipient; (c) the Recipient develops independently without using Confidential Information of the other party; or (d) is advisable to be disclosed under applicable securities laws or other similar laws. Either party may disclose Confidential Information (1) in response to a valid court or governmental order, if, to the extent legally permissible, the Recipient gives the disclosing party prior written notice and reasonable assistance, if requested, so as to afford the disclosing party a reasonable opportunity to object to the disclosure at the disclosing party's cost and expense; or (2) to an existing or potential investor, joint venture partner, acquiring company, purchaser, bank or other financial institution under appropriate confidentiality terms in connection with a merger, joint venture, acquisition, disposition, financing, or similar transaction. Notwithstanding anything in this Agreement to the contrary, the obligations under this Section 6(a) shall be binding upon each party even if no Order is effective.

(b) **Publicity and Logos.** Digital Realty may issue a press release or other public statement or disclosure, including on its website, the fact that the parties have entered into an Agreement. Customer grants Digital Realty Group (defined below) the right, and an irrevocable license to use the logo(s) of Customer and Customer Affiliates (defined below) in connection with and as part of marketing, investor relations and securities disclosure activities; provided, however, that no such use shall intentionally be disparaging to Customer, nor confusing with respect to the relationship between Customer and Digital Realty,

nor imply endorsement of any product or service provided by the Digital Realty Group.

7. Surrendering the Customer Area.

(a) No later than the termination or expiration of an applicable Term for a particular Order or Customer Area, Customer must (i) surrender possession of the Customer Area to Digital Realty in good order and clean condition, reasonable wear and tear excepted, (ii) remove all Customer Equipment, other personal property, and fixtures installed by Customer from the Customer Area and the Building, (iii) restore the Customer Area to the condition it was in as of the Commencement Date, and (iv) repair (or reimburse Digital Realty's reasonable costs to repair) damage caused by Customer or Customer Authorized Parties.

(b) If Customer does not surrender the Customer Area by the end of the applicable Term, Customer shall pay 150% of the MRCs payable during the last month of the Term for each month, or part thereof, beyond the end of the applicable Term, and all other fees attributable to the Customer Area and Services until Customer complies with Sections 7(a)(i) and (ii). During any holdover period, Customer will be required to surrender the Customer Area at any time following notice from Digital Realty.

(c) If Customer does not remove the Customer Equipment within 5 calendar days after the end of the applicable Term, to the extent permitted by law, Digital Realty may treat the Customer Equipment as abandoned and (i) charge Customer for the removal and storage costs of the Customer Equipment, and/or (ii) dispose of the Customer Equipment in accordance with applicable laws and recover from the proceeds of such disposal any fees or costs owed by Customer, including any fees or costs relating to the storage, removal, and disposition of the Customer Equipment, MRCs, or NRCs. The rights of Digital Realty as set forth in this Section 7(c) do not impose an obligation on Digital Realty to remove the Customer Equipment from the Data Center. For the avoidance of doubt, if Digital Realty exercises any of its rights under this Section 7(c) by removing Customer Equipment from the Customer Area, Digital Realty shall thereafter not require Customer to pay the holdover MRCs set forth in Section (7b).

