

OFFICE LEASE

Lease no. LS-88-301 | Dated June 14, 2024

Landlord: Larkspur Street Partners (fictional), Denver, CO ("Landlord").

Tenant: Brightfjord, Inc., Portland, OR ("Tenant").

1. Premises

Landlord leases to Tenant approximately 6,400 rentable square feet on the 3rd floor of 88 Larkspur Street, Denver, CO (the "Premises").

2. Term

The term is 60 months, commencing on August 1, 2024 and expiring on July 31, 2029.

3. Base rent

Base rent for the first lease year is \$14,933.33 per month (\$28.00 per rentable square foot per year), payable in advance on the first day of each month.

4. Rent escalation

Base rent increases by 3% on each anniversary of the commencement date.

5. Security deposit

Tenant has paid a security deposit of \$29,866.66 (two months' base rent).

6. Option to renew

Tenant has one option to extend the term by 36 months at 95% of the then-prevailing market rent, exercisable by written notice no later than 9 months before expiry.

7. Early termination

Tenant may terminate effective July 31, 2027 by giving at least 6 months' written notice and paying a termination fee equal to four months of the then-current base rent.

8. Limitation of liability

Landlord's liability is limited to Landlord's interest in the building. Neither party is liable for consequential damages.

9. Governing law

This Lease is governed by the laws of the State of Colorado.

For Landlord

Dana Whitcombe

Dana Whitcombe
Managing Member
Date: June 14, 2024

For Tenant

Tomas Lindqvist

Tomas Lindqvist
CFO
Date: June 14, 2024