

LOAN AGREEMENT

THIS LOAN AGREEMENT (this "Agreement") dated this 15th day of June, 2022

BETWEEN:

NatFirst of London, UK
(the "Lender")

OF THE FIRST PART

AND

Harshita Pandey of East London, UK
(the "Borrower")

OF THE SECOND PART

IN CONSIDERATION OF the Lender loaning certain monies (the "Loan") to the Borrower, and the Borrower repaying the Loan to the Lender, the parties agree to keep, perform and fulfil the promises and conditions set out in this Agreement:

Loan Amount & Interest

1. The Lender promises to loan £185,565.00 GBP to the Borrower and the Borrower promises to repay this principal amount to the Lender, with interest payable on the unpaid principal at the rate of 4.50 percent per annum, calculated yearly not in advance, beginning on 27 September 2024.

Payment

2. This Loan will be repaid in consecutive monthly instalments of principal and interest commencing on 28 September 2024 and continuing on the twenty-eighth of each following month until 28 September 2029 with the balance then owing under this Agreement being paid at that time.
3. At any time while not in default under this Agreement, the Borrower may make lump sum payments or pay the outstanding balance then owing under this Agreement to the Lender without further bonus or penalty.

Late Payment

4. Should the Borrower fail to make a payment within 5 days of the date it is due, a late fee of £10.00 GBP will be charged to the Borrower.

Default

5. Notwithstanding anything to the contrary in this Agreement, if the Borrower defaults in the performance of any obligation under this Agreement, then the Lender may declare the principal amount owing and interest due under this Agreement at that time to be immediately due and payable.
6. Further, if the Lender declares the principal amount owing under this Agreement to be immediately due and payable, and the Borrower fails to provide full payment within 5 days, the Borrower will be charged a £10.00 GBP late fee.
7. If the Borrower defaults in payment as required under this Agreement or after demand for ten (10) days, the Security will be immediately provided to the Lender and the Lender is granted all rights of repossession as a secured party.

Security.

8. This Loan is secured by the following security (the "Security"): Land Papers.
9. The Borrower grants to the Lender a security interest in the Security until this Loan is paid in full. The Borrower will do everything necessary to assist the Lender in perfecting its security interest.

Governing Law

10. This Agreement will be construed in accordance with and governed by the laws of the Country of England.

COSTS

11. The Borrower shall be liable for all costs, expenses and expenditures incurred including, without limitation, the complete legal costs of the Lender incurred by enforcing this Agreement as a result of any default by the Borrower and such costs will be added to the principal then outstanding and shall be due and payable by the Borrower to the Lender immediately upon demand of the Lender.

Binding Effect

12. This Agreement will pass to the benefit of and be binding upon the respective heirs, executors, administrators, successors and permitted assigns of the Borrower and Lender. The Borrower waives presentment for payment, notice of non-payment, protest, and notice of protest.

Amendments

13. This Agreement may only be amended or modified by a written instrument executed by both the Borrower and the Lender.

Severability

14. The clauses and paragraphs contained in this Agreement are intended to be read and construed independently of each other. If any term, covenant, condition or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, it is the parties' intent that such provision be reduced in scope by the court only to the extent deemed necessary by that court to render the provision reasonable and enforceable and the remainder of the provisions of this Agreement will in no way be affected, impaired or invalidated as a result.

General Provisions

15. Headings are inserted for the convenience of the parties only and are not to be considered when interpreting this Agreement. Words in the singular mean and include the plural and vice versa. Words in the masculine mean and include the feminine and vice versa.

Entire Agreement

16. This Agreement constitutes the entire agreement between the parties and there are no further items or provisions, either oral or otherwise.

IN WITNESS WHEREOF, the parties have duly affixed their signatures on this **15th** day of June, 2022

EXECUTED AS A DEED

before me, this **15th** day of June, 2022

NatFirst

per:_(SEAL)

EXECUTED AS A DEED

before me, this **15th** day of June, 2022

HARSHITA PANDEY

Harshita Pandey