8. Events of Default, Late Charges.

(a) **Customer Default.** If Customer fails to perform any of its payment obligations under the Agreement and such failure has not been cured within 5 days following delivery of a written notice of breach, Digital Realty has the right (without limiting any other remedies hereunder) to immediately terminate, to restrict Customer's access to, or Customer's right to remove Customer Equipment from, the Customer Area(s), or to suspend provision of power to the Customer Area(s). If Customer fails to perform any other Customer obligation under this Agreement which has not been cured within 30 days of receiving a written notice of breach, Digital Realty has the right to exercise the remedies above; provided that, in the event any action or non-action by Customer threatens or causes harm to any portion of the Building, the Customer Area or any other customer or user of the Building or Services, Digital Realty may immediately exercise such remedies and take immediate action to repair any damage or harm at Customer's expense. Upon any termination under this Section 8(a), (i) Digital Realty is entitled to recover from Customer all damages Digital Realty may suffer by reason of such termination, all arrearages in MRCs and NRCs and other costs, charges, assessments, and reimbursements, and all costs (including court costs and attorneys' fees) to exercise its remedies and recover amounts due hereunder, and (ii) Digital Realty may declare due and payable immediately the aggregate MRCs and other charges and assessments that would otherwise become due and payable during the remainder of the Term (Customer and Digital Realty agreeing that Digital Realty's actual damages in such event are impossible to ascertain and the amount set forth above is a reasonable estimate thereof). In addition, Digital Realty may also seek payment of a late fee at the lesser of 10% or the maximum rate permitted in the jurisdiction where the Customer Area is located or the Services are provided, for any payment not received when due. Customer shall not be permitted to remove

any Customer Equipment from the Customer Area at a time when Customer is delinquent in meeting its payment obligations or is in breach of any other material term of the Agreement.

(b) **Digital Realty Default.** If Digital Realty fails to perform any material obligation under this Agreement which has not been cured within 30 calendar days of receiving a written notice of breach (provided that if the breach is of a nature that reasonably takes more than 30 days to cure, the time period to cure shall be extended to the period reasonably required to effect such cure so long as Digital Realty has begun to cure within such 30 day period and diligently pursues such cure), then Customer may immediately terminate this Agreement by providing written notice and vacating and surrendering the Customer Area within 30 days after Digital Realty's failure to timely cure. For the avoidance of doubt, the provisions of this Section 8(b) shall not apply to an SLA Exception as the Customer's rights in the event of a chronic SLA Exception are set forth in the SLA.

9. Changed or Unexpected Circumstances.

(a) **Relocation.** Digital Realty may relocate the Customer Area to a comparable area upon not less than 60 calendar days' advance notice and will work with Customer to minimize any potential disruption. Digital Realty will also reimburse Customer for all reasonable and documented out-of-pocket expenses paid by Customer for such relocation. Following any such relocation, all references to "Customer Area" will mean the new area to which Customer has been relocated.

(b) **Casualty and Condemnation.** If there is material damage to, destruction of or condemnation of the Building, the Data Center or the Customer Area preventing the use thereof or the provision of the Services, (i) SLA credits and remedies will not apply; (ii) Customer's obligation to pay for the Services not provided shall abate as of the date of the occurrence of such material damage, destruction of or condemnation of the Building, Data Center or Customer Area; (iii) Digital Realty may, in its discretion, terminate the impacted Order (or Services) upon notice to Customer, thereby terminating all further obligations between the parties with respect to the impacted Order (or Services), provided that any obligations that accrued prior to the date of termination shall remain in force; and (iv) Customer may terminate the impacted Order within 10 calendar days after receipt of notice from Digital Realty that the estimated amount of time to restore would be greater than 60 calendar days. If the impacted Order is not terminated, the MRCs will be reduced proportionately during the restoration period to the extent that the Customer Area is unfit for use by Customer in the ordinary course.

(c) **Force Majeure.** Except for monetary obligations owed by either party to the other, neither party shall be responsible for the failure to act in accordance with the terms of this Agreement if such failure is due to causes beyond the party's reasonable control (financial inability excluded), including, but not limited to, global pandemics (such as COVID19, SARS, etc.) earthquake, flood, acts of God, war, or terrorist attacks, a declared national emergency, and whether such event is physical or electronic, whether foreseen or unforeseen.

10. **Status as a Real Estate Investment Trust.** Without limiting any other rights it may have, Digital Realty may assign part or all of its interest and obligations in and under this Agreement to an Affiliate of Digital Realty as necessary or advisable in connection with its status or the status of any Affiliate of Digital Realty as a real estate investment trust within the meaning of Section 856 of the United States Internal Revenue Code of 1986, as amended. If Digital Realty determines that any fee or other amount (in addition to or included in the MRCs) is paid for Services that are assigned to and provided by or on behalf of an Affiliate of Digital Realty, then Digital Realty may receive and pay over those amounts to such Affiliate as agent of such Affiliate.

