



RENTAL AGREEMENT FOR SAFE DEPOSIT BOX No.

The Lessee (hereinafter referred to as the "Client")

Mr./Ms. , Company

..... ALKEMYA METACORE SCSP

(beneficial owner)

Born on 05/09/2025 in

Resident in 26 Boulevard Royal L-2449 Luxembourg

Document type: ..RCS..... No. B229541

Nationality: Luxembourg

(photocopy of document attached)

Helvetic Securgest SA

Piazzetta Santa Lucia, 6900 Massagno

Rented item:

Safe deposit box, no. 7/14.... with two keys, located in suitable rooms at the offices of the Lessor that are hermetically sealed and equipped with alarm systems, in which the Client may store any property that complies with the provisions of law. Items may be collected from the box or simple inspections of the box may be carried out in accordance with the methods set forth in the General Terms and Conditions for Safe Deposit Boxes (GTC), which the Client hereby accepts.



STARTING DATE/TERMINATION

The rental shall commence on 24/09/2025 for the duration of 1 year(s)

Corresponding to CHF 4000,00 of rent

Termination of the agreement for the Lessee: 05/04/2026, automatic renewal for another 1 years, unless 3 months' notice is given for the cancellation of the agreement and so forth for subsequent years.

Termination of the agreement for the Lessor: 3 months' notice for cancellation on 31 December, the first time on 31.12.2015. The Lessee shall be entitled to the refund of rental fees paid in advance and not enjoyed, excluding those of the last year.

Cost for any forced opening of the safe deposit box: CHF 1000.00 plus refund of out-of-pocket expenses invoiced by the company performing the intervention, which shall be chosen in full autonomy by the Lessor.

Place and date: MASSAGNO, 24/09/2025

The Lessee

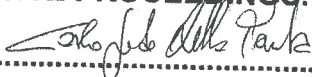


For Helvetic Securgest SA



THE CLIENT DECLARES THAT THE INFORMATION PROVIDED TO THE LESSOR IS TRUE AND INDEMNIFIES AND HOLDS THE LESSOR HARMLESS IN THE EVENT OF FALSE DECLARATIONS.

THE CLIENT DECLARES THAT HE/SHE IS NOT ACTING ON BEHALF OF THIRD PARTIES AND THAT HE/SHE IS NOT INVOLVED IN ANY ONGOING CRIMINAL OR ADMINISTRATIVE PROCEEDINGS.

Signature: 

HELVETIC SECURGEST SA declares that the assets stored in the safe deposit boxes remain the exclusive property of the Lessee. The provisions of the Swiss Code of Obligations shall be applicable to the rental agreement (articles 253 *et seq.* CO) and the provisions of the Swiss Debt Enforcement and Bankruptcy Law shall be applicable to any claims (art. 106 *et seq.* DEBL).



General Terms and Conditions for Safe Deposit Boxes (hereinafter GTC)

ART.1

The safe deposit box is provided by Helvetic Securgest SA (hereinafter the "Lessor") to the lessee (hereinafter, the "Client") in accordance with the following regulations.

ART. 2

The safe deposit box is located in suitable rooms that are hermetically sealed and equipped with alarm systems. The Client may only store property that complies with legal standards in the safe deposit box. The Client may deposit, collect or simply inspect the property stored in the box in accordance with the methods set out in this agreement, giving at least 12 hours' notice.

ART. 3

3.1. The Lessor is liable towards the Client for the suitability and security of the premises and for the exterior integrity of the box, except under unforeseeable circumstances.

3.2. In the case where, for whatever reason, the Lessor is obliged to pay compensation to the Client, the Lessor shall only be obliged to compensate proven and objective damage - sentimental value will not be taken into consideration.

3.3. The Lessor shall only be liable for any damage deriving in particular from robberies, burglaries, explosions, fire and water in the event of his gross negligence. The Lessor shall not be liable for any damage caused by air humidity or dryness, variations in temperature or similar phenomena. Any insurance cover is the responsibility of the Client. The Lessor will provide surveillance and security with the same due care exercised for his own business, in accordance with local practice.

