Agreement for Warehouse Storage Space Rental Lease

Parties
This agreement is between XFashion PLC (Lessor) and Trucks and Tires (Leasee). It outlines the rights and obligations of both parties relating to rental of warehouse storage space.

Space and storage conditions
The warehouse is located at Viale delle Ferrovie 241, Milano (Warehouse). Lessor guaranties that the storage space will not be smaller than 300 m2. The lessor guarantees that storage conditions will assure that air temperature is not lower than 5 °C and not above 30 °C, with a maximum relative humidity of 70%.

Term of rental lease
The term of rental lease will start on 1.1.2019 and continue through 30.6.2021.

Monthly rent payments
Leasee will pay Lessor a monthly rent of 2100 Euros, payable in advance no later than the first day of every month, except when the first day of the month falls on a weekend or legal holiday, in which case the rent will be due no later than the next business day.

Security deposit
Upon signing this agreement, Leasee will pay Lessor a security deposit of 7500 Euros. This security deposit cannot be treated by Leasee as prepayment of the last month's rent or any other amounts due to the Lessor. Lessor is not required to keep security deposit funds in a trust account, nor required to pay any interest on them.

Termination of rental lease
When the rental lease under this Agreement ends, Leasee will be required to do the following: empty and clean the rental storage space, such that it is clean, sanitary, and in good condition, subject only to ordinary wear and tear.

Entire agreement
This lease agreement, including details in Exhibit 1, constitutes the entire agreement between the parties. It supersedes all previous negotiations, agreements and commitments whether written or oral with respect to this rental lease agreement. Any modification of this agreement shall be in writing and shall be signed by each party. There are no understandings, representations or warranties except as herein expressly set forth and no rights are granted except as expressly set forth herein.

signed by:	*Matteo Rao*	*Gianna Roveraro*
	Leasee	Lessor