11. Insurance; Waiver of Subrogation.

(a) **Insurance.** Commencing as of the earlier of (i) the commencement of the Term, or (ii) the date Customer first places

any Equipment or personal property in the Building, and continuing throughout the Term thereafter, Digital Realty and Customer will each maintain, and Customer will cause its contractors and others having access to the Customer Area to maintain, the following minimum levels of insurance:

Liability Insurance – Combination of Commercial General Liability (CGL) insurance and Umbrella or Excess insurance (or local equivalent)	\$3,000,000 USD per occurrence or equivalent sum in local currency
Statutory Workers' Compensation and Employers Liability insurance or local equivalent, to the extent required by applicable law.	\$1,000,000 USD per accident or equivalent sum in local currency
Property insurance on a Special Causes of Loss (formerly known as "all-risk") form insuring in full replacement value their respective equipment and property including all leased equipment	Full replacement value basis

(b) **Certificates of Insurance.** Prior to storing or installing any Equipment in, or otherwise accessing, the Building or Customer Area, Customer must provide Digital Realty with certificates of insurance, with copies of all applicable endorsements attached, confirming the insurance required above and adding Digital Realty Trust, L.P. and its subsidiaries or any other parties designated by Digital Realty as an additional insured under its required policies of insurance. Customer must notify Digital Realty at least 10 calendar days prior to cancellation or reduction of any insurance required. All insurance required herein shall be issued by insurers having a rating by AM Best of at least A-, VIII. Customer's CGL policy shall be primary to and noncontributory with any insurance carried by Digital Realty.

(c) **Waiver.** To the maximum extent permitted by applicable laws, and notwithstanding anything in this Agreement to the contrary: (i) Digital Realty waives, and will cause its insurer to waive against Customer, and (ii) Customer waives, and will cause its customers, contractors and sub-licensees having access to the Customer Area or Services and their insurers to waive (and deliver to Digital Realty written instruments waiving) against Digital Realty Group and Owner's Indemnitees, all rights of recovery (by way of subrogation or otherwise), for claims that are or would have been customarily covered by insurance. "**Owner's Indemnitees**" shall mean Owner (and in the event of an attornment to Owner's designee, Owner's designee), the shareholders, members, or partners comprising Owner (or such designee) and its and their partners, members, shareholders, officers, directors, employees, servants, agents (including, without limitation, any leasing and managing agents), contractors, the lessor under any superior lease and the holder of any mortgage affecting the Building and/or the land upon which it stands.

12. Indemnity.

(a) Customer will defend, indemnify and hold harmless Digital Realty, its Affiliates, and their respective directors, officers, employees, members, managers, agents, partners and lenders (collectively, the "**Digital Realty Group**") and Owner's Indemnitees, from and against any and all third party claims for loss, cost, damage, expense or liability (including reasonable court costs and attorneys' fees) (collectively, "**Claims**") to the extent arising from or relating to (i) the gross negligence or willful misconduct of Customer or its employees, customers, sub-licensees, contractors, visitors, agents, representatives or others acting on Customer's behalf (collectively "**Customer Group**"); (ii) use of the Customer Area or Services; and (iii) any person or

entity, other than any broker listed in an Order, claiming commission or other compensation in connection with this Agreement.

(b) Digital Realty will defend, indemnify and hold harmless Customer and its directors, officers and Affiliates, from and against all third-party Claims caused by Digital Realty's gross negligence or willful misconduct with respect to its provision of the Customer Area or Services.

