

Monthly booking license

This license is made as of the Agreement Time between the Supplier and the Hero for use of the Office Space located in the Building.

The Supplier and Hero agree as follows:

- 1. License.** Subject to the terms and conditions of this Agreement, the Supplier grants Hero a non-transferable license to occupy and use the Space in the Building (the "License") during the Term and the Guest accepts such License.
- 2. House Rules.** During the Term, the Guest agrees to accept the terms, conditions, and policies provided by the Supplier relating to the use of the Space, including building security procedures, IT access and use procedures, maximum occupancy limitations and other terms or procedures provided by the Supplier (the "House Rules set forward by each Supplier"). The House Rules may be revised and amended by the Supplier without the prior consent of, or notice to, the Hero.
- 3. Payment.** The Hero agrees to pay the Fees and Taxes for use of the Space to the Marketplace Service on behalf of the Host.
- 4. Definitions.** Capitalized terms used and not otherwise defined in this Agreement or the Exhibit and Schedules shall have the meanings set forth in the Section entitled "Definitions" below.
- 5. Entire Agreement.** This Agreement constitutes the entire agreement between the Supplier and the Hero regarding the use of the Space and supersedes any prior agreements between the Supplier and Hero relating to Hero's use of the Space.

Definitions

“Agreement Time” shall mean the date and time the reservation is booked through the Service;

“Supplier” shall mean the Supplier and the Supplier’s email and address shall have the values set by the Supplier in the Supplier’s Profile as of the Agreement Time;

“Hero” shall mean the Guest and the Guest’s email and address shall have the values set by the Guest in the Guest’s Profile as of the Agreement Time;

“Space” shall be the Space the Guest reserves by booking a reservation through the Service;

“Maximum Occupancy” shall be the value set by the Supplier in the Profile for the Space as of the Agreement Time;

“Office location” shall be the location where the Space is located as set by the Supplier in the Profile for the Space as of the Agreement Time;

“Term” shall mean the period of time beginning on the Start Date and ending on the later of the End Date, if specified or the Minimum Term number of months after the Start Date of the reservation specified by the Hero and authorized by the Supplier;

“Fees” shall be the Fees set by the Supplier for the Space including the “Hourly Charge” as set by the Supplier in the Profile for the Space as of the Agreement Time;

“Taxes” shall be the taxes set by Workero and or country law and collected by Workero on the Supplier’s behalf.

“Marketplace Service” shall mean the Workero service

License Terms

Compliance

You agree to abide by and cause your employees, agents, guests, invitees, contractors and subcontractors ("Invitees") to abide by this Agreement and any applicable House Rules provided by the Host.

Possession and Delivery

The Space is accepted by the Hero in its “as-is” “where-is” condition. If, for any reason, the Supplier is unable to provide use of the Space at the anticipated beginning of the Term, you shall have the right to cancel the License with no penalty and be entitled to a full refund of amounts paid.

Workspace Use and Access

You agree to use the Space provided to you for general office purposes only and you may not use the Space to carry out any illegal activities or use the Space (a) in violation of law, the House Rules, or any other reasonable regulations or rules adopted by Supplier during the Term, or (b) for any immoral, unlawful, or objectionable purposes. Further, you shall not use or permit the usage of any illegal drug or substance and shall not make or permit any unreasonable or unnecessary noises or odors in or upon the Space or the Building. You shall not commit, or suffer to be committed, any waste upon the Space or any nuisance (public or private) or other act or thing of any kind or nature whatsoever that may disturb the quiet enjoyment or cause unreasonable annoyance of any other occupants in the Building.

You agree not to exceed the Maximum Occupancy of the Space. You shall not make alterations, additions or improvements to the Space, including the installation of lighting or any phone or data lines, without prior consent of the Supplier and in the same time communicate by mail to Workero.

You shall not generate, store, install, dispose of or otherwise handle any hazardous materials in the Space, or in or around the Building, in any manner contrary to any applicable law. You shall be liable for the costs of any removal, clean-up and/or remediation of any hazardous materials released by you or your Invitees.

