

**LEASE METAVERSE CLAUSE  
(LANDLORD ORIENTED):**

All “Digital Rights” (as defined below) arising from, in connection with or in any way otherwise related to the [Premises] [Building] and/or [Project] shall be deemed the sole and exclusive property of [Landlord] and shall not be used in any manner by Tenant without [Landlord’s] express prior written consent, which may be withheld in its sole and absolute discretion. As used herein, “Digital Rights” means the right to copy, recreate, advertise, market, distribute, display, digitize, render, morph, duplicate, scan, model, or otherwise use or depict the [Premises] [Building] and/or [Project] in any and all forms of digital media, now known or hereafter created.

**PURCHASE AND SALE AGREEMENT METAVERSE CLAUSE  
(BUYER ORIENTED):**

All “Digital Rights” (as defined below) arising from, in connection with or in any way otherwise related to the [Property] [NOTE: “Property”, “Assets” or whatever similar defined term is used should include Digital Rights as part of its definition] shall be the sole and exclusive property of Buyer from and after [Closing], and shall specifically be deemed part of the [Property] to be conveyed pursuant to this Agreement. As used herein, “Digital Rights” means the right to copy, recreate, advertise, market, distribute, display, digitize, render, morph, duplicate, scan, model, or otherwise use or depict the [Property] in any and all forms of digital media, now known or hereafter created. The terms of this [provision] shall survive [Closing] without limitation, shall be binding on Seller and its successors and assigns, and Buyer may enforce the rights granted herein by seeking injunctive relief.