13. Liability. To the maximum extent permitted by applicable laws, and however caused, on any theory of liability, whether in an action in contract, strict liability, tort or otherwise, and whether or not the party has been advised of the possibility of such damage:

(a) **Waiver.** Neither party will be liable for any indirect, special, consequential, exemplary or punitive damages, or penalties, including but not limited to lost revenues (other than Customer's payment obligations under this Agreement) or profits, lost or impaired goodwill, lost or impaired data, losses or damages resulting from failed or disrupted connectivity or communications, losses caused by other customers, occupants or tenants of any Building, cost of purchasing replacement services or space, or loss of business opportunity, arising out of or relating to this Agreement or any Customer Area or Services.

(b) **Limitations on Liability.** The obligations under or relating to this Agreement do not constitute personal obligations of, or give rise to recourse or liability against, the individual partners, employees, officers, directors, investors, shareholders, managers or members of that entity or any affiliated group companies. Notwithstanding anything in this Agreement to the contrary, (i) Digital Realty's maximum aggregate liability for any and all claims arising out of the provision of Remote Hands Services shall not exceed the total fees actually paid by Customer for the specific provision of Remote Hands Service giving rise to the claim, (ii) Digital Realty's maximum aggregate liability for all claims not subject to clause (i) above shall not exceed 6 months of the average monthly MRCs paid to it by Customer under the applicable Order giving rise to the claim(s), and (iii) for all claims not subject to clauses (i) or (ii) above or not relating to an Order, Digital Realty's maximum aggregate liability will not exceed 6 months of the average monthly MRCs paid to it by Customer.

14. General Provisions.

(a) **Compliance with Law.** Digital Realty and Customer will comply with all applicable laws, rules, and regulations, including, but not limited to the U.S. Foreign Corrupt Practices Act, export control, and all applicable privacy laws. Customer represents and warrants that Customer is duly formed and qualified to do business in the jurisdiction in which the Building is located.

(b) **Notices.** All legal notices relating to this Agreement must be sent in writing to the addresses listed in the applicable Country MSA via means evidenced by a delivery receipt or acknowledgment and will be effective upon receipt.

(c) **Successors.** This Agreement will inure to the benefit of and be binding on the parties, and their successors and assigns. Customer may not assign, sublicense or otherwise transfer this Agreement (or a Country MSA, an Order, or any right to a Customer Area or the Services thereunder), in whole or in part (each, a "**Transfer**"), without the express prior written consent of Digital Realty (which may be granted, denied, or conditioned as determined by Digital Realty in its sole discretion), and any attempted Transfer in breach of this Section will be void. If Digital Realty consents to a sublicense of all or any portion of the Services to a third party (each such third party, a "**Sublicensee**"), (i) Customer shall remain liable for the acts, omissions or conduct of any Sublicensee; (ii) Customer shall not permit any additional Transfers by Sublicensee without the express prior written consent of Digital Realty (which may be granted, denied, or conditioned as determined by Digital Realty in its sole discretion); and (iii) the Transfer agreement shall incorporate all of the terms and conditions (other than commercial

terms) contained in, and shall not otherwise be inconsistent with, this Agreement, and shall contain a provision for Digital Realty to enforce against Sublicensee directly any of the provisions contained in this Agreement.

(d) **Entire Agreement; Amendments, Severability.** This Agreement contains the entire agreement of the parties with respect to the subject matter of this Agreement, and supersedes all previous or contemporaneous communications, representations, warranties proposals, commitments, understandings and agreements, whether written or oral, between the parties regarding the subject matter of this Agreement. An Agreement may only be amended in writing signed by authorized representatives of Customer and Digital Realty; Customer and Digital Realty hereby agree to be bound by any amendment signed by Customer and Digital Realty Holdings US, LLC, and an amendment to the Global Terms and Conditions will apply to all Order(s) and Country MSA(s), whether executed before or after such amendment, unless otherwise provided. If any provision of this Agreement is held to be illegal, invalid or unenforceable, the subject provision will be enforced to the maximum extent permissible to give effect to the intent of the parties, and the remaining provisions of this Agreement will remain in full force and effect. "Including" means including without limitation whether or not capitalized.

