

Annex 1 Operation of a Gaming area at SME Hub

1. INTRODUCTION

Business Center Corporation operates the SME Hub, a commercial space for our SME community. SME Hub is being operated at STO Allied Building, Chaandhanee Magu, Male' City. SME Hub provides a market space with affordable kiosks on monthly contracts for businesses to sell products and services. Additionally, this will be an avenue for home-based workers in certain fields such as literature, gardening, food & beverages, art, crafts, fashion, hair & makeup, and apparel, to expand their businesses to a new level.

- Ground Floor – An indoor garden with a cafe combined with bookstore, and performance art stage area.
- First Floor – Food court with several kiosks rented to Micro businesses.
- Second Floor – Multi-purpose mini cinema, Salon area, art gallery area, kids play area and several kiosks rented to MSMEs in the fields of Garment, accessories, arts and crafts.

As such, BCC is seeking an interested party to provide services of a **Gaming area** on the Second floor of the SME Hub.

Gaming area can be developed as an area providing gaming experience through any of the following platforms:

- Virtual Reality or Augmented Reality
- Arcade machines
- Gaming via consoles and PCs

2. DETAILS OF LEASE

2.1 Operation Gaming area

- (a) The Gaming area is an approximately 320 Square feet area inside the STO Allied Building Second floor, as outlined in **Attachment 1** of this document.
- (b) The basic structure of the area shall be provided by the BCC along with the necessary furniture.
- (c) Utilities and garbage disposal fees are included in the lease fee. For clarification, utilities include Supply of water and Electricity expenses.

2.2 Minimum Lease Amount

- (a) The base price of lease per month which can be proposed for this bid shall be MVR 20,000 (Twenty Thousand Only)

2.3 Commencement of Operations

- (a) The maximum duration which shall be allowed for the successful bidding party to commence operations after award of lease shall be 15 calendar days. This duration is negotiable.

2.4 Lease Duration

- (a) The area will be leased for a period of 1 year 6 months.

2.5 Minimum Requirement of bidders

- (a) Bidders applying to operate the Gaming area shall be registered at the Ministry of Economic Development as an MSME.

2.6 Exclusions and Limitations

- (a) Smoking is prohibited within the SME Hub.

2.7 Operational Hours

- (a) The services of the Gaming area must be provided during the times which SME Hub is operational.

3. RESPONSIBILITIES OF THE TENANT

- (a) It is the responsibility of the tenant to acquire and maintain all necessary permits and license for the operation of this Gaming area during the period of the lease.
- (b) It is the responsibility of the tenant to supply and install all equipment required for the operation of the area.
- (c) It is the responsibility of the tenant to adequately clean and maintain the area and the tenant shall be responsible for the disposal of all waste generated by the Gaming area.
- (d) It is responsibility of the tenant to collaborate with BCC on all promotional activities of SME Hub

