EQUIPMENT OWNERSHIP & OPERATIONS PROGRAM

LEGAL & GOVERNANCE FRAMEWORK

DOCUMENT 04

Equipment Lease Agreement

Between the Owner (Lessor) and OncoBeam AG (Lessee)

e-Investment LLC · OncoBeam AG

Document number	04
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Owner	Operator — Legal

This is an equipment lease. You lease Equipment you own to the Operator for a fixed rent. The Operator operates the Equipment for its own account and at its own risk, and pays you the same fixed rent whether the Equipment earns a lot, a little or nothing. Your rent does not depend on how the Equipment performs. It is not interest, a profit share or a return on an investment. Entry into this Lease is optional. Please read Document 06 (Risk Disclosure). Capitalised terms have the meanings in Document 02.

1. Parties

This Equipment Lease Agreement (the "Lease") is made between the Owner identified in the schedule (the "Lessor") and OncoBeam AG, a Swiss stock corporation with its registered office at Loretohöhe 10, 6300 Zug, Switzerland (the "Lessee" or the "Operator"). Entry into this Lease is optional and is not a condition of purchasing Equipment.

2. Purpose and scope

The Lessor owns identified Equipment and wishes to lease it to the Operator. The Operator wishes to lease and operate that Equipment in its own micromobility business. This Lease sets the terms of that lease, including the Fixed Rent. It does not transfer ownership: the Lessor remains the Owner throughout.

3. Lease of the Equipment

1. The Lessor leases to the Operator, and the Operator takes on lease, the Equipment identified by Asset ID in the schedule, for the term set out in Section 10.
2. The Operator takes possession as lessee. It acquires no ownership or beneficial interest in the Equipment and holds it as the Lessor's property.

3. The Operator keeps each Lessor's Equipment individually identified by Asset ID and does not commingle it, as property, with the Equipment of any other Owner. The Operator maintains Chain of Custody records under Document 15.

4. Operation for the Operator's own account

During the term the Operator operates the Equipment in its own business, deals with End Users in its own name, and collects and retains all revenue the Equipment generates for its own account. The Operator bears the operating costs and the commercial risk of operation. The Lessor has no interest in, and no claim to, that revenue; the Lessor's entitlement under this Lease is the Fixed Rent only.

5. Fixed Rent

1. **Amount.** The Operator pays the Lessor the Fixed Rent stated in the schedule for each Rental Period. The Fixed Rent is a fixed, pre-agreed amount.

2. **Independence from performance.** The Fixed Rent does not depend on, and does not vary with, the revenue, profit, utilisation or performance of the Equipment or of the Operator. It is payable in full whether the Equipment is heavily used, lightly used or not used at all, subject only to Section 6.

3. **Nature.** The Fixed Rent is rent for the use of the Lessor's Equipment. It is not interest, a dividend, a yield, a profit share or a return on an investment, and the Operator makes no representation that the Lessor will profit.

4. **Payment.** The Operator pays the Fixed Rent on each Rent Payment Date and issues a Rent Statement, in accordance with Document 13.

The Operator is paid nothing by the Lessor; the Operator pays the Lessor. The Lessor's return is fixed and does not come from the Operator's efforts or from the Equipment's earnings. This is the feature that keeps the arrangement an ordinary equipment lease rather than a profit-sharing arrangement (see Documents 06 and 10).

6. Rent adjustment and abatement

The schedule may provide for the Fixed Rent to be reviewed at set intervals to a pre-agreed formula (for example indexation), and for rent to abate where the Operator's use is prevented by loss of or damage to the Equipment not caused by the Lessor. Any such adjustment is mechanical and pre-agreed; it does not convert the Fixed Rent into a share of revenue or profit.

7. Operator obligations and standard of care

1. The Operator operates and maintains the Equipment with reasonable skill and care, in accordance with Document 14 and Applicable Law, and keeps

it in serviceable condition, fair wear and tear excepted.

2. The Operator obtains and maintains the permits required to deploy the Equipment and complies with local micromobility rules.
3. The Operator maintains insurance in respect of the Equipment in its possession and third-party liability arising from operation.
4. The Operator keeps accurate custody and maintenance records and makes the Lessor's records available on request.

8. Lessor rights and control

The Lessor retains ownership and may, on the notice stated in the schedule:

- terminate this Lease (subject to the term and notice provisions);
- take back possession of the Equipment on termination or expiry;
- lease the Equipment to a different operator or use it itself after this Lease ends;
- sell, transfer, gift or bequeath the Equipment (a transfer does not bind a transferee unless it assumes this Lease); and
- obtain the Equipment's records and current condition report.

The Operator returns the Equipment in accordance with Document 05 on termination or expiry, in serviceable condition, fair wear and tear excepted.

9. Prohibited conduct of the Operator

Consistent with Document 17, the Operator will not claim ownership of the Equipment, promise the Lessor any profit, revenue or minimum earnings from operation, describe the Fixed Rent as a return on an investment, provide investment management or advice, or pool one Owner's Equipment with another's.

10. Term and termination

1. The Lease begins on the date the Operator takes possession and runs for the term stated in the schedule, continuing thereafter until terminated on notice.
2. Either party may terminate on the notice stated in the schedule; the Lessor may terminate immediately for the Operator's material uncured breach, including non-payment of Fixed Rent.
3. On termination or expiry the Operator ceases operation, pays any Fixed Rent accrued to the date of return, and returns the Equipment under Document 05.

11. Liability and insurance

1. The Operator is liable for loss of or damage to the Equipment beyond fair wear and tear while it is in the Operator's possession, up to the Equipment's fair value, looking first to insurance proceeds.
2. To the extent permitted by Applicable Law, neither party is liable for indirect or consequential loss, except that nothing limits liability for gross negligence, wilful misconduct, or death or personal injury caused by negligence, or any liability that cannot be limited under Applicable Law.

12. Compliance and data

The Operator processes the Lessor's personal data under Document 08 and applies the AML/KYC measures in Document 09. The Lessor provides information reasonably required for compliance.

13. Governing law and disputes

This Lease is governed by the substantive laws of Switzerland, excluding its conflict-of-laws rules and the United Nations Convention on Contracts for the International Sale of Goods. The courts competent for the Operator's registered seat have jurisdiction, without prejudice to any non-waivable consumer protection of the Lessor's place of residence.

14. Final provisions

1. The schedule forms part of this Lease; if the schedule and this body conflict, this body governs except as to the commercial terms (Equipment, Fixed Rent, term, notice) set out in the schedule.
2. If a provision is unenforceable, the remainder continues.
3. Amendments are effective only in writing under Document 29.
4. Cross-references: Master Definitions (Doc 02); Sale Agreement (Doc 03); Asset Ownership & Delivery Policy (Doc 05); Risk Disclosure (Doc 06); Financial Controls & Settlement Procedure (Doc 13); Equipment Operations Standard (Doc 14); Regulatory Position Statement (Doc 10).