[English Translation]

Blooming Camp Facility Terms of Use

Article 1 (Application of Terms of Use)

1. These Blooming Camp Facility Terms of Use (these "Terms of Use") are individual terms applicable to use of "Blooming Camp," a facility (the "Facility") that SAKURA internet Inc. (the "Company") opens and operates in GRAND GREEN OSAKA, JAM BASE among the Blooming Camp Membership Service that the Company provides. In using the Facility, the Member shall comply with the Blooming Camp Membership Terms and Conditions that the Company sets forth and these Terms of Use. The Blooming Camp Membership Terms and Conditions, together with these Terms of Use, shall apply to the use of the Facility.

Article 2 (Definitions)

1. The terms used in these Terms of Use shall have the meanings set forth in the following items:
   (1) Building
   The term means GRAND GREEN OSAKA in which the Facility is located.
   (2) Notifications or the like
   The term means filing notification with, or obtaining permission or license from, the relevant government agency or the like.
   (3) Event Participant
   The term means a person who participates in an event that the Seeds Member hosts at the event square in the Facility.
   (4) Share Kitchen
   The term means the area in which kitchen equipment satisfying the equipment requirements of restaurant business license and eating space are equipped and light foods and beverages can be served.
   (5) Share Kitchen Service
   The term means the service to make the Share Kitchen available to a person who intends to operate the restaurant business. The Share Kitchen Service is a service that the Share Kitchen Service Operation Business Operator, not the Company, provides.
   (6) Use of Share Kitchen Service
   The term means that the Member who has concluded the Use Contract for the Share Kitchen Service set forth in Article 10 uses the Share Kitchen Service and serve lights foods and beverages.
   (7) Share Kitchen Service Operation Business Operator
   The term means HITOTOBA Inc. which provides and operates the Share Kitchen Service.

(8) Share Kitchen Visitor

The term means a person who visits the Share Kitchen (regardless of whether he/she eats or drinks at the Share Kitchen).

2. The terms defined in the Blooming Camp Membership Terms and Conditions shall have the same meanings in these Terms of Use.

Article 3 (Contents of Facility Use Service)

1. The Member may use the Facility consisting of the areas set forth in the following items:

(1) Event Square

This is an area that may be used as an event venue.

(2) Connect Area

This is an area where the Members may interact with each other. Only the Members and the Company (including Community Managers), Collaborators and the Members' accompaniers may enter the area.

(3) Open Communication Area

This is an area where anyone who visits the Building, not limited to the Members, may use and interact with each other, including exhibition space, café and the Share Kitchen.

2. The Facility shall be provided for the purpose of facilitating communication among the Members or between the Members and Collaborators. The Facility is a physically and theoretically open space and may not be used as office space (meaning a place for office work or closed meetings and the like).

Article 4 (Business Days and Business Hours)

1. The business days and business hours of the Facility shall be separately set forth by the Company.
2. The business days and the business hours in the preceding paragraph shall be subject to change as the Company or the owner or manager of the Building determines due to maintenance of the Facility or the Building, disasters (including, but not limited to, earthquake, typhoon, tsunami, fire and the like), outbreak of infectious diseases, establishment, amendment or abolition of laws and regulations or ordinances, orders by public authority and any other causes. In this case, the Company shall notify the Members of details of the change in advance, but this does not apply in the case where the change is a matter of urgency.
3. The Company may accept at its discretion an application for hosting an event or the Use of Share Kitchen Service outside the business hours. Only in this case, the Seeds Member may use the Facility even outside the business hours.

Article 5 (Hosting Events at Event Square)

