

PURCHASE AND SALE AGREEMENT
ALAIA, AUTOGRAPH COLLECTION
(CONDOMINIUM UNIT)

PURCHASER(S): Name: Jan Geus
Address: Nieuwpoortstraat 94-A3
E-mail: alok.kumar@techstriker.com

SELLER: **LYNX HOLDINGS LIMITED**, a company organized and existing under the laws of Belize, whose address is 212 North Front Street, 3rd Floor, P.O. Box 1764, Belize City, Belize.

This Purchase and Sale Agreement (this "Agreement") is made and entered into as of **Write your code here...** by and between the above-named purchaser(s) (whether singular or plural, the "Purchaser") and the above-named seller (the "Seller").

1. Agreement; Property. In consideration of Ten Dollars (\$10.00), the Purchaser agrees to buy and the Seller agrees to sell, subject to the matters herein provided, the following strata unit located within the Alaia, Autograph Collection (the "Project") located in San Pedro Town, Belize, and more particularly described as follows:

Strata Unit No. **Write your code here...** (the "Strata Unit"), in the Alaia, Autograph Collection as further described in Exhibit A attached hereto and as shown on the Strata Lot Plan (the "Strata Plan") described in the Covenants and Bylaws for the Alaia, Autograph Collection (the "Declaration"), which Declaration has been recorded or will be recorded prior to "Closing" (as defined below) in the official land records of the Land Registry in Belize (the "Land Registry"). The boundaries and approximate square footage of the Strata Unit are as described in the Declaration and depicted or described on the Strata Plan.

2. Purchase Price of the Strata Unit:

2.1 The purchase price of the Strata Unit (the "Purchase Price") is **Write your code here...** (US\$ **Write your code here...**). All sums to be paid under this Agreement shall be paid in lawful currency of Belize in the form of cashier check, certified funds, or via wire transfer. The Purchase Price does not include closing costs described in this Agreement, or any fees or costs incurred by Purchaser in connection with any financing procured by Purchaser to complete Closing, all of which also will be payable by Purchaser. The Purchase Price consists of and shall be paid in installments by way of deposits ("Deposits"), as described in Exhibit F of this agreement.

Purchase Price:	\$ <u>Write your code here...</u>
Payment of Purchase Price (collectively, the "Deposit(s)"): (a) Reservation Deposit	\$ <u>Write your code here...</u>
(b) Initial Deposit: Subject to 2.2 below, (20% of Purchase Price), due and payable on date of this Agreement, which shall be immediately released to Seller.	\$ <u>Write your code here...</u>
(c) Balance of Purchase Price, due and payable at Closing:	\$ <u>Write your code here...</u>

2.2 In the event that the Purchaser has made any Reservation Fee pursuant to a Reservation Agreement made with the Seller, such Reservation Fee shall be applied as a credit toward the Deposit.

2.3 THE SELLER RESERVES THE RIGHT TO UTILIZE THE DEPOSITS OF THE PURCHASER FOR PAYMENT OF COSTS RELATED TO THE ACQUISITION, PLANNING, DEVELOPMENT, AND CONSTRUCTION OF THE PROJECT.

3. Closing Date and Time:

3.1 Closing on the sale and purchase of the Strata Unit (the "Closing") shall be held at the Project, or by mail, and shall be conducted by such closing agent as Seller shall specify on or before forty-five (45) days, but not less than thirty (30) days, after Purchaser receives notice from Seller that the Strata Unit is ready for occupancy and Seller is prepared to close (the "Closing Date"). Such notice from Seller shall contain the scheduled Closing Date. As of the date of this Agreement, Seller intends that the Closing shall occur on or about November 30, 2020 unless otherwise determined by the Seller and notified to the Purchaser.