



holder Passport Number: xxxxxxxx, issued in -----  
xxxxxxxxxxx; -----

- temporarily stays in Singaraja. -----  
- Hereinafter referred as: -----

----- **THE SECOND PARTY** -----

-- The appearers are known to me, Notary. -----

-- The above named appearers have firstly explained to --  
the Notary as follows: -----

- That THE FIRST PARTY mentioned as a holder of -----  
proprietary right of: -----

- the land/property Certificate Number: 605/Desa ---  
xxxxxxxx, large as xxxxx M2

(xx), with borders  
as described in Letter of measurement dated of --  
----xxxxxxxx (xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx),

Number: 00091/xxxxxxxx/xxxx, located in the  
xxxxxxxx Village, District of xxxxxx, Buleleng  
Regency, Province of Bali, conform to the -----

Certificate issued by the authorized instance ----  
(Kantor Pertanahan Kabupaten Buleleng) dated on --  
xxxxxxxx (xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx),

registered in the name **NYOMAN ARYA ASTAWA** - (The  
First Party); -----

-Including everything available or constructed  
on the above stated land, which according to --  
its nature and usage or by law can be -----  
considered as fixed asset, especially the ----  
building which constructed in stated land; ----

- Hereinafter referred as LAND and BUILDING; -----

- That the whole money for settled up the payment of ----  
the purchasing of the stated LAND and BUILDING, is -----  
factually used money of THE SECOND PARTY, which has given  
by THE SECOND PARTY to THE FIRST PARTY before this -----  
Agreement was signed; -----

- The total amount of the money which has been given by THE SECOND PARTY to THE FIRST PARTY is the whole amount which constitutes the total price of the LAND and BUILDING and including part of the settlement has been paid or an amount of money which has been spent by THE FIRST PARTY, accordingly, in relation with the above matter, THE FIRST and THE SECOND PARTY have mutually agreed to set up an agreement with following conditions:-

----- CHAPTER 1. -----

- THE SECOND PARTY states herewith that they has been set a remittance to THE FIRST PARTY, whose amount used to settle up the payment of the purchasing of the LAND and BUILDING as stated above.

- Accordingly, in this relation, THE FIRST PARTY declare herewith and surrender to THE SECOND PARTY who herewith states his/her acceptance, all rights and obligations which can be and must be done by THE FIRST PARTY on the above stated LAND and BUILDING. and the application of these rights apply into effect by THE SECOND PARTY as long as THE SECOND PARTY fulfils and obeys all the regulations/laws which prevails in Indonesia . Includes but not limited concerning the regulations of the Immigration.

----- CHAPTER 2. -----

- In conjunction with the above matter, ever since THE FIRST PARTY has factually used the money of THE SECOND PARTY, then THE SECOND PARTY is able and entitled as authorized by THE FIRST PARTY to do anything on the LAND and BUILDING, including but not limited:

- To use as a residence,
- To construct new building, to change, and to reconstruct, or to renovate the BUILDINGS in any way as per intention and wish of THE SECOND PARTY, with conditions that any necessary government

permits and any expenses which might occur to do -  
so are applied and imposed by THE SECOND PARTY. --  
- To lease, to sell or to release the right and also  
to apply into effect any other rights related to -  
the above LAND and BUILDING, either partly or ----  
wholly, and also to conduct any necessary actions  
in relations as long as it is not against the ----  
prevailed regulation/law in Indonesia . -----

----- CHAPTER 3. -----

- The above mentioned rights which has been given by THE  
FIRST PARTY to THE SECOND PARTY based on this Agreement,-  
and also written in my deed, Notary, dated today with ---  
reference numbers, further based on this Agreement and --  
also any other Deeds which might probably be made in the  
future, in relation with this Agreement, will be given --  
substitution and constitute the most important part, ----  
and not separate from this Agreement, because without the  
availability of the above stated rights, this Agreement -  
will not be made therefore as long as this agreement ----  
prevails and valid, the above stated rights are not -----  
retrievable or could not be cancelled or broken down by -  
any reasons, including by the causes as stated in Chapter  
1813 of the book of Civil law/Code. -----

- The rights are being given and authorized at this -----  
moment, but it will prevail in the day to come, at the --  
time when THE FIRST PARTY has factually use the money of  
THE SECOND PARTY. -----

----- CHAPTER 4. -----

- The time when THE FIRST PARTY surrenders his rights ---  
and obligations to THE SECOND PARTY as stated above, ----  
is counted, ever since THE FIRST PARTY has factually used  
the money of THE SECOND PARTY, THE SECOND PARTY has the -  
obligation to conduct all the obligation of THE FIRST ---  
PARTY as the owner of the LAND and BUILDING, among other

obligations are to pay any related taxes including the -- annual tax and building, any related dues as electricity, clean water, and also any other related expenses which -- may appear because of the application of this agreement, - including but not limited the expense to extend the right of the above stated land when its validity comes to an -- end as long as the rights and obligations which has been given to THE SECOND PARTY based on this deed will have - not be return back yet to THE FIRST PARTY. -----  
- Besides, THE SECOND PARTY has the obligation to fulfil all the regulation of Indonesian Authority in relation -- with morality, public order, sanitation, hygiene, in ---- using of the above stated LAND and BUILDING. -----

