

Article 5

Seller does not impose on the buyer any other personal obligations than the following:

A. the property sold shall exclusively be used for erecting a dwelling house with a constructed surface area of at least one hundred and twenty-five square meters (125 m²). The building to be wholly or partially used as a shop, business accommodation or factory of any kind, nor as a warehouse or dump.

Erecting a wooden dwelling shall, however, be possible with the previous written approval by the seller, Exploitatie Maatschappij Santa Barbara.

The highest construction points shall be at least five (5) meters from the top of the slope of the property sold, and it shall not exceed four and a half (4½) meters.

The roofing shall not consist of sunlight-reflecting material, such as unpainted zinc and aluminum sheets.

Buyer shall keep in good repair the dwelling-house to be built, within 18 months after commencement of building activities, when commencing the building activities Exploitatie Maatschappij Santa Barbara has to notified in writing.

Buyer shall keep in good repair the dwelling-house (to be) built, and to keep the property sold in good order, and to abstain from dumping refuse, scrap iron and useless vehicles on it.

Buyer shall only keep small domestic animals on the property, chicken, pigs, cows, sheep and goats are definitely excluded.

For each violation of the provisions under a to G. inclusive the offender shall forfeit to seller a fine of Ang. 50.000,00 payable on call, without prejudice to seller's right to remove such objects in contravention with the above stipulations, or have them removed, for the account of the offender.

The buyer, and each subsequent acquirer of ownership+ the buyer and subsequent acquirers of ownership or real right of enjoyment shall be in default by the violation itself, without any notice of default.

All the stipulations of article 5 shall be made, accepted, and taken over word for word in every subsequent deed of alienation, in case of any complete or partial alienation of property or real right of enjoyment of the property sold, to and by any new acquirer of ownership or real right of enjoyment, buyer and any subsequent owner of holder of proprietary right, who should fail to impose or make the above stipulations or to have them accepted or included, shall forfeit a fine of Ang. 50.000,00, payable on call to seller, "Exploitatie Maatschappij Santa Barbara N.V.". The above obligations are hereby imposed by seller and accepted by buyer.