ART. 4

4.1. The safe deposit boxes are only to be used to store materials/objects and items of value that abide with the laws in force. Any other use is not permitted. The Client undertakes to refrain from storing objects and/or property in the safe deposit box that may represent any kind of hazard or in any case that may cause damage, injury or disturbance.



4.2. The Lessor is authorised to inspect the content of the safe deposit box for security reasons together with the Client. In this case, except in the event of an emergency, the Lessor shall send the Client a letter inviting the latter to present himself/herself to the Lessor within a certain time limit in order to open the box and to identify any objects that may conflict with the prohibition stated in point 4.1 of this article.

4.3. If the Client fails to present himself/herself within the specified time limit or does not agree to take part in the inspection, or in the event of an emergency, the box shall be forced open in the presence of a notary, who will draw up the related report. The property found therein, with the exception of the items in the box that conflict with the prohibition referred to in point 4.1 of this article, shall be stored in a different box whose key, belonging to the Client, shall be placed in a closed envelope, sealed with the seal of the Lessor and the Notary and kept at the disposal of the Client. The costs related to this forced opening procedure shall be borne by the Client.

ART. 5

The box has a small door with a lock that can only be opened or closed with a combination of two different keys: one, which may open several locks, shall be kept by the Lessor, and two copies of the other, shall be given to the Client. If the latter wishes, the keys can be kept by the Lessor in a sealed envelope.

ART. 6

6.1. Upon signing this agreement, the Client shall state his/her personal details and those of the parties authorised to represent him/her vis-à-vis the Lessor. Any powers granted to these representatives shall be specified in writing.

In any event, the Lessor is free to accept or refuse further authorisations. If more than one party is authorised to access the box, the Client shall indicate if the related powers must be exercised jointly or severally. In the absence of specific written instructions, the aforesaid powers shall be considered to have been granted severally.

6.2. Any authorisations granted to other parties to open the box subsequent to the signing of this agreement shall not imply the cancellation of any authorisations granted previously.

6.3. The signatures of all the parties qualified to open the box, personally or following authorisation, must be filed with the Lessor. To this end, for the Client, the Lessor may use the signature affixed to this agreement as the signature filed as a sign of



acceptance and, for the parties authorised to open the box, the signatures affixed on the form that grants these powers to them. The Lessor, at his discretion, reserves the right to use other methods for filing the signatures of the holders and the parties authorised to open the box.

6.4. The Client is liable for any damage resulting from inadequate proof of identity or undetected forgeries, unless the Lessor is guilty of gross negligence.

6.5. The cancellation of and any amendments to the powers connected to the authorised parties, as well as the surrendering of these powers on the part of the latter, must be communicated to the Lessor via registered letter or directly in person at the offices of the company and shall be considered enforceable vis-à-vis the Lessor once three working days have passed from the receipt of the aforesaid announcement.

6.6. Any other reasons for the termination of the powers of representation are not enforceable vis-à-vis the Lessor unless the latter has been informed through a legally valid notice.

6.7. Legal persons and bodies in general must state the names of the parties vested with powers of representation. In these cases, the provisions in the previous two paragraphs are applicable even if the termination of the powers of representation concerns a legal representative of the Client.

6.8. A separate agreement is drawn up for each box, even if two or more boxes are assigned to the same person or Body.

ART. 7

7.1. The Lessor shall hand over the keys of the box to the Client, upon the signing of this agreement.

7.2. The Client must immediately inform the Lessor in the event of loss of the keys. In this case, the Lessor shall arrange the opening of the box by force, by a person known and trusted by him, with the participation of the Client, as well as the replacement of the lock and the issue of two new keys, all at the expense of the Client.

7.3. The Client must collect and guard the content of the box for the duration of the replacement of the lock or the box by the Lessor (approximately 6 hours).

ART. 8



8.1. The Client is obliged to carefully look after the keys and is responsible for any unauthorised use thereof. The loss of the keys must be reported immediately to the Lessor, who will adopt the necessary security measures (replacement of the lock) at the expense of the Lessee. The Lessor is not liable for any damages suffered by the Client due to the loss of the key.

