



REAL ESTATE PURCHASE AGREEMENT

This Real Estate Purchase Agreement (this “Agreement”) is entered into as of the 15 day of March, 2022 by and between ABC Real Estate LLC, a limited liability company located at 1st St, SF, CA 94105 (“Seller”) and Aisely Co. located at 1585 Charleston Rd, Mountain View, CA 94043 (“Buyer”). Each Seller and Buyer may be referred to in this Agreement individually as a “Party” and collectively as the “Parties.”

1. Property. Seller hereby agrees to sell to Buyer, and Buyer hereby agrees to purchase from Seller (the “Transaction”), all of Seller’s right, title and interest in the real property located at 1st Avenue, Abuja, Nigeria 900108, and the legal description Lots 7, 8, and the South ½ of Lot 2, West 60 feet of South ½ of Lot 3, West 60 feet of Lot 4 and Lot 9, Block 07, Somewhere Estate, Somewhere, Abuja, Nigeria. (the “Property”).

2. Personal Property. The sale includes all of Seller’s right, title and interest, if any, to all real estate, buildings, improvements, appurtenances and fixtures (except as described below). Fixtures shall include all things that are embedded in the land or attached to any buildings and cannot be removed without damage to the Property.

3. Purchase Price. The purchase price for the Property is \$3,000,000.00 (the “Purchase Price”) payable by Buyer as follows:

(A) Earnest Money Deposit. \$300,000.00 (the “Deposit”), due upon the signing of this Agreement, the receipt of which is hereby acknowledged, to be held in escrow pursuant to this Agreement. The Deposit shall be applied to the Purchase Price at the Closing.

(B) Closing Balance. The remainder of the Purchase Price is due upon the delivery of the general warranty deed at the Closing. This amount is subject to change based on adjustments made pursuant to this Agreement. Unless otherwise stated in the Agreement.