

FITOUT INSTRUCTION FORM – VACANT PREMISES

MOU No: t0006472 Premises Number(s) UG-222 Premises Location(s) Upper Ground
 Concept Zone (if applicable) _____ Area (m2) 1047.160 meters
 Municipality Permitted Use (Retail, Office, Restaurant, Cafe etc) _____ Remote Seating Area (if applicable) _____
 Reinstatement Obligations of previous Investor (if applicable) _____

Investor Company Name Below Zero Kids Entertainment Company W.L.L
 Investor Brand Name Below Zero
 Permitted Usage (Detailed description as per MOU) The investors permitted usage of the premises is strictly restricted to family entertainment ice skating ring operating under the "Below Zero" brand name , and for no other purpose and under no other brand name.

Brand Positioning _____ Menu (if applicable) ☐ Yes ☐ No


Website for photo's of latest generation fitout (if any) _____

Fitout Deposit (as per signed MOU) N/A Fitout Design Guidelines given to Investor ☒ Yes ☐ No Full set of POD's given to investor ☒ Yes ☐ No

Fitout Admin Fee (as per signed MOU) N/A Fitout Period (Number of days from Handover Date to Fitout Completion Date) 182 Days

Key Milestone Dates

Concept Design Submission	18 Jul 2022	Detail Design Submission	17 Aug 2022	Unit Handover	16 October 2022
Fitout Start	16 Oct 2022	Fitout Completion	15 Apr 2023	Store Opening	16 Apr 2023

Title	Signature	Date
Leasing Representative		<u>9/5/2022</u>
GM Leasing		

Leasing related comments:

INVESTOR DETAILS

Investor Name Below Zero Kids Entertainment Company W.L.L.
Investor Principal /
Postal Address , Kuwait/Jahra Industrial, Block 1,, Albakri St, Floor No M1 , Unit No. 00MR8

CONTACT 1

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Title Operation and project Manager
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CONTACT 2

Name
Title
Tel
Fax
Mobile
Email

SHOP DESIGNER / ARCHITECT

Name
Title
Tel
Fax
Mobile
Email

PROJECT MANAGER / SHOPFITTER

Name
Title
Tel
Fax
Mobile
Email

Any agreed "Special Conditions" in the MOU, including but not limited to:

- The recovery of costs for any existing or pre-installed additional Investors Works in the Premises
- Variations from the standard Owners / Investors Works schedules
- Any particular MEP services restrictions, limitations, availability or non-availability, etc
- Anything unusual or non-standard in the MOU

☐ Yes-details attached

☐ No

Accompanying Seating Area License relevant details (if applicable)

☐ Yes-details attached

☐ No

Accompanying Storage Area License relevant details (if applicable)

☐ Yes-details attached

☐ No

Copy to
Chief Operating Officer
General Manager - Leasing
General Manager – Operations & Marketing
General Manager – Retail Design & Delivery
Centre Manager