

FIRST PARTY — CLIENT

Alali Investment SPC

CR: 1374162 | Tax Reg: OM1100127088 | Al Hail, Muscat, Oman

SECOND PARTY — CONTRACTOR

Blue Roots LLC

CR: 1621016 | Brand: KUN | Sultanate of Oman

Reference: Contract Agreement — Office Fitout & CoWork Business Centre | Al Hail, Muscat | 233 SQM

Amendment 1 — Revised Payment Structure

The payment schedule is revised to a **6-phase progress-based structure**. Each phase payment is triggered upon the Client's written confirmation of satisfactory completion of the corresponding phase:

Phase	%	Trigger
Phase 1 — Mobilisation & Signing	20%	Contract signing & site mobilisation
Phase 2 — Demolition & Civil Works	15%	Completion of civil & structural works
Phase 3 — MEP Works	15%	Completion of MEP rough-in works
Phase 4 — Ceiling & Built-in Carpentry	15%	Completion of ceiling framework & carpentry
Phase 5 — Finishing & Painting	15%	Completion of all finishing works
Final Handover	20%	Final handover & client sign-off
Total	100%	

* Variable total confirmed in writing by both parties upon completion of joint supplier sourcing (Amendment 3).

Amendment 2 — Fixed Fees Agreement

The Design & Technical Package and Project Management fees for both Office and CoWork are fixed at a combined total of **5,000 OMR (Five Thousand Omani Rials)**. This is binding and not subject to revision.

Includes: Design Package (Office + CoWork) | Technical Drawings & MEP | Project Management

Payment: 2,500 OMR at contract signing | 2,500 OMR at final handover

Amendment 3 — Joint Supplier Sourcing

Both parties agree to conduct **joint competitive sourcing** for all major cost items prior to each phase. The Client reserves the right to introduce alternative suppliers at equal or lower cost, subject to mutual agreement on quality standards.

Cost Category	BOQ Estimate (OMR)	Status
Construction Works — Office + CoWork	35,101	Subject to joint sourcing
Furniture — Office + CoWork	7,000	Subject to joint sourcing
Design & Management Fees	5,000	Fixed & agreed

* BOQ figures are non-binding estimates. Final amounts per phase confirmed in writing before each phase commences.

Amendment 4 — Project Timeline

The agreed project timeline for the full Office and CoWork fitout is as follows:

Milestone	Date	Duration
Project Mobilisation & Start	8 March 2026	Week 1
Phase 1–2: Demolition & Civil Works	8 – 22 March 2026	Weeks 1–3
Phase 3–4: MEP, Ceiling & Carpentry	23 March – 19 April 2026	Weeks 4–7
Phase 5: Finishing & Painting	20 April – 10 May 2026	Weeks 8–10
Phase 6: Furniture & FF&E Installation	11 – 18 May 2026	Weeks 11–12
Final Handover & Client Sign-Off	25 May 2026	Week 12

* Timeline is indicative. Delays caused by client-directed scope changes or force majeure will extend the timeline by mutual written agreement.

Amendment 5 — Defects Liability Period

Upon final handover and client sign-off, a **Defects Liability Period (DLP) of 6 months** shall commence, running from **25 May 2026 to 25 November 2026**.

During this period:

- The Contractor (Blue Roots LLC / KUN) is responsible for rectifying any defects, snags, or incomplete works at no additional cost.
- The Client shall issue a snagging list within 14 days of handover. The Contractor shall resolve all items within 30 days of receipt.
- The final 5% retention from the Handover payment may be withheld until the snagging list is cleared and signed off by both parties.
- Defects caused by misuse, third-party interference, or wear and tear are excluded from this obligation.

* The Defects Liability Period does not cover general maintenance or consumables.

Governing Law & Entire Agreement

This Amendment supersedes any prior verbal or written understandings relating to the matters covered herein and forms an integral part of the original Contract Agreement. It shall be governed by the laws of the Sultanate of Oman. All other terms and conditions of the original contract remain in full force and effect.

ALALI INVESTMENT SPC

CR: 1374162 | First Party — Client



Authorised Signature

Name: _____ Date: _____

BLUE ROOTS LLC (KUN)

CR: 1621016 | Second Party — Contractor



Authorised Signature

Name: _____ Date: _____