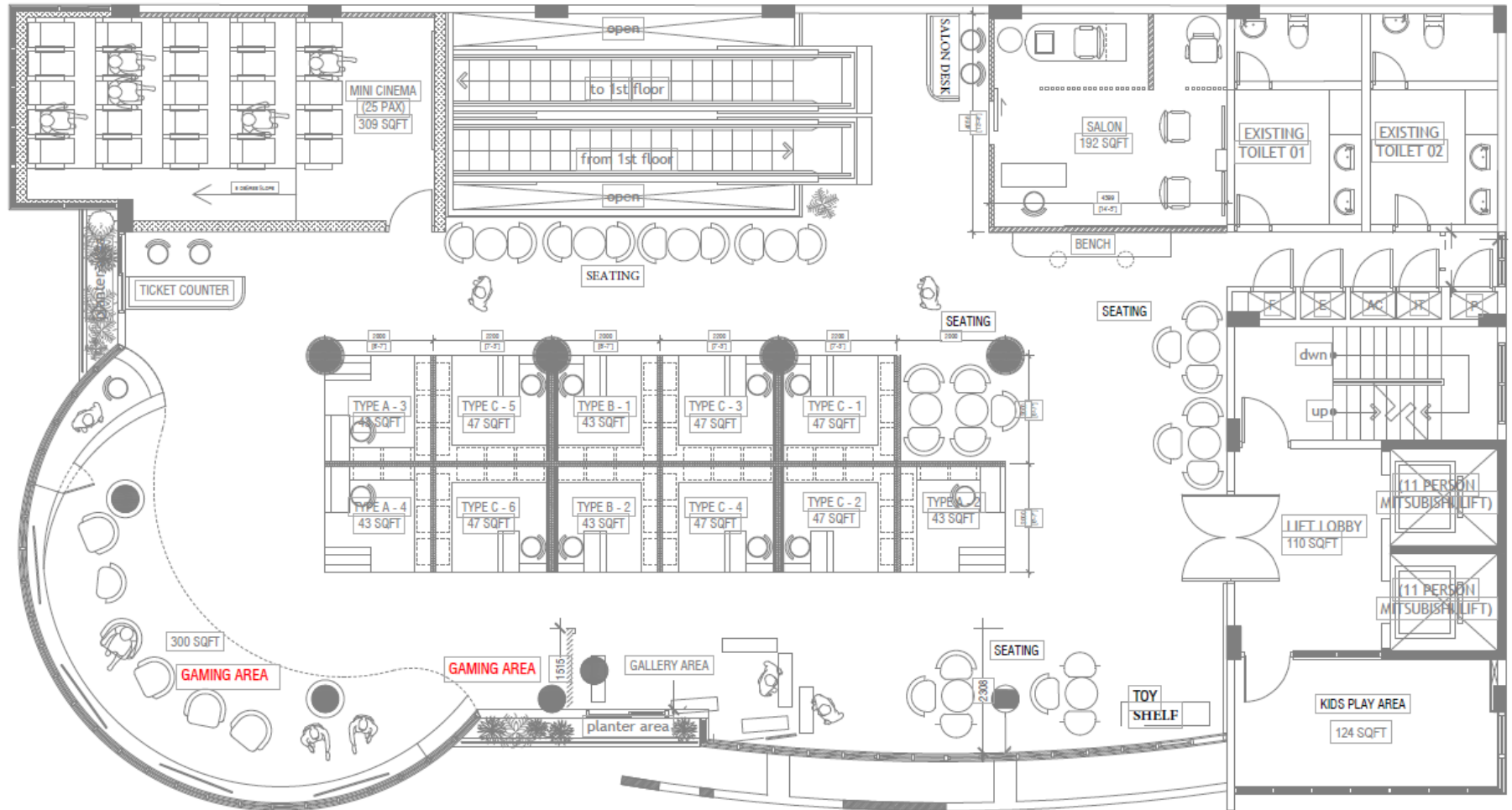
4. BUSINESS PLAN

- 4.1. A feasible proposed business plan for the operation of the Gaming area must be submitted by the bidding parties along with the bid, which should in the very least cover the below areas:
 - (a) Executive Summary
 - (b) Introduction
 - (c) Management and Staffing Plan
 - (d) Operational Plan (*The proposed Services must be included*)
 - (e) Financial Overview
 - (f) Marketing Plan

5. STANDARDS OF REQUIREMENT

- 5.1 The services must be available to customers during at all times during the operational hours in alignment with the services of SME Hub.
- 5.2 All employees of the tenant shall be trained well in the provision of relevant services, shall be groomed for such services and during official hours shall wear adequate attire.

