

## 1. **ACCOMMODATION SERVICE AGREEMENT – PARDELAS 102**

**PROVIDER:** OLENE SILVA SANTOS MOURÃO, registered under the CPF number 603289592-00, resident at Avenida Dr. Freitas, 1228 Condomínio Torres Dumont, apartamento Pardelas 102, Belém, Pará/Brazil, CEP 66087-810;

**CLIENT:** SUSTAINABLE MARKETS FOUNDATION, resident at 40 WEST 37TH STREET, SUITE 1000 NEW YORK, NEW YORK 10018-7311;

**CONTRACT PURPOSE:** This contract concerns the provision of accommodation services at the property located at Avenida Dr. Freitas, 1228 Condomínio Torres Dumont, apartamento Pardelas 102, Belém, Pará/Brazil, CEP 66087-810 (pictures in Annex 1), during the COP30 event, within a specified period.

## 2. **SERVICE DURATION**

1.1. This contract shall be in effect from the date of its signing until November 23, 2025, with no automatic renewal.

1.1.1. The accommodation service will last for 16 days, from **6 to 22 November 2025**

1.1.2. If the CLIENT needs it, up to 2 more nights can be requested and added immediately after checkout or at the end of the contract (as long as it is paid before the checkout date). The value of the extra night will be USD 1000.00 (One thousand dollars).

1.1.3. The service will include the provision of paid personnel for cleaning assistance during the accommodation period, including weekends.

1.2. The CLIENT must return the property to the provider on the agreed-upon date and time. The property must be returned in the same condition it was received in, except for normal wear and tear from regular use.

## 3. **PAYMENT TERMS AND AMOUNT**

2.1. The total value of the service shall be **US 28,000.00** (Twenty-eight thousand dollars), to be paid by the **CLIENT** to the **PROVIDER** upon signing this contract and presentation of an invoice.

2.2. Payment will be made by bank transfer to the account indicated by the PROVIDER in the invoice:

- a) The first installment (USD 16.800 - Sixteen thousand eight hundred dollars) will be processed upon receipt of the first invoice, to be submitted on the date of contract signing;
- b) The second installment (USD 11,200 - Eleven thousand two hundred dollars) must be paid by October 30, 2025.

2.4 The invoice received by RFN will be processed within 10 working days and transferred to the PROVIDER's bank account, to be informed in the invoice.

2.5. In case of late payment, the CLIENT will incur a penalty of 2% on the due amount, plus 10% monthly interest.

2.6. The bank accounts for depositing amounts related to this contract are listed below:

### **ACCOUNT**

OLENE SILVA SANTOS MOURÃO

**Brasil Bank (BB)**

Branch number: 4451-2

Account number: 12854-6

IBAN: BR0400000000044510000128546C1

SWIFT CODE: BRASBRRJSBO

#### **4. RESPONSIBILITIES OF THE PARTIES**

##### **3.1. The CLIENT agrees to:**

- (a) Use the lodging exclusively for the purpose described in this contract;
- (b) Comply with applicable legal and regulatory standards;
- (c) Be responsible for any damage caused to the property during the lodging period;
- (d) Return the property on the agreed date and in its original condition, except for natural wear and tear.

##### **3.2. The PROVIDER agrees to:**

- (a) Deliver the property in perfect working condition, including furniture and equipment;
- (b) Ensure the availability of at least 3 single beds (which may be of varying sizes);
- (c) Provide all facilities and equipment listed in the initial inspection report;
- (d) Guarantee peace and exclusive use of the property during the contracted period;
- (e) Provide paid personnel for cleaning.

