

PURCHASE AND SALE PROMISSORY AGREEMENT

Between us,

- Zbigniew Krzysztof Smuga, bearer of the Canadian passport number GB243311 and Ewa Smuga, bearer of the Canadian passport number GB243312 acting as legal representative of the company 3-102-760956 SRL with corporate identification number 3-102-760956 hereinafter identified in this document as the "PROMISSORY SELLERS"; and
- Kevin Carl Funk bearer of the United States of America passport number 673661114 hereinafter identified in this document as the "PROMISSORY BUYER"

WHEREAS:

- I.- The PROMISSORY SELLERS declare to be the sole and legitimate owner of the PROPERTY as described in clause SECOND of this agreement.
- II.- The PROMISSORY BUYER is interested in acquiring the PROPERTY pursuant to the terms and conditions of this agreement.

CONSEQUENTLY, the parties agree to execute the following PURCHASE AND SALE PROMISSORY AGREEMENT to be governed, construed and enforced according to the LAW and particularly by the following clauses:

FIRST: BUSINESS TERMS:

- Property number: 6-103206-000 located in the province of Puntarenas county of Quepos district of Quepos and consists of a 6 bedroom 7 bath home as well as property with an area of 866.19 square meters.
- Survey map number: P-0388415-1997
- Property's general intended use: Residential as well as Rental
- Purchase price: Eight Hundred Five Thousand United States of America Dollars) US \$805,000
- Earnest money deposit: Thirty Thousand ---United States of America Dollars) \$30,000
- Escrow Agent: () No. (X) Yes. Company: TLA
- Seller's financing amount: (X) No. () Yes.
- Vacation Rentals or other commercial activities on the Property: () No. (X) Yes.
- Due diligence term: 45 calendar days counted from the date of full execution of this agreement.
- Closing date: The closing will take place no longer than 60 days from the date the SPA is signed by both parties