

Summary Translation of Lease Agreement (“Agreement”) between
[redacted] (“Lessor”) and [redacted] (“Lessee”)

The attached six-page Agreement between the aforementioned Lessor and Lessee (collectively, the “Parties”) provides in pertinent part as follows:

1. The Lessor has his domicile at [redacted] in [redacted].

[See “En [redacted]...” on page one of the Agreement.]

2. The Lessee is a corporation whose tax identification number is [redacted] and is represented in this act by [redacted] (“[redacted]”), based on a general power of attorney granted before [redacted] notary [redacted] on [redacted].

[See “... a [redacted]...” on page one of the Agreement.]

3. The property for lease (“Property”) is office number [redacted] at the [redacted] building located on [redacted] in this city. The Parties agree that the Lessee shall use the Property solely as an office.

[See “... escritorio No. 1004...” and “PRIMERA” on page one of the Agreement.]

4. The monthly lease amount (“Amount”) is [redacted], subject to annual re-adjustment and payable each month in advance. The Lessor shall deposit the Amount into bank account number [redacted] at [redacted], payable to the Lessor. Deposit slips shall suffice as proof of payment.

[See “SEGUNDA” on page one of the Agreement.]

5. The Agreement shall remain in effect for one year, starting from today’s date. The Lessee shall receive a two-year extension option, which it may accept within 30 days of the Agreement’s original expiration date.

[See “TERCERA” on pages one and two of the Agreement.]

6. The Lessee shall be responsible for all Property-related expenses, such as water, electricity and gas.

[See “CUARTA” on page two of the Agreement.]

7. The Lessee may not assign its obligations under this Agreement or sublease the Property. Nor may it improve the Property, without receiving the Lessor’s prior written approval.

[See “SEXTA” and “NOVENA” on pages two and three of the Agreement, respectively.]

8. **[redacted]** personally guarantees the Lessee’s obligations under this Agreement by leaving a security deposit equivalent to five months’ rent at **[redacted]**.

[See “DECIMOSEPTIMA” on page four of the Agreement.]

9. The Parties signed the Agreement freely and voluntarily.

[See “VIGESIMASEXTA” and signatures on page six of the Agreement.]