

SERVICE LEVEL OFFICE LICENSE

This license agreement ("the Agreement") is made on the 10th day of September 2020.

Between

The licensee, Peak Zen Technologies Private Limited (proposed)

through its Signatory Ms Kavya BP ,

Email ID

(hereinafter referred to as licensee, and its associates which expression shall unless it be repugnant to the context or meaning thereof, include its successors and permitted assigns)

And

Business Hut,

through its authorized signatory Hemanth Kumar S,

address at No. 133/2, 4th Floor, Janardhan Towers, Residency Road, Bangalore

(hereinafter referred to as licensor, and its associates which expression shall unless it be repugnant to the context or meaning thereof, include its successors and permitted assigns)

They may singly be referred as the Party and collectively as the Parties to this Agreement

Now, This Agreement (including the Exhibits) constitutes the entire agreement between the Licensor and the Licensee regarding the use of the Space, THE PARTIES HERETO HEREBY AGREE AS FOLLOWS:

Whereas:

Purpose

1. Subject to the terms and conditions of this Agreement, The Licensee has approached Licensor, through Sneed, to express his interest and confirmation to opt for permission to use the office, now, this agreement constitutes the terms and condition for this purpose
2. **This License :** The License is the permission for the Licensee to use the Premises for the Office address for all the office correspondences. The whole of the Centre remains in the possession and in the control of the Licensor. The Licensee agrees not to assign or attempt transfer of this License.

Usage Detail

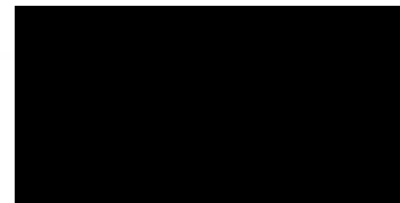
Inventory Details : Office Address at 133/2, 4th Floor, Janardhan Towers, Residency Road, Bangalore

Term and Fees commencement date : 02 November 2020,

End Date : 01 November 2021

Renewal

The License lasts for the period stated in it and then extended automatically for the successive periods, equivalent to the initial terms or a period as mutually agreed, until brought to an end by the Parties.



Escalations

The fees on any renewal will be at the then prevailing market rate with an escalation of [REDACTED] until and unless otherwise agreed by Licensor in writing.

Notice Period

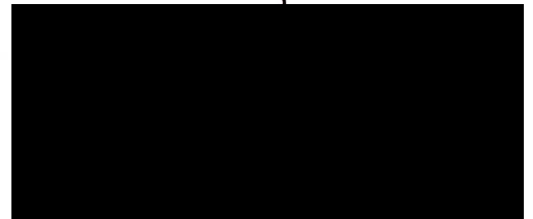
One month from either side in writing and email notification, not before 6 months from the date of commencement, All formal notices must be in writing and

- a. Shall be deemed to have been served on the Licensee if delivered to the Premises or posted to the last known address of the Licensee and in the latter case shall be deemed to have been served on the third working day after posting. It is expected of the Licensee that they keep their communication address updated with Licensor at all times.
- b. Shall be deemed to have been served on Licensor if delivered to the Area Manager or the Centre Head where the Licensee has taken premises or posted to the address of the Centre and in latter case shall be deemed to have been served on the third working day after posting.

Confidentiality: The terms of this License are confidential. Neither the Licensee nor Licensor may disclose them without the other's consent unless required to do so by law or an official authority. This obligation continues after this License ends.

Jurisdiction: Civil Courts of the city in which Licensor is located shall have exclusive jurisdiction in the event any disputes or differences arise in respect of, out of, relating to and/ or touching this License. This License is interpreted and enforced in accordance with the law of the place where the relevant Centre is located.

Head Lease: The Licensee acknowledges that License is subject to the Head-lease/ License under which Licensor holds the Centre and the Licensee further agree that this License is dependent and conditional upon the Head-lease/ License and that if the Head-lease/ License is terminated for any reason, this License shall also immediately terminate without prejudice to any antecedent rights and the security charges would be refunded.