8.2. If the key is found, it must be returned to the Lessor without delay.

8.3 On the request of the Client, the keys may be deposited subject to the payment of a fee.

ART. 9

The agreement is valid for one calendar year and shall enter into force on the date of its signing. For non-resident Clients the agreement shall be for a minimum of three years, in addition to any amount due if the box is rented in the 2nd (second) half of the current year.

ART. 10

Cancellation: see agreement.

ART. 11

11.1. The Client shall be obliged to pay the Lessor a regular rental fee for the use of the box, as well as any further expenses, as set forth in the agreement, starting from the first day of the month of signing of the agreement. This fee shall be set in advance.

For non-resident Clients this regular fee shall be paid in advance and shall be equal to 3 (three) rental years, as provided for in article 9.

11.2. The Lessor shall be entitled to prohibit the opening of the box if the Client is in arrears with the payment of the fee and any other amounts due.

ART.12

All costs incurred by the Lessor as a result of the repossession or confiscation of goods ordered against the Client, shall be paid in full by the latter, even if these costs are not recoverable from the party that initiated or supported the related proceedings.



ART. 13

13.1. Each time the Client, or the party authorised by the latter, intends to open the box, he/she must sign the appropriate form provided by the Lessor and must state the date and time of the opening the box. In the case of an authorised party, a declaration must also be made certifying that the Client - to the knowledge of the declaring party - is alive.

13.2. The Lessor shall not be liable for any damages suffered by the Client during the period of time between the signing of the appropriate form provided by the Lessor referred to in previous article 13.1 by the Client or the person(s) authorised to open the box and the signing of the same form at the end of the visit by the Client or the person(s) authorised to open the box.

ART. 14

14.1. If the Client discovers that the exterior of the box has been damaged, a written complaint must be submitted to the Lessor before the box is opened, indicating the property contained therein.

14.2. Subsequently, the box shall be opened and its contents shall be inspected in the presence of a representative of the Lessor and a notary, unless the Client waives the presence of the notary in writing beforehand.

14.3. A record shall be drawn up to record the opening and inspection of the box with the description of the state of the box, the property found therein and with the indication of the property that, according to the Client, is missing or has been tampered with. If the Client declares in writing that everything has been found in order, it is not necessary to make a list of the property stored therein.

14.4. If the Client waives the presence of the notary, the report shall be drawn up in duplicate and signed by the parties; one copy shall be kept by the Lessor and the other shall be given to the Client.

14.5. If the damage or tampering of the box is discovered by the Lessor, the latter shall invite the Client to present himself/herself for an inspection within a suitable time limit.

14.6. If the Client fails to present himself/herself within the specified time limit or does not agree to take part in the inspection, or in the event of an emergency, the box shall be forced open in the presence of a notary, following the provisions of article 4.3.



14.7. If the Client fails to comply with the provisions set forth in this article, he/she shall forfeit all rights and the possibility to take legal action against the Lessor.

ART. 15

In the event of the death of the Client and unless agreed otherwise with the Lessor, the heirs must legitimise their position vis-à-vis the Lessor via the production of sufficient documentation, and in particular a "Death Certificate", "Certificate of Inheritance" and possible "Notarial Act" before they shall be granted access to the safe deposit box and the power to make use of it.

ART.16

The Client shall be liable for any damage resulting from the incapacity of the Client or third parties to act, unless the incapacity of the Client has been published on an official Swiss document, or the Lessor has been informed in writing of the incapacity of the third parties.

ART. 17

If the Client delays the payment of the rental fee or the payment of any other amount due to the Lessor in compliance with article 11.1 for more than 15 days, the Lessor may terminate this agreement and proceed to the forced opening of the box in compliance with subsequent article 20.

ART. 18

18.1. In the case set forth in the previous article, the Lessor may request the Courts for authorisation to open the box, subject to the sending of a formal notice to the Client via registered letter with acknowledgement of receipt and once six months have passed from the date stated on the formal notice.

18.2. The box must be opened in the presence of a notary appointed for this purpose, exercising all the precautions ordered by the Courts.

18.3. The property found in the box shall be stored according to the provisions ordered by the Courts or, in the absence thereof, with the precautions considered appropriate by the Lessor, after the deduction of the part ordered to be sold by the Courts in order to pay any amounts due from the Client by way of rental fees.