#### **5. CONTRACT TERMINATION**

- 4.1. The contract may be terminated by either party in the event of breach of obligations, with written notice given 90 (ninety) days in advance.
- 4.2. In case of termination due to fault or convenience of the PROVIDER, they must refund all amounts already paid by the CLIENT, plus a 100% penalty based on the total contract value. The refund must occur within 10 (ten) days from the date of the notice.
- 4.3. In case of termination due to the CLIENT's fault or convenience, the CLIENT shall pay a penalty of 50% of the total contract value and must be refunded any remaining amounts paid within 30 (thirty) days from the date of the notice. Any additional claim for damages caused to the PROVIDER will require documentary proof of the damage suffered by the CLIENT.
- 4.4. The CLIENT will be entitled to a proportional discount on the contract value if the property presents structural issues or lacks agreed-upon facilities that prevent its full use.
- 4.5. If the PROVIDER fails to carry out maintenance and repairs within 2 (two) business days after notification by the CLIENT, the CLIENT may carry out the repairs directly and a deduction demand deduction of corresponding amounts.

#### **5. PROPERTY CONDITIONS**

- 5.1. An inspection report shall be prepared before the property is handed over to the CLIENT and must be signed by both parties.
- 5.2. At the end of the accommodation period, a new inspection will be conducted to verify the condition of the property.

#### **6. JURISDICTION**

- 6.1. The parties choose the court of the District of Belém, State of Pará, to resolve any doubts or disputes arising from this contract, with express waiver of any other, no matter how privileged.

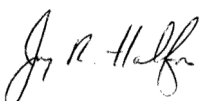
#### **7. FINAL PROVISIONS**

- 7.1. In the event of doubts or interpretative discrepancies, the English version of this Agreement shall prevail.
- 7.2. The Parties shall act with transparency, loyalty, cooperation, and act in good faith in the interpretation and execution of this Agreement.

IN WITNESS WHEREOF, the Parties execute this Agreement.

Belém, State of Pará, Brazil,

Jay Halfon



Director & General Counsel  
Sustainable Markets Foundation

## Rental Proposal – Exclusive Accommodation for COP30 in Belém (Pará)

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Dear,

We are offering a spacious apartment with 3 bedrooms in a gated community for rent during the COP30 period, in Belém (PA), ideal for delegations, organizations or teams looking for comfort, security and a strategic location.

### Offer Details:

- Rental period: 16 days, during COP30
- Location: Gated community with 24-hour security, just a 5 minutes walking from the COP 30 event venue (BLUE ZONE and GREEN ZONE)
- Services included: Cleaning services
- Air conditioning in all bedrooms.
- Fully equipped kitchen
- High-speed Wi-Fi
- 01 parking spaces

## Torres Dumont Condominium – Pardelas 102

Neighborhood: Pedreira

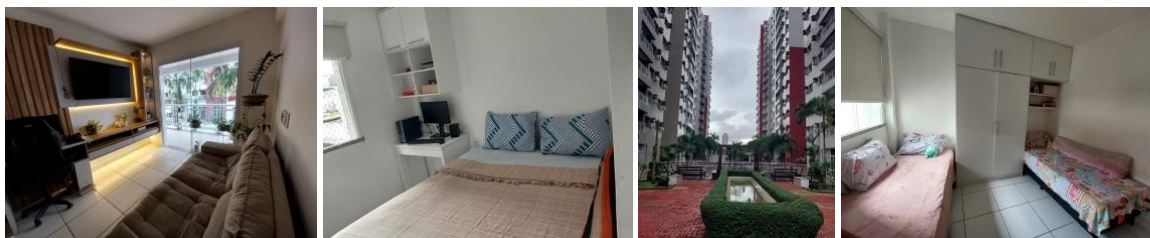
City: Belém (Pará)

Bedrooms: 03 (Availability for 06 peoples)    Beds: 03

Rental Value: USD 28.000,00 (Twenty-eight thousand dollars)

Period: 15 daily (to be defined in November 2025)

## ANNEX 01 - Photos



The apartment is very comfortable, spacious and ideal for those who want to stay in a practical and safe environment, in one of the most privileged locations in the city during the COP 30 conference. In addition to excellent accommodation.

I am available to provide images of the properties, schedule visits (in person or online) and clarify any questions.

Yours sincerely,

MANOEL RAMOS PINTO JÚNIOR

Contact: +55 91 988573700

E-mail: [manoel.especialista@gmail.com](mailto:manoel.especialista@gmail.com)