

## Office Lease Agreement

The agreement is executed and made effective on 01.04.2021 by and between:

1. Ana Bogoška from Skopje, Macedonia with address of living st.Njudelinska no.6/1-12 and personal number -2303974455137 (Lessor) and
2. Edward Vincent Cichon from East River Road 5815, W Henrietta, New York 14588, USA with passport number 593452917 (Lessee)

Lessor desires to lease the Leased Premises to Lessee, and Lessee desires to lease from Lessor said Leased Premises, located at st. Butelska no.16B in Skopje for the term, at the rental and upon the covenants, conditions and provisions herein set forth.

Therefore, in consideration of the mutual promises herein, contained and other good and valuable consideration, it is agreed:

### Article 1

Lessor Ana Bogoška makes available for lease:

o Building 1 office space with an area of 143 m2 registered in the Property List 105666 for KO Butel; Building 1 another office space with an area of 218 m2 registered in the Property List 105666 for KO Butel.

o Building 2 office space with an area of 79 m2 registered in the Property List 105666 for KO Butel; Building 2 another office space with an area of 13 m2 registered in the Property List 105666 for KO Butel.

o Building 3 office space with an area of 481 m2 registered in the Property List 105666 for KO Butel; Building 3 another office space with an area of 373 m2 registered in the Property List 105666 for KO Butel.

o Building 4 office space with an area of 399 m2 registered in the Property List 105666 for KO Butel; Building 4 another office space with an area of 534 m2 registered in the Property List 105666 for KO Butel; Building 4 office space with an area of 348 m2 registered in the Property List 105666 for KO Butel; Building 4 another office space with an area of 20 m2 registered in the Property List 105666 for KO Butel; Building 4 another office space with an area of 28 m2 registered in the Property List 105666 for KO Butel; Building 4 another office space with an area of 14 m2 registered in the Property List 105666 for KO Butel.

o Building 5 office space with an area of 12 m2 registered in the Property List 105666 for KO Butel; Building 5 another office space with an area of 181 m2 registered in the Property List 105666 for KO Butel; Building 5 another office space with an area of 85 m2 registered in the Property List 105666 for KO Butel.

( ) Clarification