

GENERAL TERMS AND CONDITIONS

Introduction

We are Convendum Stockholm City AB ("Convendum").

These are the general terms and conditions which constitutes the fundamentals for each specific agreement with us.

1. This agreement

1.1 Nature of agreement

The Workspace Center will remain the property of Convendum and under Convendum ownership and control. The Client accepts that this agreement creates no tenancy interest, leasehold estate or other real property interest in the Client's favour with respect to the accommodation(s).

The purpose of this agreement is to provide an opportunity for the Client to co-operate with Convendum and other Clients within the facility and to be able to utilize the products, services and functions that Convendum supply according to the conditions stated in this agreement and the terms and conditions. The payment, which the Client owes, is the fee charged for the functions, products and services provided by Convendum. The Client and Convendum thus agree that this agreement does not, in any way, control a right of usage, in accordance with the Swedish Code of Land Laws, since the Client does not pay for an exclusive access right to any area. The Client cannot transfer this agreement to anyone else. Convendum may, at any time, hand over the rights as well as liabilities, in accordance with this agreement

1.2 Duration:

This agreement lasts for the period stated in the agreement and then will be extended automatically with a notice period of 3 months (unless legal renewal term limits apply) until brought to an end by the Client or by Convendum. All periods shall run to the last day of the month in which they would otherwise expire. The fees on any renewal will be at the then prevailing market rate.

2. Convendum's liability

2.1 The extent of Convendum's liability

To the maximum extent permitted by applicable law, Convendum is not liable to the Client in respect of any loss or damage the Client suffers in connection with this agreement, with the services or with the Client's accommodation(s) unless Convendum has acted deliberately or negligently in causing that loss or damage.

Convendum is not liable for any loss as a result of Convendum's failure to provide a service as a result of

mechanical breakdown, strike, termination of Convendum's interest in the building containing the workspace center or otherwise unless Convendum does so deliberately or is negligent. In no event shall Convendum be liable for any loss or damage until the Client provides Convendum written notice and gives Convendum a reasonable time to put it right.

If Convendum is liable for failing to provide the Client with any service under this agreement then subject to the exclusions and limits set out immediately below Convendum will pay any actual and reasonable expenses the Client has incurred in obtaining that service from an alternative source. If the Client believes Convendum has failed to deliver a service consistent with these terms and conditions the Client shall provide Convendum written notice of such failure and give Convendum a reasonable period to put it right.

2.2 Exclusion of consequential losses etc.

Convendum will not in any circumstances have any liability for loss of business, loss of profits, loss of anticipated savings, loss of or damage to data, third party claims or any consequential loss unless Convendum otherwise agrees in writing.

2.3 Financial limits to Convendum's liability:

Convendum's liability is, in all circumstances, limited to 125% of the total fee but a maximum of SEK 100,000 which the Member has paid for, up until the day the damage occurs, in accordance with the agreement.

3. Late payment

Convendum is entitled to add a reminder and late payment fee of 10% per month, in accordance with the law, if the fees have not been paid before or on the due date. If the Client disputes any part of an invoice the Client must pay the amount not in dispute by the due date or be subject to late fees. Convendum reserves the right to withhold services until the outstanding balance has been paid.

4. Guest Policy

Clients are not allowed to have guests who use Convendum's facilities as their own workspace. Clients are not allowed to have guests in the facilities without the presence of the client, and guests are therefore not permitted access to Convendum if the Client is not physically present at the facilities. The Client will be charged accordingly if a guest remains at the Convendum and use the facility as their own workspace.