

FIXED TERM BUILDING LEASE AGREEMENT

LANDLORD VICTORINOX REAL ESTATE K.K. (hereinafter referred to as "Landlord")TENANT ██████████ (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 November 30, 2020
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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 ²	Tsubo *	NO. OF MONTH (PER MONTH)	UNIT PRICE (JPY / Tsubo)	UNIT PRICE (JPY / Tsubo)
			TOTAL AMOUNT (JPY)	MONTHLY FEE (JPY)	MONTHLY FEE (JPY)
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 _____ BRANCH _____ SAVINGS DEPOSIT ACCOUNT ACCOUNT NO. _____ ACCOUNT NAME VICTORINOX JAPAN K.K.
(H)	PURPOSE OF USE	Office, non-licensed nursery school, private English school
(I)	AMOUNT UNDER THE PROVISIO OF ARTICLE 2	Equivalent to 6 months rent : (Penalty in the event that the tenant cancels this contract before the day before the start of the lease term)
(J)	ARTICLE 3 PERIOD	Landlord 6 months : (Period for giving notice of non-renewal) Tenant 6 months
(K)	ARTICLE 13, PARAGRAPH 1 PERIOD	6 Months : (notice period in case the Tenant terminates this contract during the lease term)
(L)	ARTICLE 13, PARAGRAPH 1 STATED AMOUNT	Equivalent to 6 months' rent and common expenses : (Penalty fee for immediate termination of this contract by the borrower during the lease term)
(M)	ARTICLE 14, PARAGRAPH 2 STATED AMOUNT	Equivalent to 6 months' rent and common expenses : (Penalty in the event of cancellation of this contract by the Landlord)