

OFFICE LEASE AGREEMENT

MERIDIAN BUSINESS PARK — BUILDING C

Landlord: Meridian Business Park Holdings, L.P. • Tenant: Cascade Analytics Group, Inc.

This Office Lease Agreement (this “Lease”) is made and entered into as of **July 28, 2022**, by and between **Meridian Business Park Holdings, L.P.**, a California limited partnership (“Landlord”), and **Cascade Analytics Group, Inc.**, a California corporation (“Tenant”).

Basic Lease Terms

Premises	Suite 410, Building C, Meridian Business Park, 2200 Faraday Avenue, Carlsbad, CA 92008 (approx. 6,850 rentable square feet)
Commencement Date	July 28, 2022
Expiration Date	July 27, 2027
Initial Term	Five (5) years
Base Rent (Year 1)	\$18,838.00 per month (\$33.00 / RSF / year)
Annual Escalation	3.0% per Lease Year
Security Deposit	\$37,676.00
Permitted Use	General office and software development

1. Premises and Term

1.1 Landlord leases to Tenant, and Tenant leases from Landlord, the Premises described above for the Initial Term commencing on the Commencement Date and expiring on the Expiration Date, unless sooner terminated or extended in accordance with this Lease.

1.2 Tenant shall accept the Premises in their as-is condition, subject to Landlord’s completion of the tenant improvements described in *Exhibit B*.

2. Rent

2.1 Tenant shall pay Base Rent in the amounts set forth above, in advance, on the first day of each calendar month. Base Rent shall increase by three percent (3.0%) on each anniversary of the Commencement Date.

2.2 In addition to Base Rent, Tenant shall pay its proportionate share of Operating Expenses and Real Property Taxes as Additional Rent, as further described in *Article 6*.

3. Option to Renew

3.1 Renewal Option. Provided that Tenant is not then in default beyond any applicable cure period, Tenant shall have **one (1) option to renew** this Lease for an additional term of **three (3) years** (the “Renewal Term”) immediately following the Expiration Date.

3.2 Exercise Window. Tenant may exercise the Renewal Option only by delivering written notice to Landlord **no earlier than twelve (12) months and no later than nine (9) months prior to the Expiration Date**. If Tenant fails to deliver such notice within that window, the Renewal Option shall lapse and be of no further force or effect.

3.3 Renewal Rent. Base Rent for the Renewal Term shall be the greater of (a) the Base Rent in effect immediately prior to the Expiration Date, increased by three percent (3.0%), or (b) the then-prevailing fair market rent for comparable space in the Carlsbad submarket, as reasonably determined by Landlord.

4. Use of Premises

4.1 Tenant shall use the Premises solely for the Permitted Use and for no other purpose without Landlord’s prior written consent.

5. Maintenance and Repairs

5.1 Landlord shall maintain the structural elements, roof, and building systems. Tenant shall maintain the interior of the Premises in good condition, ordinary wear and tear excepted.

6. Operating Expenses

6.1 Tenant shall pay its proportionate share of Operating Expenses and Real Property Taxes, subject to the base-year and cap provisions set forth in *Exhibit C*.

7. Assignment and Subletting

7.1 Tenant shall not assign this Lease or sublet all or any portion of the Premises without Landlord’s prior written consent, which shall not be unreasonably withheld.

8. Insurance and Indemnity

8.1 Tenant shall maintain commercial general liability insurance with limits of not less than \$2,000,000 per occurrence and shall name Landlord as an additional insured.

9. Default and Remedies

9.1 The occurrence of any of the following shall constitute an Event of Default: (a) failure to pay Rent when due, continuing for five (5) business days after written notice; or (b) failure to perform any other obligation, continuing for thirty (30) days after written notice.

10. Surrender

10.1 Upon expiration or earlier termination of this Lease, Tenant shall surrender the Premises in good condition, ordinary wear and tear excepted, and shall remove its personal property and trade fixtures.

11. Notices

11.1 All notices under this Lease shall be in writing and delivered by personal delivery, certified mail, or nationally recognized overnight courier to the addresses set forth in *Exhibit A*.

12. Miscellaneous

12.1 This Lease constitutes the entire agreement between the Parties and may be amended only by a writing signed by both Parties. This Lease shall be governed by the laws of the State of California.

IN WITNESS WHEREOF, the Parties have executed this Lease as of the date first written above.

Meridian Business Park Holdings, L.P.
By: Landlord's Authorized Signatory

Cascade Analytics Group, Inc.
By: Tenant's Authorized Officer