ART. 19

19.1. All letters, notifications and any other declaration or communication of the Lessor relating to this agreement shall be sent to the Client with full effect to the address indicated at the time of establishment of the relationship, or to the address subsequently communicated in writing to the Lessor.

19.2. All communications and notifications from the Client to the Lessor in relation to this agreement must be made in writing and sent to the offices of the Lessor.

19.3. The Client shall be liable for all damage resulting from the use of mail, telephone, e-mail and any other means of transmission and/or transportation, and in particular due to errors, delays, losses, misunderstandings, forgeries or duplicates, unless the Lessor is guilty of gross negligence.

ART. 20

If, in derogation to these GTC, the box is registered to several parties, The Lessor may send all communications and notifications to only one of these co-owners, to the last address indicated by the latter in writing, with full effect also for the others, unless agreed otherwise in writing by the parties.

ART. 21

The Client shall be informed of the opening times of the safe deposit box service and related changes. The Client must announce his/her visit in advance via telephone, giving at least 12 hours' notice.

ART. 22

22.1 The Lessor is authorised to move the safe deposit box service to other rooms within the same building or to another building and, in any event, to change or replace the related system, informing the Clients thereof via registered letter with acknowledgement of receipt, which must state the date on which the service will be moved or on which the box must be opened in order to change or replace the system.

22.2. If the Client does not present himself/herself for the purposes stated in the previous paragraph, the safe deposit box service shall be moved, or the box shall be forced open, in the presence of a notary in accordance with the methods referred to in article 4.3.



22.3. If the Lessor considers that the provisions set forth in this article are rendered necessary for reasons he believes to be urgent, the provisions may be adopted without notice being given, and the Client shall be informed afterwards.

ART. 23

The Lessor reserves the right to unilaterally amend the economic rules and conditions applied to the relationship referred to in this agreement at any time. The amendments shall be binding for the Client after one month has passed from the notification thereof.

ART. 24

All costs, including tax-related costs, relating to the relationship and the use of this agreement shall be borne by the Client.

ART. 25

The Client may contact the Lessor for any complaints concerning this agreement.

ART. 26

26.1. This agreement is governed exclusively by Swiss law.

26.2. The place of performance, place of jurisdiction (the latter only for parties resident abroad) and exclusive court of jurisdiction for all disputes that may arise in relation to this agreement between the Client and the Lessor, shall be the Court for the place where the Lessor has his principle place of business.

26.3. The Lessor is in any event authorised to exercise his rights before the authorities of the place of domicile of the Client(s), as well as before any competent authority, and Swiss law shall in any event be exclusively applicable.

ART. 27

The Client declares that the information provided to the Lessor is true, and indemnifies and holds the Lessor harmless in the event of false declarations.

ART. 28

The assets stored in the safe deposit boxes remain the exclusive property of the Lessee. The provisions of the Swiss Code of Obligations shall be applicable to the rental agreement (articles 253 et seq. CO) and the provisions



of the Swiss Debt Enforcement and Bankruptcy Law shall be applicable to any claims (art. 106 et seq. DEBL).

Place, date MASSAGNO, 24/09/2025

Client

Roberto Della Porta
.....

Helvetic Securgest SA

[Signature]
.....



KEY COLLECTION

I, the undersigned, ..ALKEMYA.METACORE.SCSP..... as Lessee
of safe deposit box no.7/14..... declare that I have received
the keys for the safe deposit box registered in my name on24/09/2025.....

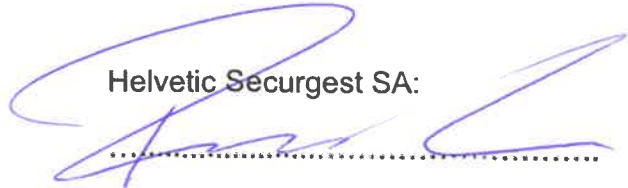
The Client undertakes to refrain from transferring these keys to third parties, to
refrain from making duplicates thereof and to look after them with utmost care.

Massagno, ...24/09/2025.....

The Lessee:

..........

Helvetic Securgest SA:

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