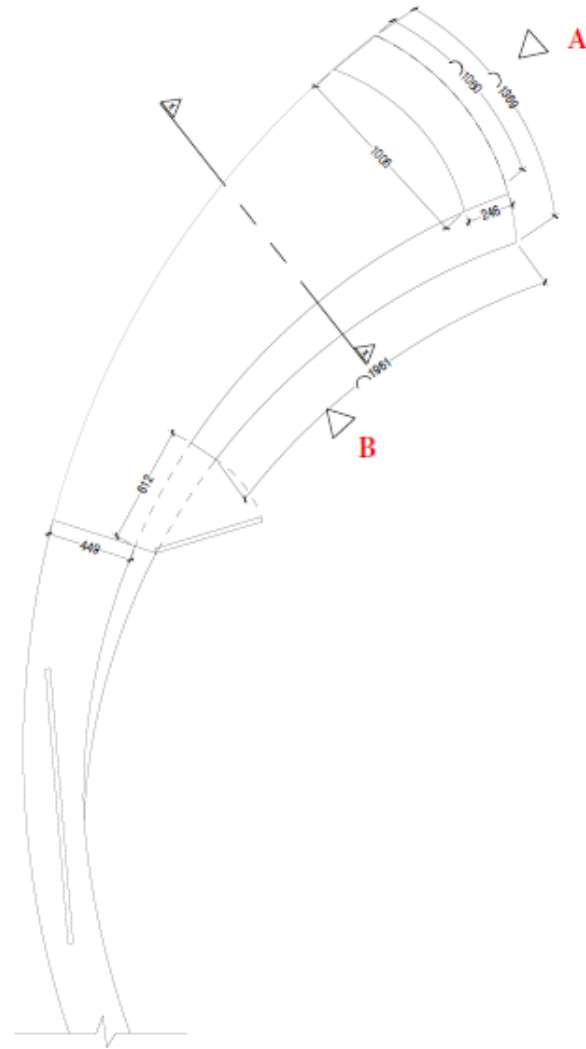
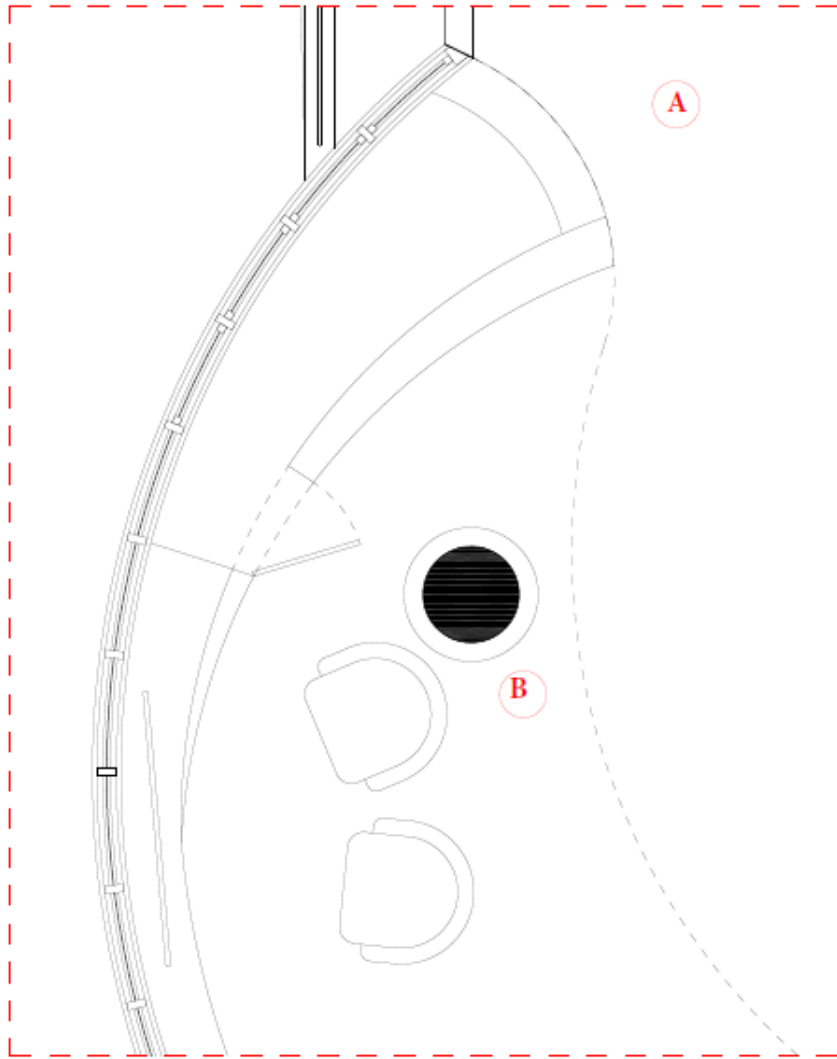
ATTACHMENT 1 _SME HUB SECOND FLOOR PLAN