----- CHAPTER 5. -----

- a. The rights and obligations which have been given by -- THE FIRST PARTY to THE SECOND PARTY based on this ---- Agreement, can be returned back by THE SECOND PARTY to THE FIRST PARTY by selling the above LAND and ----- BUILDINGS, with condition that the sale can only be -- conducted with a prior written approval from THE ---- SECOND PARTY; -----
- b. In the future, if the sales of the above LAND and ---- BUILDING, will be apparently exceeding the amount of - money of THE SECOND PARTY which has been used by THE - FIRST PARTY to settle up the payment of LAND and ---- BUILDING, then in this situation THE FIRST PARTY will be entitled to get 5% (five percents) from the balance of sales minus the amount of money used by THE FIRST - PARTY to settle up the payment of the LAND and ----- BUILDING; -----
- c. In the future, if the sales of the above LAND and ---- BUILDING, will be apparently in accordance with the -- amount of money of THE SECOND PARTY which has been --- used by THE FIRST PARTY to settle up the payment of --

LAND and BUILDING, then in this situation THE FIRST --  
PARTY will be entitled to get Rp. 15.000.000,- -----  
(fifteen million rupiahs); -----

d. In the future, if the sales of the above LAND and ----  
BUILDING, will be apparently less (shortage) than the  
amount of money of THE SECOND PARTY which has been ---  
used by THE FIRST PARTY to settle up the payment of --  
LAND and BUILDING, then in this situation THE FIRST --  
PARTY has no obligation to pay the shortage of money -  
of THE SECOND PARTY which has been used by THE FIRST -  
PARTY to settle up the payment of the LAND and -----  
BUILDING; -----

e. Whenever on any other day because of any reason, THE -  
SECOND PARTY will be not allowed to enter Indonesian -  
territory, then THE FIRST PARTY must after summation -  
sell the LAND and BUILDING for a reasonable market ---  
related price and transfer the revenue minus fee 10% -  
(ten percents) to THE FIRST PARTY costs, to THE SECOND  
PARTY. -----

----- CHAPTER 6. -----

- As long as this agreement is valid, THE FIRST PARTY ---  
guarantees to THE SECOND PARTY that THE FIRST PARTY ----  
includes his/her Heir/heirs and or any other party who --  
has a relationship with THE FIRST PARTY, will not disturb  
prosecute or sue THE SECOND PARTY in using the LAND and -  
BUILDING. Accordingly, THE SECOND PARTY can use or can --  
enjoy the right of the above LAND and BUILDING -----  
securely and safely. -----

----- CHAPTER 7. -----

- If later on it is apparent that THE SECOND PARTY is not  
able to conduct his/her rights which are received based -  
on this Agreement, because of the regulation/law of ----  
Indonesia or because of any other reasons, THE FIRST ----  
PARTY declares herewith his/her willingness to provide --

any necessary assistance to THE SECOND PARTY or to -----  
conduct the above mentioned rights for the importance of  
THE SECOND PARTY, includes but not limited with -----  
providing the rights to rent to THE SECOND PARTY with ---  
using the terms fixed rental price of Rp. 150.000,- (one  
hundred thousand rupiahs) per month and conditions as ---  
stated in the deed of mine, the Notary, date today -----  
Friday, date on 23-09-2011 (twenty third of September two  
thousand and eleven). -----

----- CHAPTER 8. -----

- This agreement will not be terminated because of the --  
death of one of the parties, but will remain valid and --  
continuously binding the lawful heirs, except this -----  
agreement will have been differently set up by and among  
themselves. -----

----- CHAPTER 9. -----

- The expense of this Agreement and other deeds which is  
related with this Agreement are imposed by THE SECOND ---  
PARTY. -----

----- CHAPTER 10. -----

- As long as this agreement valid, all of ownership -----  
original documents are above mentioned LAND and BUILDING  
will be submitted by THE FIRST PARTY to THE SECOND PARTY.  
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----- CHAPTER 11. -----

- Neither party here to shall be liable for any delay, --  
costs, losses or expenses caused by circumstances of ----  
force major such as earthquakes, storm, floods, riots, --  
war or any other causes that are beyond the reasonable --  
human control. -----

----- CHAPTER 12. -----

- In relation with this Agreement and with all its -----  
application impact, THE FIRST and THE SECOND PARTY has --  
mutually chosen general and permanent domicile at the ---  
Registered Office the District court of Singaraja. -----