1. The Seeds Member who wants to host an event at the Event Square shall apply for it by the method that the Company prescribes, and only the event which has passed the Company's screening can be hosted. If the Company requests the Seeds Member to submit materials that the Company needs for the screening, the Seeds Member shall respond to this. The Company shall notify the applicant of the result of screening by the method that the Company prescribes but shall assume no obligations to disclose the details of the screening and the reason of the screening result.
2. The Seeds Member may use the Event Square free of charge.
3. The Seeds Member shall conduct reception, traffic control, guidance, security control or the like for the Event Participants on the Seeds Member's own responsibility and at his/her own expense.
4. For the Notifications or the like necessary to host the event, the Seeds Member shall research and conduct the Notifications or the like required as set forth in the laws and regulations or ordinances on the Seeds Member's own responsibility and at his/her own expense. The Company shall assume no obligations to research or conduct the Notifications or the like required to host the event on behalf of the Seeds Member. When the Seeds Member conducts the Notifications or the like, the Seeds Member shall submit copies of the Notifications or the like to the Company.
   * Examples of Notifications or the like (these are just examples, not a list of all assumed Notifications or the like): notification of hosting an event/ application for permission to conduct prohibited activities/ application for use such as performance of copyrighted work/ notification of events with eating and drinking, and the like.
5. The Seeds Member shall take out the liability insurance, accident insurance, event cancellation insurance and any other insurance necessary for hosting the event on his/her own responsibility and at his/her own expense.
6. The Seeds Member shall accept the matters listed in the following items in advance:
   (1) that the Company (including persons that the Company designates; the same shall apply in this Paragraph) enters the Event Square while the event is being prepared and held;
   (2) that the event space is subject to a sound volume check in the presence of the Company, and the Company may control the sound volume as necessary to prevent sound leakage to other tenants' space or rooms or the like in the Building;
   (3) that the Company may designate the place to announce the event, the size of the announcement and the like; and
   (4) that the Company may take photographs while the event is being held, and if the Seeds Member or any Event Participant refuses photography, the Seeds Member hosting the event

shall notify the Company to that effect.

7. When hosting the event at the Event Square, if the event falls under any of the following items, the Seeds Member shall give notice to the Company and obtain its approval in advance:
   (1) if the Seeds Member or the Event Participants eat and drink or drink alcohol at the event;
   (2) if the Seeds Member directly concludes contracts with and use external service providers (including, but not limited to, service providers for cleaning and security); and
   (3) if the Seeds Member carries tools, panels, curtains and any other items in the Facility (in this case, the Seeds Member shall protect the walls, floors and the like and take any other necessary measures when carrying the above items in and out of the Facility, and the Seeds Member shall implement carrying the items in and out of the Facility, the protection and the other necessary measures on his/her own responsibility and at his/her own expense).
8. If a dispute or the like arises between the Seeds Member and any Event Participant, another user of the Building, or the owner or manager of the Building in connection with hosting the event by the Seeds Member, the Seeds Member shall resolve this by himself/herself on his/her own responsibility and at his/her own expense, and the Company shall assume no liability for the dispute or the like.

Article 6 (Participation in Events at Event Square)

1. The Member who wants to participate in an event to be held at the Event Square shall take application procedures that the host of the event sets forth. The host of the event shall determine whether the Member who has applied for participation may or may not participate in the event, and the Company shall not be involved in the determination.
2. The Member who participates in the event shall comply with the terms for event participation and other rules that the host of the event sets forth in addition to these Terms of Use.
3. The Company shall assume no liability for the host's non-acceptance of application for participation in the event or cancellation of the event.
4. If a dispute or the like arises between the Member who participates in the event and the host of the event, another Event Participant, another user of the Building, or the owner or manager of the Building, the Member shall resolve this by himself/herself on his/her own responsibility and at his/her own expense, and the Company shall assume no liability for the dispute or the like.

Article 7 (Connect Area)

1. The Seeds Member may freely visit and use the Connect Area within the number of times of use that the Company separately sets forth for communications among the Members or between the Members and Collaborators.

2. The Seeds Member may use the Connect Area with his/her accompaniers within the number of persons that the Company separately sets forth; provided, however, that the Seeds Member shall cause his/her accompaniers to comply with the Blooming Camp Membership Terms and Conditions and these Terms of Use, and if any of his/her accompaniers causes damage to the Company or a third party, the Seeds Member shall assume the liability for the damage jointly with the accompanier. The accompaniers shall always act together with the Seeds Member in the Connect Area.

Article 8 (Use of Event Square as Connect Area)

1. The Company may open the Event Square to make it available as an extension of the Connect Area on a date and time when no event is held at the Event Square. In this case, the Seeds Member may use the Event Square like the Connect Area.
2. The Company may limit the time to open the Event Square in the preceding paragraph. In the case of limiting the time, the Seeds Member shall leave the Event Square by the time that the Company designates in accordance with the Company's instructions.

Article 9 (Exhibition Space)

1. The Seeds Member who wants to use the exhibition space shall apply for the use by the method that the Company prescribes, and only the Seeds Member who has passed the Company's screening may make an exhibition in the exhibition space. If the Company requests the Seeds Member who has applied for the use to submit materials that the Company needs for the screening, the Seeds Members shall respond to this. The Company shall notify the applicant of the result of screening by the method that the Company Prescribes but shall assume no obligations to disclose the details of the screening and the reason of the screening result.
2. The Company shall assume no liability for deterioration, breakage or loss of goods exhibited in the exhibition space due to temperature, humidity, sunlight or any other environment, disasters (including, but not limited to, earthquake, typhoon, tsunami, fire and the like), accidents, thefts or the like.

Article 10 (Share Kitchen)

1. The Share Kitchen Service shall be provided by the Share Kitchen Service Operation Business Operator. The Seeds Member who wants the Use of Share Kitchen Service shall take the application procedures that the Company or the Share Kitchen Service Operation Business Operator sets forth. The Share Kitchen Service Operation Business Operator shall determine whether or not the Use of Share Kitchen Service should be permitted.

2. The Member who uses the Share Kitchen Service shall separately conclude a use contract for the Share Kitchen Service with the Share Kitchen Service Operation Business Operator and comply with the use contract in addition to these Terms of Use.
3. The Use of Share Kitchen Service shall be subject to the usage fee that the Share Kitchen Service Operation Business Operator sets forth separately from the Usage Fees for the Membership Service.
4. The Seeds Member shall conduct reception, traffic control, guidance, security control or the like for the Share Kitchen Visitors on his/her own responsibility and at his/her own expense.
5. For the Notifications or the like necessary to use the Share Kitchen Service, the Seeds Member shall research and conduct the Notifications or the like necessary as set forth in the laws and regulations or ordinances on his/her own responsibility and at his/her own expense. The Company shall assume no obligations to research or conduct the Notifications or the like necessary to use the Share Kitchen Service on behalf of the Seeds Member. The Seeds Member shall submit copies of the Notifications or the like to the Share Kitchen Service Operation Business Operator.
6. The Seeds Member shall take out the liability insurance, accident insurance, product liability insurance and any other insurance necessary for the Use of Share Kitchen Service on his/her own responsibility and at his/her own expense.
7. At the time of the Use of Share Kitchen Service, the Seeds Member shall thoroughly implement sanitation management in strict compliance with the Food Sanitation Act and any other relevant laws and regulations or guidelines and the like. The Company shall assume no liability for the sanitation management pertaining to the Use of the Share Kitchen Service by the Seeds Member (including, but not limited to, a case of food poisoning)
8. If a dispute or the like arises between the Seeds Member and the Share Kitchen Service Operation Business Operator, any Share Kitchen Visitor, another user of the Building or the owner or manager of the Building in connection with the Use of Share Kitchen Service by the Seeds Member, the Seeds Member shall resolve the dispute or the like by himself/herself on his/her own responsibility and at his/her own expense, and the Company shall assume no liability for the dispute or the like.

Article 11 (Suspension or Cancellation of Event or the like)

1. If the Company recognizes that it falls under any of the following items, the Company may request the Seeds Member to suspend or cancel his/her event, exhibition or Use of Share Kitchen Service, and the Seeds Member shall respond to the request. In this case, even if the Seeds Member or any Share Kitchen Visitor suffers damage, the Company shall assume no liability for the damage.

(1) if the actual use of the Facility is or may be inappropriate in light of the purpose of the Membership Service;
(2) if the Seeds Member fails to follow instructions from the Company, the owner or manager of the Building, or the Share Kitchen Service Operation Business Operator;
(3) if the competent governmental agency gives a request, order or the like of the cancellation;
(4) if the owner or manager of the Building makes a request, order or the like of the cancellation due to its reasons;
(5) if the safety of life or body of the Seeds Member, the Event Participants, the Share Kitchen Visitors or other users of the Building is not secured;
(6) if the Seeds Member, any Event Participant or any Share Kitchen Visitor breaches the Blooming Camp Membership Terms and Conditions or these Terms of Use;
(7) if a third party makes a complaint about the event, exhibition, or use of the Share Kitchen Service; or
(8) if the Company determines that the event, exhibition or Use of the Share Kitchen Service is not appropriate for any reason other than those listed in the above items.

2. In the case of the preceding paragraph, the Seeds Member shall promptly conduct the restoration to original condition in accordance with Article 18.

Article 12 (Compliance with Guideline and the like)

1. The Seeds Member shall comply with the guideline and the like for use of the Facility (including its equipment) that the Company separately sets forth (including, but not limited to, those posted on the website for the Membership Service, or displayed or placed in the Facility). The guideline and the like shall be updated or added in a timely manner and the Seeds Member shall always comply with the latest guideline and the like.

Article 13 (Safety Measures)

1. When using the Facility, the Member shall take the safety measures listed in the following items:
   (1) to check where the emergency exits and fire extinguishers are located in the Facility and the evacuation route of the Facility in advance in order to prepare for disasters or any other state of emergency;
   (2) not to hide the evacuation lights, fire extinguishers, fire hydrants, escape doors and the like of the Building;
   (3) when holding an event or using the Share Kitchen, to check the evacuation traffic line for disaster prevention in advance and secure the width enough for evacuation; and
   (4) when holding an event or using the Share Kitchen, to let persons working for the event and

the Event Participants know the safety management of the Facility such as guiding to the emergency exits and evacuation route, and the like.

Article 14 (Management of Goods)

1. The Seeds Member shall appropriately manage his/her belongings and other possessions that the Seeds Member has carried into the Facility when using the Facility on his/her own responsibility and at his/her own expense, and cause his/her accompaniers or Event Participants to appropriately manage their possessions on their own responsibility and at their own expense.

Article 15 (Handling of Information)

1. As the Facility is a theoretically and physically open space, information given or received in the Facility shall not be managed as confidential information. The Member acknowledges and understands this and shall appropriately select information to be disclosed in the course of communication between the Member and another Member, any Collaborator or Community Manager, or any other visitor of the Facility.

Article 16 (Personal Information of Event Participants or Share Kitchen Visitors)

1. If the Seeds Member acquires personal information of the Event Participants or the Share Kitchen Visitors, the Seeds Member shall appropriately handle the personal information in accordance with the Act on the Protection of Personal Information on his/her own responsibility and at his/her own expense.
2. No personal information of the Event Participants or the Share Kitchen Visitors shall be given or received between the Company and the Seeds Member.

Article 17 (Prohibited Matters)

1. In using the Facility, the Member shall not conduct acts which fall under or may fall under any of the following items in addition to the prohibited matters set forth in the Blooming Camp Membership Terms and Conditions:
   (1) an act to prevent a third party (including other Member or the like, accompanier, the Event Participant or the Share Kitchen Visitor; the same shall apply in this Article) from using the Facility or the Building;
   (2) an act to host an event, place goods in the exhibition space, or use or enter the Share Kitchen without taking the application procedures or obtaining approval from the Company or the Share Kitchen Service Operation Business Operator;
   (3) an act to hold an event, place goods in the exhibition space, or use or enter the Share

Kitchen on a date and time different from the date and time that the Company or the Share Kitchen Service Operation Business Operator has approved;

(4) an act to serve foods and drink supposed to be served by a full-service restaurant with extensive cooking facilities or sell the food and drink for takeaway at the Share Kitchen;

(5) an act to be interviewed by the media or the like in the Facility without the Company's permission;

(6) an act to enter the Facility (excluding its passageway) outside its business hours without the Company's permission:

(7) an act to publish the address and name of the Facility on printed matters including business cards, or websites or the like (excluding an act to publish the address and name of the Facility as the place to hold an event or use the Share Kitchen Service in order to announce the event or the Use of the Share Kitchen Service);

(8) an act against public order and morals such as molestation, peep and sexual exposure; and

(9) an act falling under the prohibited matters in the Building as set forth in the attachment or the prohibited matters posted in the Building.

Article 18 (Restoration to Original Condition after Use)

1. After using the Facility (including the use by his/her accompaniers, participants of an event that he or she hosted or his/her Share Kitchen Visitors), the Seeds Member shall complete the measures listed in the following items and restore the Facility to its original condition within its business hours (or within the designated hours in the case of holding the event or the Use of Share Kitchen Service) on his/her own responsibility and at his/her expense:

(1) to put any equipment or the like of the Facility back into the prescribed storage space if he/she has moved the equipment or the like;

(2) to remove any equipment and other goods (including exhibited goods) that he/she has carried in;

(3) to clean up the Facility and bring back any trash generated when using the Facility;

(4) to dispose of waste generated in the event in accordance with the laws and regulations or ordinances; and

(5) to take any other measures necessary for the restoration to original condition in addition to the measures listed in the above items.

2. At the time of holding an event or the Use of Share Kitchen Service, after completing the measures listed in the items of the preceding paragraph, the Seeds Member shall undergo an inspection of the inside of the Facility in the presence of the Company or a person whom the Company designates.

3. Notwithstanding the provisions of the preceding two (2) paragraphs, if the Company needs

to take special measures such as cleaning up the Facility due to the use by the Seeds Member, the Seeds Member shall pay the Company the fee for cleaning or the like separately from the Usage Fees for the Membership Service or the Share Kitchen Service according to the Company's charge.

4. Notwithstanding the provisions of Paragraph 1, after the use of the Facility by the Seeds Member, if there are any goods (including exhibited goods) that any Member, accompanier, Event Participant or Share Kitchen Visitor has left in or outside the Facility, the Seeds Member shall collect such goods according to the Company's request. If the Seeds Member fails to collect them, the Company may dispose of the goods or send them to the Seeds Member, and when any cost for the disposal or sending accrues, the Seeds Member shall pay the Company the cost separately from the Usage Fees for the Membership Service or the Share Kitchen Service. If the accompanier, Event Participant or Share Kitchen Visitor demands something for the goods left in or outside the Facility, the Seeds Member shall respond to the demand on his/her own responsibility and at his/her own expense, and the Company shall assume no liability for it.

Article 19 (Compensation for Damage)

1. If the Company suffers damage due to a breach of the Blooming Camp Membership Terms and Conditions or these Terms of Use by the Seeds Member, any of his/her accompaniers, the Event Participants of the event that the Seeds Member hosts, or the Share Kitchen Visitors of the Share Kitchen that the Seeds Member uses, or any other cause attributable to the Seeds Member,, then the Seeds Member shall compensate the Company for the damage.

Article 20 (Disclaimers for the Facility and the Building)

1. Even if the Member or a third party (including other Member or the like, or any accompanier, Event Participant or Share Kitchen Visitor; the same shall apply in this Article) suffers a theft of his/her belongings or other possessions, or a leak of his/her information in the Facility or the Building, the Company shall assume no liability for compensation for damage caused by the theft or leakage.
2. The Company shall assume no liability for any damage that the Seeds Member or a third party suffers due to a deficiency or failure by the Seeds Member in the Notifications or the like set forth in Article 5 or Article 10.
3. If a dispute or the like arises between the Member and a third party resulting from or in connection with use of the Facility by the Member, the Member shall resolve the dispute or the like by himself/herself on his/her own responsibility and at his/her own expense, and the Company shall assume no liability for the dispute or the like.

[English Translation]

Supplementary Provisions

Article 1 (Commencement of Application)

1. These Terms of Use shall be established on October 23, 2024 and shall apply on and after the same date.

[Note: This is the Company's translation of the original Japanese Terms of Use dated October 23, 2024 for reference purpose only, which may be different from the latest original Japanese Terms of Use. For the purposes of the Use Contract, please be sure to see the latest original Japanese Terms of Use as well.]

[English Translation]

Attachment

GRAND GREEN OSAKA JAM BASE Prohibited Matters

- To carry in explosive or ignitable goods, any other hazardous materials, or dirty and foul-smelling goods;
- To smoke a cigarette outside the designated smoking area (smoking in the common areas in and outside the facility is generally prohibited);
- To use any open flame, oil heater, electrical heater, electrical heating appliance, portable gas stove or the like;
- To leave doors designated to be normally closed for fire-fighting open;
- To do an act that may discomfort or annoy other people such as causing noise or odor, or shaking;
- To throw away or leave cigarette butts, paper waste, refuse or other waste outside the designated area, or to carry in the above from outside of the building and throw away or leave the above in the building;
- To install telephone equipment under any other person's name;
- To destroy any property or deface any architecture;
- To alter the installation in the common areas without permission;
- To enter any restricted area, or dangerous area such as rooftop or machinery room;
- To use electrical equipment in poor condition;
- To stay overnight, or do cooking or the like (excluding use of the Share Kitchen);
- To do any work in the Facility (such as construction work, or carrying in or out lots of packages) without prior permission, or to carry in or out packages using the passenger elevator;
- To leave goods unattended in the common area or exclusively use the common area, or to stay in the common area for long hours even though the management and operation company asks for leaving or vacating;
- To park or pull up cars, motorcycles, bicycles or the like outside the designated space;
- To ride a motorcycle or motorized bicycle into any space other than the cycle parking space;
- To use a skateboard or the like, or do ball playing or the like, within the premises;
- To bring animals excluding assistance dogs, or rear animals;
- To put or post signs on windows or walls of the common area such as hallways;
- To take photographs in the Facility without obtaining prior permission, or to use the logo, icon or the like of the building without permission;
- To install signboards or advertisements, distribute flyers or the like, or place guides in the

common area without permission;

- To do sales activities, or host an event, gathering or the like in the common area without permission;
- To do religious or political activities;
- To do labor dispute, fund-raising, signature-collecting, solicitation or the like in the common area;
- To bother or interrupt other people's business operation or working;
- To eat and drink outside the designated/permitted area in the facilities;
- To do any adult-entertainment business, gambling or any other act against public order and morals; and
- Any other acts that JAM BASE Tenant Management prohibits as necessary for maintaining the safety and grade of and managing and operating the Facility.

End