

Office Lease Agreement

*Harborview Properties LLC ("Landlord") and Brightpath Software, Inc. ("Tenant") · 400 Harbor Boulevard,
Suite 300 · June 15, 2026*

Landlord leases to Tenant approximately 12,400 rentable square feet known as Suite 300 at 400 Harbor Boulevard (the "Premises") on the terms below.

1. Term and Rent

1.1 Term: sixty (60) months, commencing September 1, 2026.

1.2 Base rent: \$4.15 per rentable square foot per month (\$51,460 per month), payable in advance on the first of each month.

1.3 Base rent shall increase annually by the percentage increase in the Consumer Price Index (CPI-U, All Items) for the metropolitan area, with no cap on the annual increase.

2. Security Deposit

2.1 Tenant shall deposit an amount equal to six (6) months of base rent (\$308,760) as security for Tenant's performance.

3. Guaranty

3.1 Tenant's obligations under this Lease shall be personally and unconditionally guaranteed, jointly and severally, by Tenant's two founders pursuant to guaranty agreements in the form attached as Exhibit C.

4. Assignment and Subletting

4.1 Tenant shall not assign this Lease or sublet all or any part of the Premises without Landlord's prior written consent, which Landlord may grant or withhold in its sole and absolute discretion. No exception is made for affiliates of Tenant.

5. Relocation

5.1 Landlord may, upon sixty (60) days' notice, relocate Tenant to comparable premises within the building at Landlord's cost.

6. Improvements

6.1 Landlord shall provide a tenant-improvement allowance of \$25.00 per rentable square foot.

7. Holdover

7.1 If Tenant remains in possession after expiration, Tenant shall pay two hundred percent (200%) of the base rent in effect at expiration for each month of holdover.

8. Early Termination

8.1 Tenant has no right of early termination under this Lease.

9. Miscellaneous

9.1 This Lease is governed by the laws of the State of California. Tenant shall carry commercial general liability insurance of at least \$2,000,000 per occurrence.

Executed as of the date first written above. — Harborview Properties LLC / Brightpath Software, Inc.