(e) **Order of Precedence.** If there is a conflict in terms, the terms of documents will control in the following order of precedence (i) Order; (ii) Country MSA; and, lastly, (iii) these Global Terms and Conditions. If a Country MSA modifies these Global Terms and Conditions, such modification will only apply to Orders for that country; similarly, if an Order modifies a term, that modification will only apply to that Order.

(f) **Cumulative Remedy; Waiver.** Digital Realty's rights and remedies are cumulative, unless otherwise stated, and a waiver of a breach of, or failure or delay to enforce, any provision of this Agreement does not constitute a waiver of any other provision or any subsequent breach.

(g) **Independent Contractors.** The relationship between the parties, and between any Digital Realty Group member and Customer to an Order, is solely that of independent contractors, and nothing in the Agreement creates or implies any agency, partnership, joint venture, employment, or other legal relationship. Neither party, nor any Digital Realty Group member or Customer Group member, may represent itself as an agent, partner, or joint venture of the other or incur any obligation or liability on behalf of the other.

(h) **No Third-Party Rights.** No one except the parties to an Order have any rights or obligations under that Order. The Digital Realty entity that enters into an Order with Customer for Services will be solely responsible for providing the Services in accordance with the Agreement, and no other Digital Realty Group member will be jointly, severally, or otherwise liable in connection with that Order. As used in this Agreement, "**Affiliate**" shall mean an entity which (i) controls, is controlled by, or is under common control with a party, where control is defined as the right to exercise, directly or indirectly, 50% or more of the voting rights attributable to the controlled entity or the power to elect a majority of the controlled entity's board of directors, or (ii) is partially-owned by a party and the affairs of which are managed by such party in accordance with its charter or other agreement governing the management and operation of such entity.

(i) **Legal Fees.** If either party commences any legal action or arbitration against the other party arising out of or concerning this Agreement, the prevailing party in such litigation or arbitration shall be entitled to reasonable legal fees and costs in addition to such relief as may be awarded.

(j) **Liens.** Customer must keep the Building, Data Center and Customer Area free from any liens and pay, when due, all claims for labor or materials furnished or alleged to have been furnished to or for Customer at or for use in the Customer Area. Customer must also promptly pay all taxes and charges

relating to Customer Equipment located in or used in connection with the Customer Area.

(k) **Survival.** Sections 5 (Fees; Taxes and Other Charges; Security Deposit), 6 (Confidentiality, Data, Ownership), 7 (Vacating the Customer Area), 8 (Events of Default), 112 (Indemnity), 13 (Liability), and 14 (General Provisions) will survive the expiration or termination of this Agreement.

(l) **Subordination; Estoppel Certificates.** Within 10 calendar days after receipt of a written request from Digital Realty or a lender in connection with a ground lease, mortgage, deed of trust or other hypothecation or security device (any of the foregoing a "**Security Device**"), sale, financing or refinancing of a Building (or any part thereof), Customer will (A) execute and deliver to Digital Realty documents reasonably required to confirm this subordination and an estoppel certificate in the form requested by Digital Realty or its lender; and (B) provide any additional information, confirmation or statements reasonably requested by Digital Realty. If the holder of a Security Device or someone else succeeds to the rights of Digital Realty, then Customer must attorn and recognize the holder of the Security Device in lieu of Digital Realty under the applicable Order for the remainder of the Term. All rights of Customer and Customer's use and occupancy relating to the Building are and shall be and remain unconditionally subject and subordinate in all respects to all security interests on the Building (or any part thereof), to the lease for the Building (or any part thereof) (if any), as amended, and any ground lease of the Building, if any. The Agreement, as it pertains to the Data Center in the Building, shall, if applicable, terminate automatically upon the expiration or earlier termination of the lease between Digital Realty and the Owner of the Building. This Section 14(m) shall be self-operative and no further instrument of subordination required. Owner is deemed a third-party beneficiary of Customer's obligations and covenants under Sections 11, 12, 14(c) and 14(k).

