

Legacy Supreme Court

Business Ownership Transfer and Partnership Contract

Contract No: LG-GAR-180-C

License No.: LC-CAS-0199-C

Business Name : BEAN COFFEE

This Ownership Transfer and Partnership Contract (the "Agreement") is made between:

Mr. Victor (hereinafter referred to as the Majority Owner) and Mr. Jonas Skafandri (hereinafter referred to as the Minority Owner).

Both parties shall be collectively referred to as "the Parties."

1. Ownership Transfer

Upon signing this Agreement, Mr. Victor agrees to purchase 65% ownership of the business known as Bean Coffee from Mr. Jonas Skafandri.

As consideration for the transfer, Mr. Victor shall pay the total amount of \$300,000 USD and provide one (1) vehicle to Mr. Jonas Skafandri.

After the transfer, the ownership structure shall be as follows:

- Mr. Victor: 65% (Majority Owner)
- Mr. Jonas Skafandri: 35% (Minority Owner)

2. Business Activity

- Bean Coffee engages in the sale of coffee, beverages, pastries, and café-related food items. The Parties agree to maintain professional standards, quality products, and customer respect at all times.

3. Management Responsibilities

- **Mr. Victor**, as Majority Owner, retains **final authority** on business strategy and major decisions.
- **Mr. Jonas** will assist in daily management responsibilities including scheduling, supply orders, staff supervision, and administrative tasks.

Any major business changes (renovations, restructuring, expansions, new major equipment purchases, or hiring of management-level staff) must be approved by **Mr. Victor**.

4. Profit Distribution

At the end of each week, profits will be calculated based on the Garage's income after deducting operational expenses. Net profits will be distributed as follows:

- Mr. Victor Delacourt: 65%
- Mr. Jonas Skafandri : 35%

Collection of Funds: Mr. Victor Delacourt will collect his weekly share in person or through his designated close employees or agents. Mr. Jonas Skafandri shall make the weekly distribution available and shall not unduly delay or withhold payment.

5. Workplace Rules and Conduct

Bean Coffee is a **neutral and safe workplace**.

- **No weapons** of any kind are allowed inside the café.
- Personal disputes or conflicts must be handled **outside the café premises**.
- No individual or group may claim authority over the business unless legally required (e.g., valid warrant or mandatory order).

6. Client Interaction and Service Refusal

- Clients must be treated with professionalism and respect. If service to a client must be refused, **Mr. Victor must be informed before such decision is enacted**, except in cases of immediate safety or legal concern.

7. Sale or Transfer of Shares

Mr. Victor may sell or transfer his ownership at any time, to any party, without requiring approval from the Minority Owner.

Mr. Jonas may only sell his ownership stake with written notice given to **Mr. Victor**.

8. Term and Termination

This agreement remains in effect until terminated by mutual consent or by the majority owner. In case of termination, each party will be paid any unpaid profit share up to the termination date. Termination by the majority owner does not require prior approval from the Partner, but any outstanding liabilities and profit shares will be settled in accordance with this Agreement.

Date : 11/12/2025



Victor Delacourt (Majority Owner)

Jonas Skafandri (Minority Owner)



Legacy Supreme Court