

VIA EMAIL ONLY

Amazon Data Services Ireland Limited
c/o Amazon.com, Inc.
Attn: Real Estate Manager (AWS) (DUB99)
410 Terry Ave. N
Seattle, WA 98109-5210

Email: legal-us-realestate@amazon.com

Amazon Data Services Ireland Limited
c/o Amazon.com, Inc.
Attn: General Counsel (AWS Real Estate) (DUB99)
410 Terry Ave. N
Seattle, WA 98109-5210

Email: AWS-Legal-RE@amazon.com

Re: DUB99 - Premises located at Grange Castle Business Park, Clondalkin, Dublin 22

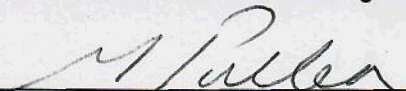
Dear Sir/Madam,

Pursuant to your request, we have included below a summary of the key terms of the Lease Agreement between CyrusOne Irish Datacentres Holdings Limited and Amazon Data Services Limited dated as of 30 June 2021 (the "Lease").

Parties	CyrusOne Irish Datacenters Holdings Limited (" CyrusOne ") Amazon Data Services Ireland Limited (" AWS ")
Lease	Pursuant to the Lease, CyrusOne leases to AWS, and AWS leases from CyrusOne, the land and "Building A" in Grange Castle Business Park, Clondalkin, Dublin 22 outlined in blue on Exhibit A.
Master Lease	CyrusOne is leasing from South Dublin City Council, pursuant to a Master Lease with a 999-year term, the land outlined in red on Exhibit A (the " Master Lease "). Thus, AWS's interest in Building A is subject to the Master Lease.
Premises	Building A consists of 206,991 usable square feet of space across 4 data halls and an initial 9 MW of power and the option to increase to 18 MW of power.
Initial Term	The initial term of the Lease is 9 years, subject to automatic extension if AWS requests certain additional fit-out with less than 5 years remaining on the Initial Term such that there is at least 5 years remaining in the initial term after delivery of such additional fit-out.
Renewal Terms	AWS has 2 extension options of 5 years each followed by 1 option after exercise of such extension options for a period of time that results in the total term length being equal to 25 years. AWS also has 3 short-term extension options of 120 days each on 90 days' notice to CyrusOne.

The information above is provided in writing solely to confirm the existing terms of the Lease and should not be construed to modify the terms of the Lease or impose any obligations on CyrusOne in connection therewith.

CyrusOne Irish Datacentres Holdings Limited

By: 

Name: Matthew Pullen
Title: Executive Vice President

EXHIBIT A