(m) **Counterparts; Delivery.** These Global Terms and Conditions (as well as any Country MSA or Order) may be executed electronically or simultaneously in 2 or more counterparts each of which will be deemed an original, but all of which will constitute one document. Digital Realty and Customer agree that the delivery of an executed copy of a document by e-mail or other similar electronic means or acknowledgement via Digital's ordering platform is legal and binding with the same force and effect as an original.

(n) **Financial Statements.** Customer will provide financial statements or other information as reasonably requested by Digital Realty.

(o) **Sustainability Practices:** To enable energy and water conservation:

(i) **Usage Measurement.** Digital Realty may, at its own cost, install separate metering (whether direct meter, submeter or check meter) for a Customer Area for electricity, water, gas, steam or other utility usage.

(ii) **Utility Data Sharing.** If Digital Realty requests information about Customer's energy or water usage and charges that are available to Customer but not to Digital Realty, Customer will provide the requested information within 14 days of receiving Digital Realty's written request.

(iii) **Third Party Accreditation and Standards.** Customer will reasonably cooperate with Digital Realty's efforts to seek third party sustainability accreditation, including providing relevant information within 14 calendar days of receiving Digital Realty's written request.

(iv) **Compliance with Digital Realty Sustainability Practices.** Customer will use commercially reasonable efforts to minimize its use of electricity, air conditioning, water, and heating to help meet applicable Building-wide energy or water usage reduction goals. Alterations performed by or on behalf of Customer will comply with applicable Digital Realty sustainability practices, including any agreed upon third-party rating system concerning the environmental compliance of the Property, the Building or the Customer Area.

(v) **Alternate Energy Sources.** Digital Realty may acquire any part of the electrical power for the Customer Area from sources with reduced greenhouse emissions or undertake other practices, such as acquiring renewable energy certificates, carbon offsets or other environmental sustainability credits (collectively "**Alternative Energy Costs**"). If Customer's utility costs are billed separately from MRCs or are not otherwise included in the MRCs, Customer will pay or reimburse its pro-rated portion of the applicable and reasonably documented Alternative Energy Costs incurred by Digital Realty.

(vi) **Permitted Sustainability Expenses.** Digital Realty may make capital expenditures to improve energy and water conservation or reduce greenhouse emissions, including upgrading equipment ("**Sustainability Capital Expenses**"). If Customer's utility costs are billed separately from MRCs or are not otherwise included in the MRCs, and Digital Realty is reasonably able to verify that the Sustainability Capital Expenses have lowered Customer's utility costs, Customer will reimburse its pro-rated portion of the amortized Sustainability Capital Expenses monthly along with the MRCs, based on Digital Realty's good faith estimate of Customer's utility savings, subject to adjustment after the end of each calendar year based on Customer's actual utility cost reductions. For the avoidance of doubt (and, if applicable based on whether Customer separately reimburses Digital Realty for utility costs as reflected in a fully executed Order), in no event shall Customer's pro rata portion of the amortized Sustainability Capital Expenses exceed the amount of Customer's actual utility cost reductions as a result of Digital Realty implementing the Sustainability Capital Expenses (with both sides acting reasonably to verify and/or approximate Customer's utility costs savings in circumstances where there is a debate as to whether Customer's pro rata portion of the amortized Sustainability Capital Expenses are higher or lower than Customer's utility cost savings).

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

The individuals and/or entities signing these Global Terms and Conditions are executing and are authorized to execute these Global Terms and Conditions on behalf of the Customer and Digital Realty parties identified below or otherwise identified in Orders, respectively, and are doing so solely to acknowledge the terms hereof as incorporated into each Country MSA and Order. Each party represents and warrants as to itself that each Agreement is executed and approved by representatives authorized to bind such party to such Agreement.

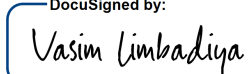
For Digital Realty

By: _____

Name: _____

Date: _____

Customer: Hi-Link Technology Group, LLC

DocuSigned by:
By:  _____
3371AFF17D94477...

Vasim Limbadiya
Name: _____