

**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	<b>18 Jul 2022</b>	Detail Design Submission	<b>17 Aug 2022</b>	Unit Handover	<b>16 October 2022</b>
Fitout Start	<b>16 Oct 2022</b>	Fitout Completion	<b>15 Apr 2023</b>	Store Opening	<b>16 Apr 2023</b>

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		CONTACT 2	
Name	Jan Paul	Name	
Title	Operation and project Manager	Title	
Tel	0096560974526	Tel	
Fax		Fax	
Mobile		Mobile	
Email	jp@belowzerokw.com	Email	

SHOP DESIGNER / ARCHITECT		PROJECT MANAGER / SHOPFITTER	
Name		Name	
Title		Title	
Tel		Tel	
Fax		Fax	
Mobile		Mobile	
Email		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