You agree that the Supplier has the right, to require that you relocate to another Space in the same Building of equal or larger size and similar configuration for the remainder of the Term,

provided that the Fees for such new workspace are no greater than the Fees for your current Space.

The Supplier or its authorized representatives may enter the Space at any time. Unless there is an emergency, the Supplier will, as a matter of courtesy, try to inform you in advance when the Supplier needs access to the Space to carry out testing, repair or work other than routine inspection, cleaning and maintenance.

Good Care

You must take good care of and not damage, waste or make any changes to the Space or space leased or owned by the Supplier of which the Space is a part, or the Building. You shall not alter, add, replace, remove or damage any furnishings, equipment or other personal property located in, on or around the Space, the Shared Facilities, the Host Area or the Common Areas which is not owned by you or your Invitees. At the end of the Term, you must deliver the Space and all Host Personal Property to the Host in good condition, normal wear and tear excepted. If any damage (beyond normal wear and tear) to the Space or the Supplier Personal property should occur while in your care, custody or control, you agree to pay reasonable repair/replacement costs and to notify the Supplier immediately upon discovery of such damage occurring, but no later than 8 hours later. You are liable for any damage caused by you or your Invitees to the Space, the Shared Facilities, the Common Areas, the Supplier Personal Property or the Building.

Common Areas

If available at the Building, you may also have access to and non-exclusive use of any portions of the Building designated for common use of tenants and others ("Common Areas"), as, and to the extent, described in the House Rules. The Common Areas may be changed, relocated, altered, eliminated or otherwise modified at any time during the Term without the consent of, or notice to, Hero. Unless otherwise set forth in the House Rules, the right to parking is not provided under this Agreement.

Shared Facilities

If available at the Building, you may also have access to and non-exclusive use of any shared office equipment and kitchenettes (the “Shared Facilities”) located near the Space on a first-come, first-served basis as, and to the extent, described in the House Rules. The Supplier may make changes to the Shared Facilities from time to time during the Term including, without limitation, removal of all or portions of the Shared Facilities without your consent or notice to you.

Keys and Security

Any keys or entry cards for the Space or the Building, which the Supplier lets you use, remain the Supplier’s property at all times. You shall not make any copies of them or allow anyone else to use them without the Supplier’s consent. Any loss of keys or entry cards must be reported to the Supplier immediately, and you must pay the cost of replacement keys or cards and or changing locks, if required by the Supplier.

You shall not place any additional locks or bolts of any kind upon any of the doors or windows of the Space or Building nor make any changes to existing locks or the mechanisms thereof.

Name and Address

You may only conduct business in your name. You shall not put up any signs on the doors to the Space or Building or anywhere else, which are visible from outside the Space you are using, or the Building.

Mail and Packages

Mail and packages can be delivered to you at the Space or Building unless stated otherwise by the Supplier. permitted by the House Rules.

Conduct

You acknowledge that the Supplier is and will continue to be an equal opportunity employer and that the Supplier prohibits any form of discrimination in employment, against any of its employees

(whether by its employees, its clients, including you, or others), including, on the basis of race, color, creed, religion, age, gender, marital status, sexual orientation, national origin, or disability, or other characteristics protected by law. In recognition of this policy, you and your officers, directors, employees, shareholders, partners, agents, representatives, contractors, customers, or invitees shall be prohibited from participating in any type of harassing or abusive behavior to employees of the Host or its affiliates, other clients or invitees, verbal or physical in the Building for any reason. You further agree, upon the request of the Supplier, to cooperate with the Supplier in its efforts to enforce and maintain its equal employment opportunity, non-discrimination and anti-harassment policies. The Supplier may immediately terminate this Agreement without cost or penalty if Hero or any of Heroes staff engage in any behavior that the Supplier deems is contrary to such policies.

