

FIXED TERM BUILDING LEASE AGREEMENT

LANDLORD VICTORINOX REAL ESTATE K.K. (hereinafter referred to as "Landlord")
 TENANT ██████████ Inc. (hereinafter referred to as "Tenant")

〈SUBJECT〉

(A) BUILDING INFORMA TION	NAME	VICTORINOX ANNEX BUILDING
	LOCATION	██████████ Tokyo-to
	STRUCTURE & SCALE	Reinforced concrete 2 story flat roof with 1 basement floor

(B)	RENTAL PERIOD	From December 1, 2017 to March 31, 2022
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(C) RENTING ROOMS			TERMS AND CONDITIONS		
NO. OF FLOORS / ROOMS	CONTRACTED AREA		(D) SECURITY DEPOSIT	(E) RENT	(F) SERVICE FEE
	m	Tsubo *	NO. OF MONTH (PER MONTH)	UNIT PRICE (JPY / Tsubo)	UNIT PRICE (JPY / Tsubo)
BUILDING BASEMENT, 1ST ~ 2ND FLOORS	324.46	98.14	10	23,436	
			23,000,000	23,000,000	N/A
SUB-TOTAL	324.46	98.14	23,000,000	2,300,000	N/A
CONSUMPTION & LOCAL TAXES				230,000	N/A
TOTAL	324.46	98.14	23,000,000	2,530,000	N/A

*Tsubo (Japanese measurement = 3.3 rounded)

(G)	RENT PAID TO AND PAYMENT METHOD	The tenant transfers the following month's rent, service fee and other fees to the landlord or the advised person at the end of the month (in case of Saturdays, Sundays, public holidays, the previous business day) to the below account. However, the transfer fee is paid by the tenant. 〈BANK INFORMATION〉 BANK <u>MUFG Bank</u> <u>BRANCH SHIBUYA MEIJI-DORI</u> <u>SAVINGS DEPOSIT ACCOUNT</u> ACCOUNT NO. <u>██████████</u> ACCOUNT NAME <u>VICTORINOX JAPAN K.K.</u>
(H)	PURPOSE OF USE	Office, non-licensed nursery school, private English school
(I)	ARTICLE 12, PARAGRAPH 1 PERIOD	3 months
(J)	ARTICLE 12, PARAGRAPH 1 STATED AMOUNT	Amount of 3 months of rent and service fee
(K)	ARTICLE 13, PARAGRAPH 2 AMOUNT	Amount of 3 months of rent and service fee