

1. LESSEE: **Obecní dům, a.s.**
Registered office: nám. Republiky 1090/5, 111 21 Prague 1, Czech Republic
ID no.: 27251918
Tax reg. no.: CZ27251918 (being a VAT payer)
Represented by: Mgr. Vlastimil Ježek, Chairman of the Board of Directors and
Mgr. Jan Lacina, Vice-chairman of the Board of
Directors
Entry in the Commercial Register: Municipal Court in Prague, Section B, Insert no. 9990
Bank account at: ČSOB a.s., Prague 1
Bank account no.: 220080516/0300

(hereinafter referred to as the "**Lessee**")

and

2. SUB-LESSEE: **CONCERT MEDIA s.r.o.**
Registered address/address: Revoluční 724/7, 110 00 Prague 1
ID no.: 17065801
Represented by: Michael Zukernik, Executive Director
Entry in the Commercial Register: Municipal Court in Prague, Section C, Insert no. 36600
Bank account at: UBS Switzerland AG, Zurich
Bank account no.: IBAN: CH24 0023 0230 1726 9660 R (EUR), BIC: UBSWCHZH80

(hereinafter referred to as the "**Sub-lessee**")

and

(Lessee, Sub-lessee father referred together as the "**Parties**")

concluded on the below date this

AMENDMENT No. 1: O-162-2025
to the Contract No. O-75-2021
for short-term sub-lease of premises intended for commercial use
in Obecní dům in Prague
sign by date 7.12.2021

(hereinafter referred to "**Amendment**")

PREAMBLE

On 7th December 2021 the Lessee and the Sub-Lessee entered into a Contract No. O-75-2021 for short-term sub-lease of premises intended for commercial use in Obecní dům in Prague on the basis of which they agreed the contractual conditions of short-term sub-lease of specified premises in the building of Obecní dům to the Sub-lessee to be used for exact period year 2022-25 from 16:00 to 20:30 o'clock (hereinafter referred to "**Rental Contract**") for the purpose of organizing **Concerts** at Smetana Hall.

The Lessee and the Sub-Lessee agreed, on base of the Rental Contract Conditions, Article No. V. Payment for the sub-lease and services, to update Rental Contract and entered into this Amendment.

The Rental Contract is still valid until a date of sign this Amendment and it has not been changed by an agreement or written notice of the lessee and/or Sub-lessee.

I. Object of the Amendment:

1. The Lessee and the Sub-Lessee agreed, on base of the Rental Contract Conditions, Article No. V. Payment for the sub-lease and services, if prices should be adjusted, they shall conclude an Amendment to the Rental Contract. By this agreement of the Parties is also cancelled the Annex No.1 to the Rental Contract and is replaced by a new Annex No. 1 that is integral part to this Amendment.
2. The Parties agreed to change below mentioned article of the Rental Contract:

Article No. V. Payment for the sub-lease and services is cancelled and replaced by a new text as below mentioned:

Both parties agreed payment for the use of the subject of the sub-lease is CZK xxx + VAT (hereinafter referred to as "payment for the sub-lease").

Basic services agreed upon by the contracting parties are included in the payment for the sub-lease as stipulated above in this article.

The price for additional services shall be determined based on the event report and the price list of additional services specified in **Annex No. 4** and in **Annex No. 5** hereto.

All stated sums do not include the value added tax (hereinafter referred to as "VAT"). All the above amounts will be charged to the Sub-lessee together with value added tax at the statutory rate.

The Sub-lessee agrees to being charged a contractual fee for the use of the Subject of the Sub-lease according to the current price list for the sub-lease of Smetana Hall for the specified calendar year.

Article No. VI. Security deposit is cancelled and replaced by a new text as below mentioned:

The Sub-lessee undertakes to pay a security deposit of 100% of the sum representing the agreed payment for the sub-lease and the lump sum, all including the VAT that is a sum totalling CZK xxx based on an invoice issued by the Lessee. The security deposit is payable to the above-specified Lessee's account no later than 7 days before the commencement of the event. Should the Sub-lessee fail to pay the security deposit or any other related instalments before the below due date, the Lessee shall be entitled to unilaterally withdraw from this Contract and Sub-lessee shall pay the agreed contractual penalty to the Lessee for failure of a contractual obligation parties in the amount equal to the security deposit without value added tax. In the event that the Sub-lessee pays partial payment on the security deposit, the Lessee is entitled to use (compensate) that partial payment on contractual penalty in accordance with this Article VI. of the contract.

The Lessee's right to contractual penalty is not affected by such a unilateral withdrawal by the Lessee from this Contract.

Due date	Sum (CZK)
25.11.2022	xxx
2.12.2022	xxx
16.12.2022	xxx
3.4.2023	xxx
31.10.2023	xxx
1.12.2023	xxx
19.12.2023	xxx
25.3.2024	xxx
22.11.2024	xxx

29.11.2024	xxx
06.12.2024	xxx
14.04.2025	xxx
<u>28.11.2025</u>	<u>xxx</u>
<u>05.12.2025</u>	<u>xxx</u>

The security deposit shall secure that any obligations of the Sub-lessee ensuing from this Contract are performed and that any claims arisen to the Lessee due to any breach of this Contract by the Sub-lessee are settled. The contracting parties agree that the security deposit paid to the Lessee by the Sub-lessee as stipulated in this Contract will not be subject to interest throughout the duration of this Contract.

II. Final provisions:

1. This Amendment comes into force on the day of its signature by all the Parties.
2. Any changes of this Amendment are possible only in a written form along with the signature of all Parties.
3. The Amendment is executed in two (2) English counterparts, of which each Party shall obtain one (1) counterpart.
4. This Amendment is governed by a generally binding legislative of the Czech Republic, especially by the relevant provisions of the Civil Code in valid wording.
5. The following annexes make inseparable parts of this Agreement:
 - Annex No. 1 to the Rental Contract in new version

Signed in Prague: 13.8.2025

Signed in: 7.8.2025

Lessee:

Sub-lessee:

.....
Mgr. Vlastimil Ježek

Chairman of the Board of Directors

Obecní dům, a.s.

.....
Michael Zukernik

Executive Director

CONCERT MEDIA s.r.o.

.....
Mgr. Jan Lacina

Vice-chairman of the Board of Directors

Obecní dům, a.s.