Damages and Insurance

You are responsible for any damage you cause to the Space or any Supplier Personal Property beyond normal wear and tear. You are responsible for arranging insurance for your personal property against all risks and for your liability to and for your employees and third parties and for maintaining any specific insurance set forth in the House Rules. You have the risk of damage, loss, theft or misappropriation with respect to any of your personal property and liability to and for your employees and third parties. You agree, as a material part of the consideration to be rendered to the Supplier under this Agreement, to waive any right of recovery against the Supplier, its directors, officers and employees for any damage, loss, theft or misappropriation of your property under your control and any liability to and for your employees and third parties, including for injuries to you or your Invitees in or about the Space, and you agree to hold the Supplier exempt and harmless and defend the Supplier from and against any damage and injury to any such person or to such property, arising from your use of the Space or from your failure to keep the premises in good condition and repair as provided in this Agreement. All property in your Space is understood to be under your control.

Payment

If there are Fees for the use of the Space during the Term, you shall pay the Fees and Taxes to the Marketplace Service.

Upon the Agreement Date / Booking date, the following are due and payable by the Hero:

- the Monthly Charge for the first full calendar month of the Term or a pro-rated portion of the Monthly Charge for the first partial month of the Term (if you start your Term after the first calendar day of the month),
- the Deposit (if applicable)
- any applicable Taxes.

For each following month of the Term, the Monthly Charge and any applicable Taxes are due and payable on the first day of the calendar month and if not stated differently, charged on the credit card. If the Term ends before the last calendar day of the month, the pro-rated portions of the Monthly Charge and any applicable taxes for the final partial month of the Term are due and payable. If applicable, the Supplier may also include additional 'one time' fees (the "Incidentals") for services provided to Guest not included in the Monthly Charge. These services may include but not limited to meeting rooms, photocopying, faxing, catering, etc. The Incidentals will be collected in arrears on the first of every month and paid by Hero via the Marketplace Service.

If any payment due to Supplier is not received within 5 days of the due date, the Supplier may request to Workero, to charge a late fee of 5% of the overdue amount or the Supplier may terminate this Agreement without cost or penalty to Supplier. All remaining Fees and Taxes for the remainder of the Term are immediately due and payable by the Guest.

Cancellation

All Fees and taxes paid by Heroes are non-refundable, except as expressly stated in this Agreement.

You may cancel this Agreement depending on the cancellation policy set forward by the Supplier. The Host may cancel this Agreement if a contract has been entered into for the sale of the Building.

The Host shall not cancel this Agreement except as provided in this Agreement.

Deposit

If a deposit is requested by Supplier, the Deposit will be held by Marketplace Service during the Term as security for the performance by you of all of your obligations under this Agreement. The Marketplace Service may apply any portion of the Deposit to amounts owed to the Supplier for (A) any damage to the Supplier's Personal Property, the Space, the Host Area, the Shared Facilities, or the Building, (B) any overdue Fees or Taxes and/or (C) amounts Supplier may incur for any losses or costs arising out of your default under this Agreement (including any damage or deficiency arising in connection with the relicensing of the Space), in each case solely at the discretion of the Supplier. If, upon the expiration or earlier termination of this Agreement, you have fully complied with all terms of this Agreement and the House Rules, remitted all amounts due and payable, and surrendered the Space and all keys, access cards, building passes and all other property provided to you by the Supplier (including the Supplier Personal Property, if any), the Deposit shall be returned to you within 60 days after the expiration or earlier termination of the Term, less any amounts applied as described above. The Marketplace Service shall not be required to maintain the Deposit in a separate account. No interest will be paid on the Deposit except as may be required by law. If any portion of the Deposit is so used or applied by Marketplace Service during the Term, then within 5 days after Host or Marketplace Service gives written notice to you, you shall deposit with Marketplace Services cash in an amount sufficient to

restore the Deposit to the original amount. Failure to do so will constitute a default under this Agreement.