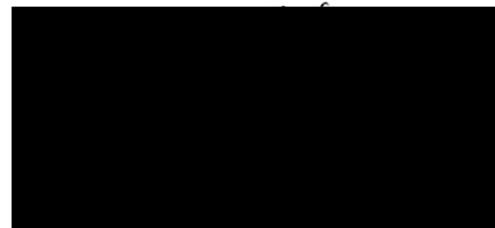
Identification Documents: The Licensee agrees to provide all documents, pertaining to the identification of the Company (mentioned in the License) and of the person (executing the License), as deemed relevant by Licensor, for the purpose of verification of legitimate existence of the business. Licensee authorizes Licensor to conduct verification of legitimate existence of Licensee's business and/ or standard business verification to execute the License.

Invoices Disputes: In case of any dispute in any charges levied under "Standard Services" or "Additional Variable Services", the Licensee must notify Licensor in writing of such disputed amount and the reasons for it within 7 days of the date of the invoice. The Licensee must pay the amount not in dispute by the due date or be subject to late fees. Licensor and the Licensee will endeavor to resolve, by mutual discussion, the disputed portion of the charges for Services within one week of receiving a notice from the Licensee.

Use

The Licensee's Name and Address: The Licensee may only carry on that business in its name or some other name that Licensor previously agrees. Should the Licensee choose to use the services, provided by Licensor, for an additional company, an additional charge per month and per company name may apply.

Use of the Centre Address: The Licensee may use the Centre address as its business address only. Any other uses are prohibited without Licensor's prior written consent. This License entitles the Licensee to use the address on visiting cards, letter heads and other business related collaterals. The Licensee in bonafide and in good faith will protect Licensor image and shall not use the Licensor brand and address in illegal abusiveness activities not permissible in the eyes of the law. Licensor shall not be responsible for any acts or business activities undertaken by the Licensee.



Compliance : The Licensee must comply with all relevant laws and regulations in the conduct of its business. The Licensee must do nothing illegal in connection with its use of the Centre address.

Indemnity: The Licensee hereby agrees to indemnify and keep and hold Licensor indemnified and harmless from and against all claims, proceedings, damages, losses, actions, costs and expenses arising as a consequence of or out of this Agreement or arising from any breach of rules and regulations of any other applicable law. All indemnities shall survive even after the expiry or termination of this Agreement.

Termination of the License

Notice: Either Licensor or the Licensee can terminate this License at the end date stated in it, or at the end of any extension or renewal period, by giving at least one month's written notice to the other.

Ending this License immediately: Licensor may put an end to this License immediately, to withhold Services and re-enter the Premises by giving the Licensee notice and without need to follow any additional procedure, if

The Licensee becomes insolvent, bankrupt, goes into liquidation or becomes unable to pay its debts as they fall due, or The Licensee is in its breach of one of its obligations, including but not limited to payment of monthly Fees and Services Due, which cannot be put right or Licensor have given the Licensee notice to put right and which the Licensee has failed to put right within fourteen days (14) of that notice.

Force Majeure: In the event the Centre or the premises are destroyed or damaged, at any time, by any event falling within the term "force majeure", this License shall come to an end on Licensor giving to the Licensee notice in writing to that effect. Licensor shall within two weeks of giving notice that this License has come to an end for the reasons aforesaid refund to the Licensee the Security Deposit and the monthly fees paid by the Licensee after adjusting there from all dues under any head for the past period up to the date of occurrence of the event of force majeure and payable by the Licensee under this License



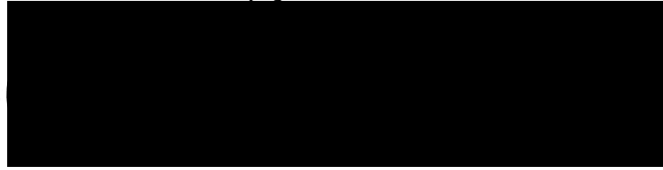
For and on behalf of Licensee :

Signature:

Company Stamp:

For and on behalf of Licensor :

Signature:



Company Stamp: