

Annex № 1 "Financial Conditions"
to Rent agreement
№ 78-10-_____ dated " __ " _____ 2024 year.

1. Financial Conditions.

1.1. The Rent Fee for the use of the leased area (hereinafter referred to as "Rental Fee") consists of a Fixed Rent Fee, in accordance with the terms, conditions, and definitions given below:

1.1.1 Fixed Rent Fee:

The Fixed Rent Fee is a predetermined amount in tenge payable on a monthly basis ("Fixed Rent Fee"), agreed upon by both parties and specified in the lease agreement. This fee remains constant throughout the lease term and is not subject to fluctuations based on sales or revenue.

In every designated lease year, the Lessee shall fulfill the obligation to remit the Fixed Rent Fee in accordance with the precise terms stipulated within the lease agreement.

Amount in Tenge	Year 1	Year 2	Year 3
Fixed Rent Fee	X1	X2	X3

Formula for calculation of the Total Fixed Rent Fee:

$$X1 + X2 + X3$$

where :

"X1" represents Fixed Rent Fee for the first year of the lease contract.

"X2" represents Fixed Rent Fee for the second year of the lease contract.

"X3" represents Fixed Rent Fee for the third year of the lease contract.

1.1.2. Fix Rent Fee shall not be less than the amounts that stated in the table below;

Amount in Tenge	Year 1	Year 2	Year 3
Minimum Fix Rent Fee	25.800.000	25.800.000	25.800.000

Should the proposed Fixed Rent Fee for any given year be lower than the specified amounts mentioned above, the proposal will not be accepted.

2. Payment terms.

2.1 The Lessee pays the Rent Fee in advance. The amount of the advance payment is 6,500,000 (six million five hundred thousand) tenge, excluding VAT ("Advance Rent Fee"). The Advance Rent Fee will be paid by the Lessee within 5 (five) business days from the date the Lessor issues the invoice for payment. The rent is fixed and is not subject to adjustments based on sales reports or other variables. The Fixed Rent Fee payment is made on a monthly basis, no later than the 5th day of each month. The monthly Rent Fee is deducted from the amount of the Advance Rent Fee until it is completely exhausted. After the amount of the Advance Rent Fee has been exhausted, the payment of the Fixed Rent Fee is made on a monthly basis by transferring the Fixed Rent Fee payment by the Lessee within 5 (five) calendar days from the date of the invoice by the Lessor.

2.2. The monthly Rental payment is calculated from the date of commencement of operation of the new passenger terminal.

2.3. Payment for the provision of communication lines is made by the Lessee in accordance with a separate Agreement, the execution of which is provided by the relevant service of the Lessor.

2.4. Payment of utility costs for the maintenance of the premises (heat supply, electricity, water supply) is made by the Lessee in accordance with a separate Agreement and production necessity, the execution of which is provided by the relevant service of the Lessor.

2.5. Payment of all types of payments is made to the Lessor's details specified in the main Lease Agreement.

3. Deposit.

3.1. The Lessee undertakes to make a deposit in the amount of 6,500,000 (six million five hundred thousand) tenge, excluding VAT, payable within 5 (five) business days after the invoice is issued for payment by the Lessor. The deposit serves as a guarantee of the Lessee's faithful fulfillment of all obligations under the main lease Agreement of the area and is refundable, minus any deductions for outstanding payments or damage, at the end of the lease term. The deposit is provided by transferring money to the Lessor's bank account or by providing a bank guarantee.

3.2. In case of delay by the Lessee in paying the Payments provided for in this Annex No. 1, penalties for violation by the Lessee of its obligations under the main Lease Agreement of the area, and/or in case the Lessee causes damage to the Lessor in connection with the destruction/ damage of property located on the leased Area/The Lessor's territory, and/or in connection with the destruction/damage of other property of the Lessor that occurred due to the fault of the Lessee, or other violation by the Lessee of its obligations under the main Lease Agreement of the area, the Lessor has the right to deduct the amount from the Deposit, the amount payable by the Lessee to the Lessor, as well as the Lessor, has the right to deduct from the Deposit the amounts necessary to actually cover the costs of restoring the lost/damaged property of the Lessor due to the fault of the Lessee.

3.3. If the Lessor withholds funds from the Deposit on the grounds and in accordance with the procedure provided for in this Annex No. 1 and main Lease Agreement, the Deposit is subject to restoration by the Lessee to its original size within 5 (five) banking days from the date of withholding funds from the Deposit.

3.4. If the Lessee does not restore/pay the Deposit to the original amount, the Lessor has the right to terminate the main lease Agreement of the area unilaterally out of court by sending a written notification to the Lessee 10 (ten) working days before the date of unilateral termination.