

SERVICED OFFICE AGREEMENT

This Serviced Office Agreement (the "**Agreement**") is made and entered into as of 26/02/2026 by and between:

1. **GEORGE KOMODROMOS LLC**, a company incorporated under the Laws of the Republic of Cyprus with registration number HE451628 and registered office at 4B Grigoriou Xenopoulou, Agia Paraskevi, Germasogeia, 4049, Limassol, Cyprus (the "**Operator**"); and
2. **FORX MARKETS LTD**, a company incorporated under the Laws of Saint Lucia with corporation number 2025-00899 and registered address at Ground Floor, The Sotheby Building, Rodney Village, Rodney Bay, Gros – Islet, Saint Lucia (the "**Client**")

Collectively, the parties hereto shall be referred to as the "**Parties**" and each a "**Party**".

WHEREAS

1. The Operator operates serviced office facilities located at Griva Digeni, 80, SWEPCO COURT 6, Floor 3, Flat/Office 31A, 3101, Limassol, Cyprus (the "**Premises**"), and provides furnished office space together with shared amenities and business support services.
2. The Client wishes to obtain the right to use a designated serviced office space within the Premises, along with access to shared facilities and agreed services, for the purpose of carrying out its business activities ("**Designated Office Space**").

NOW THEREFORE, in consideration of the mutual undertakings contained herein, the Parties agree as follows:

1. SERVICED OFFICE SPACE

The Parties agree that the Operator shall make available to the Client the following for the duration of this Agreement:

- (a) The right to use of a Designated Office Space located within the Premises; and
- (b) The non-exclusive right to access and use the shared communal areas situated on the same floor.

2. TERM

This Agreement shall commence on **26/02/2026** and shall continue until **25/02/2027**, unless terminated earlier in accordance with the terms herein ("**Term**").

3. ANNUAL FEE

- (a) The Parties agree that, in consideration of the Designated Office Space made available by the Operator to the Client, the Client shall pay an annual fee in the total amount of



EUR 3000 (three thousand Euros) plus VAT (at the applicable rate) (“Annual Fee”), payable on the date of execution of this Agreement.

(b) This Annual Fee covers:

- Use of the Designated Office Space;
- Access to shared communal areas (including kitchen, toilet facilities and conference room);
- Office facilities as outlined in this Clause 4 (3) of this Agreement.

4. OPERATOR’S OBLIGATIONS

The Operator agrees to:

1. Provide the Client access to the Designated Office Space within business hours and days throughout the Term of this Agreement.
2. Permit the Client to use the Designated Office Space as offices and to use the Operator’s fixtures and fittings in the Designated Office Space.
3. Provide the following during the Term as part of the Annual Fee:
 - Air conditioning
 - Electricity and water
 - Internet connectivity
 - Daily cleaning of communal areas
 - Shared kitchen and toilet facilities
 - Telephone facility with designated number and issuance of a utility bill in the Client’s name
 - Telephone operator’s facility
 - Use of a conference room (subject to availability and booking)
4. Ensure that all facilities and services provided are maintained in a reasonable condition and available during normal operating conditions.

5. CLIENT’S OBLIGATIONS

5.1 The Client agrees to:

1. Use the Designated Office Space in a responsible and professional manner.
2. Keep the space tidy and return it in a clean and orderly condition at the end of the Agreement.
3. Pay the agreed Annual Fee, including VAT, on the date of execution of this Agreement. Overdue payments (as applicable) are subject to interest at 5% per annum.
4. Comply with all laws and regulations relevant to the use of the space, including fire safety regulations and completing a fire risk assessment within one month of occupancy.
5. Avoid causing nuisance or interference with other occupants of the Premises.



6. Ensure that no other party, apart from its employees, uses the space.
7. Provide access to the Operator or its agents as reasonably required for inspection, repair or emergency.
8. Indemnify the Operator against any claims, damages or liabilities arising from the Client's use of the space or breach of this Agreement.
9. Be responsible for insuring its own property and equipment, arranging business interruption and liability insurance and providing proof of insurance on request.

5.2 The Client shall not:

1. Use the Designated Office Space for any illegal, immoral, or disruptive purposes.
2. Assign this Agreement to another person or entity.
3. Make any structural or non-structural alterations to the space.
4. Bring in large equipment or furniture without prior written approval

6. LIMITATION OF LIABILITY

The Operator shall not be liable for:

1. Any service disruption due to mechanical failure, strikes, or external circumstances beyond reasonable control.
2. Any indirect or consequential loss, including but not limited to, business interruption, loss of profits, or data.
3. Any loss until the Client notifies the Operator and gives reasonable time for rectification.

Liability is limited to cases of gross negligence or deliberate breach by the Operator.

7. TERMINATION

This Agreement may be terminated:

1. By either Party with not less than one (1) month's written notice to the other Party.
2. By the Operator immediately, if:
 - o The Designated Office Space and/or Premises becomes unusable due to fire, explosion, or similar force majeure event (with refund of unused fees).
 - o The Client breaches this Agreement and fails to remedy the breach within 7 days of written notice.
 - o The Client enters into liquidation, insolvency or similar proceedings.

8. NOTICES

All notices under this Agreement shall be in writing and delivered:

- By hand;
- By registered post;
- By email.



Addresses for notice are the respective registered addresses unless otherwise notified in writing.

9. MISCELLANEOUS PROVISIONS

9.1 This Agreement shall be governed by, and construed in accordance with, the laws of the Republic of Cyprus and the courts of the Republic of Cyprus shall have exclusive jurisdiction to settle any dispute or claim that arises out of or in connection with this Agreement.

9.2 This Agreement may only be amended or modified in writing, executed by all Parties.

9.3 This Agreement shall be binding upon and inure to the benefit of the Parties, their successors, and permitted assigns.

IN WITNESS WHEREOF, the Parties have executed this Serviced Office Agreement as of the date first written above.

The Operator:

GEORGE KOMODROMOS LLC

By: _____
Name: Mr. Georgios Komodromos
Title: Director

The Client:

FORX MARKETS LTD

By:  _____
Name: Satria Putro Santoso
Title: Director