

SERVICES AGREEMENT

Contract reference	HPP-CTR-2025-002
Provider	Harbor Point Properties LLC
Provider address	88 Harbor Point Drive, Boston, MA 02210
Client	Northwind Labs, Inc.
Client address	400 Summer Street, Floor 4, Boston, MA 02210

1. Services

Harbor Point Properties LLC ("Provider") agrees to supply commercial office space to Northwind Labs, Inc. ("Client") as described in this agreement: Office lease, Suite 410, 88 Harbor Point Drive.

2. Fees

Monthly rate \$9,200.00

Client shall pay Provider a fixed monthly fee of \$9,200.00, invoiced on the first day of each calendar month for that month. Each month is invoiced exactly once. No other fees, surcharges, or rate changes apply during the term unless agreed in a signed amendment.

3. Term

Effective from January 1, 2025

Effective to December 31, 2025

This agreement is effective from January 1, 2025 through December 31, 2025 inclusive. Services and billing end on the effective-to date. Any invoice dated after that date is outside this agreement.

4. Payment terms

Invoices are due 30 days from the issue date (net 30) by ACH transfer referencing the invoice number. Client's internal policy requires every invoice to be approved by an authorised approver before payment, and invoices above \$10,000 must be approved by the CFO.

5. Signatures

For Provider	Authorised signatory
For Client	Priya Natarajan, CFO