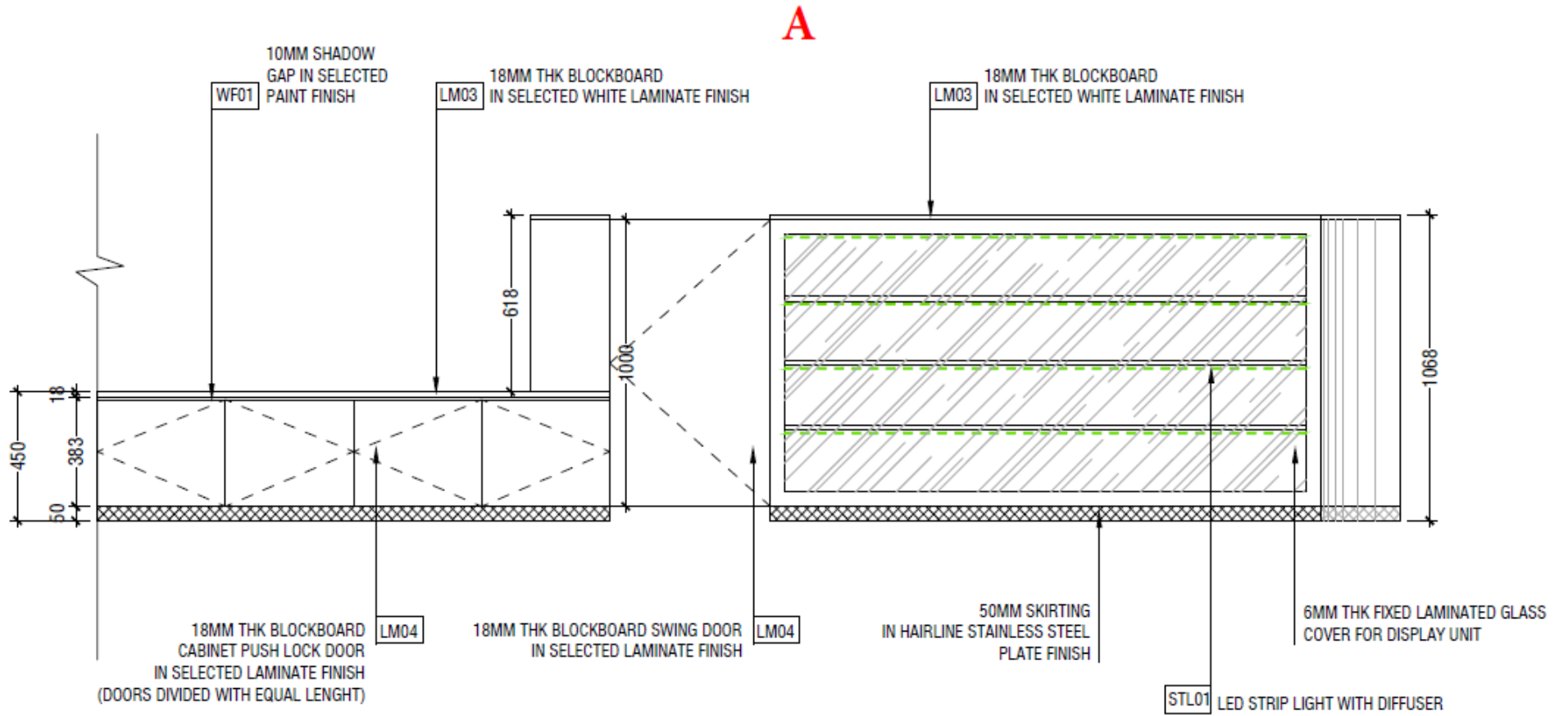


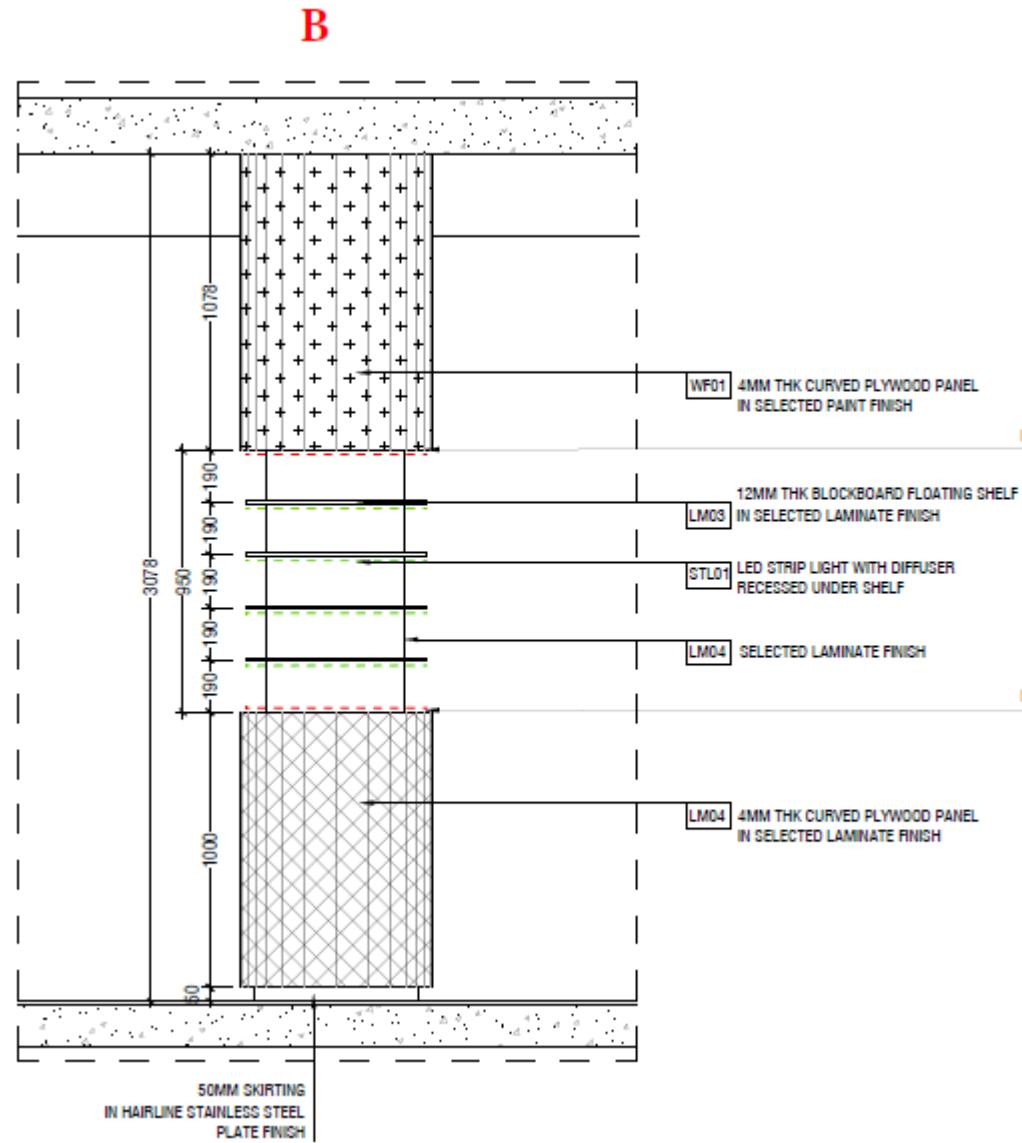
ATTACHMENT 2 _GAMING AREA RENDERS



ATTACHMENT 3 _GAMING AREA LAYOUT DETAILS







ATTACHMENT 3 _GAMING AREA FURNITURE

Furniture	Qty	Image
Armchair seat (light and dark grey)	6	