Renewal

If an End Date is specified, the License will terminate on the End Date with no automatic renewal.

If no End Date is specified, Licenses shall automatically renew after the Minimum Term for additional one-month periods unless you give the Supplier and the Marketplace Service at least 30 days' notice prior to the end of the then current Term.

If the Supplier opts to change the Monthly Charge upon renewal, the Supplier will provide at least 60 days notice.

If the Hero opts not to renew the License, the will provide at least 60 days notice.

Default

You shall be considered in default of this License if you fail to comply with any term of this Agreement. Upon any default, the Supplier shall have the right without notice to terminate this Agreement, in which case you shall immediately surrender the Space and the Supplier Personal Property to the supplier. If you fail to surrender the Space and/or the Supplier Personal Property, the Supplier may, in compliance with applicable law and without prejudice to any other right or remedy, enter upon and take possession of the Space and the Hero Personal Property and you shall be liable for all past due Fees and Taxes, all Fees and Taxes due for the remainder of the Term, all costs incurred by Host to retake possession of the Space and Hero's Personal Property, and other losses and damages which Supplier may suffer as a result of Hero's default.

Indemnity

You agree to indemnify, defend and hold the Supplier, its landlord, if applicable, and any mortgagee harmless from and against any

loss, liability, claim, demand, damages, costs and expenses, including reasonable attorneys' fees, arising out of or in connection with your and your Invitees' use of a Space, Common Areas or Shared Facilities, or any violation of applicable law, this Agreement or House Rules. Nothing contained in this Agreement shall be construed to create privity of estate or of contract between you and Supplier's landlord, if applicable.

Disclaimer

EXCEPT AS PROVIDED HEREIN AND IN ANY HOUSE RULES, THE SUPPLIER IS PROVIDING ITS SPACE TO THE HERO "AS IS," AND SUPPLIER DISCLAIMS ANY AND ALL OTHER REPRESENTATIONS AND WARRANTIES WITH RESPECT TO THE SPACE, WHETHER EXPRESS OR IMPLIED, INCLUDING IMPLIED WARRANTIES OF TITLE, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR NON-INFRINGEMENT. SUPPLIER CANNOT AND DOES NOT GUARANTEE AND DOES NOT PROMISE TO HERO, ANY SPECIFIC RESULTS FROM USE OF THE SPACE. SUPPLIER DOES NOT REPRESENT OR WARRANT THAT THE SPACE WILL MEET YOUR REQUIREMENTS; THAT THE SPACE MEETS APPLICABLE LEGAL STANDARDS OR IS SAFE AND SUITABLE FOR YOUR INTENDED USE.

Liability

IN NO EVENT WILL SUPPLIER OR ITS DIRECTORS, EMPLOYEES, AGENTS, AFFILIATES OR THIRD PARTY SUPPLIERS BE LIABLE TO THE HERO OR ANY PARTY CLAIMING THROUGH HERO, FOR ANY INDIRECT, CONSEQUENTIAL, EXEMPLARY, INCIDENTAL, SPECIAL OR PUNITIVE DAMAGES, INCLUDING FOR ANY LOST PROFITS, LOST DATA, PERSONAL INJURY OR PROPERTY DAMAGE, OF ANY NATURE WHATSOEVER, ARISING FROM THE HEROES USE OF THE SPACE, ANY CONTENT OR OTHER MATERIALS ON, ACCESSED THROUGH OR DOWNLOADED FROM THE MARKETPLACE SERVICE, OR HEROES USE OF THE SPACE, EVEN IF THE SUPPLIER IS AWARE OR HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED HEREIN, AND TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, SUPPLIER'S LIABILITY TO THE HERO OR ANY PARTY CLAIMING THROUGH HERO, FOR ANY CAUSE WHATSOEVER, AND REGARDLESS OF THE FORM OF THE ACTION, IS LIMITED TO THE AMOUNT PAID FOR THE SPACE, IN THE 12 MONTHS PRIOR TO THE INITIAL ACTION GIVING RISE TO LIABILITY. THIS IS AN AGGREGATE LIMIT. THE EXISTENCE OF MORE THAN ONE CLAIM HEREUNDER WILL NOT INCREASE THIS LIMIT.

YOU UNDERSTAND AND AGREE THAT MARKETPLACE SERVICE IS NOT A PARTY TO ANY AGREEMENTS ENTERED INTO BETWEEN HERO AND SUPPLIER, NOR IS MARKETPLACE SERVICE A REAL ESTATE BROKER, AGENT OR INSURER IN CONNECTION WITH THIS AGREEMENT. THE PARTIES SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS MARKETPLACE SERVICE FROM AND AGAINST ANY LOSS, LIABILITY, CLAIM, DEMAND, DAMAGES, COSTS AND EXPENSES, INCLUDING REASONABLE ATTORNEYS' FEES, ARISING OUT OF OR IN CONNECTION WITH ANY USE OF THE SPACE, OR ANY VIOLATION OF APPLICABLE LAW, THIS AGREEMENT OR HOUSE RULES.

Suspension of Services

The Supplier may by notice suspend the provision of services (including access to the Space) for reasons of political unrest, strikes, terrorism, Acts of God or other events beyond the Supplier's or the Supplier's landlord's reasonable control. This Agreement shall automatically terminate if the Space is rendered unusable as a result of a fire, other casualty or a condemnation. As between Supplier and Hero, all proceeds of any condemnation award shall belong to Supplier and all insurance proceeds of Supplier shall be retained by and belong to Supplier. The Supplier may also suspend the provision of services (including access to the Space) in the event the Space or the Building is being renovated or repaired, in which event you will be relocated to

another space within the building, or if necessary, to another Building, all at the Supplier's reasonable cost.

Sublicensing

You may not sublicense, assign, transfer any interest in this Agreement or allow any third party to use any portion of the Space, the Shared Facilities or the Common Areas.

No Lease

YOU ACKNOWLEDGE THAT THIS AGREEMENT IS NOT A LEASE OR ANY OTHER INTEREST IN REAL PROPERTY. IT IS A CONTRACTUAL ARRANGEMENT THAT CREATES A REVOCABLE LICENSE. The parties do not intend to create a lease or any other interest in real property for the benefit of Heroes through this Agreement. The Supplier retains legal possession and control of the Space assigned to Hero. The Supplier's obligation to provide space and services to Hero is subject, in all respects, to the terms of the Supplier's lease with the Supplier's landlord, if applicable. This Agreement and the License granted hereunder shall terminate simultaneously with the termination of the Supplier's master lease or the termination of the operation of the Supplier Area for any reason at no cost or penalty to Host. You do not have any rights under the Supplier's lease with its landlord, if applicable. When this Agreement expires or is earlier terminated, your license to occupy the Space shall automatically be revoked. You agree to remove your personal property and leave the Space as of the date of such expiration or termination. The Supplier is not responsible for your personal property left in the Space after expiration or termination. If you fail to remove your personal property, at the Supplier's option, such personal property shall (a) be deemed conveyed to the Supplier and shall become the property of the Supplier, or (b) be removed from the Space by the Supplier at the Heroes expense.

No Broker

You represent that you have dealt with no broker in connection with this Agreement. You agree to indemnify, defend and hold the Supplier harmless from any claims of any brokers claiming to have represented you in connection with this Agreement.

Subordination

This Agreement and any applicable House Rules are subordinate to any underlying lease, mortgage, deed of trust, ground lease or other lien now or subsequently arising upon the Space or the Building and to renewals, modifications, refinancing and extensions thereof including the Supplier's lease with the Supplier's landlord and to any other agreements to which the Supplier's lease is subordinate.

Jurisdiction

This Agreement shall be interpreted and enforced in accordance with the Belgium law before the Flemish speaking court in Brussels.

Date: 06/11/18