

Management & Administration Agreement for the maintenance of teak trees
Between: IMBIRAS DEL TROPICO S.A. for the management of the teak
trees maintenance and _____
(hereinafter called the “Lessee”)

WHEREAS the Lessor is the authorized agent for the management, administration, and the leasing of 75 hectares of teak trees (hereinafter referred to as the “land”) for the purpose of leasing the land for the purpose of maintaining the teak trees and harvest the timber for sale. The said lands are all set out on the survey plan and (please join this two sections) topographic maps hereto annexed. AND WHEREAS the Lessor has agreed to manage and administer, on behalf of the Lessee, the teak trees maintenance located in the town of Lajas near the town of Bijagual, Costa Rica for ten years beginning on January 1, 2019. The Lessee, shall, upon completion of his financial agreements as set out herein, have ownership of the teak trees subject to the terms and conditions set out hereinafter.

Topographic maps hereto annexed. AND WHEREAS the Lessor has agreed to manage and administer, on behalf of the Lessee, the teak trees maintenance located in the town of Lajas near the town of Bijagual, Costa Rica for ten years beginning on January 1, 2019. The Lessee, shall, upon completion of his financial agreements as set out herein, have ownership of the teak trees subject to the terms and conditions set out hereinafter.

NOW THIS LEASE HEREBY WITNESSETH that in consideration of the rents, covenants, obligations, and agreements hereinafter reserved and contained, the Lessor hereby gives and grants unto the Lessee the use of the said land for a term of 3 years for the purpose of maintaining the teak trees subject to the following conditions:

The Lessee shall pay for the land lease, maintenance and administration for 100 teak trees for a total payment of \$2500. and receive 90% the proceeds of the sale of 100 the teak. The trees are located on Lot No. _____ The Lessor shall harvest process and sell the teak trees as a necessity or by mutually agreed with the Lessee.

4. The lessee shall receive the net revenue from the sale of the teak trees business between the years 2023 to 2025. The land lease shall be extended if necessary. The Lessee has the right also to receive the teak trees instead of having the Lessor selling
5. The Lessor shall indemnify and save harmless the Lessee from any loss, liability claim, demand, damages, injury, or death arising out of or in connection with operations carried out on behalf of the Lessee.
6. For the amount of \$2, 500 paid by the Lessee, the Lessor shall provide the following services: Administration, brush cutting, pruning for the teak trees, fence repair, technical assistance, supervising, road maintenance.
7. Imbiras Del Tropico S.A. shall perform the management and administration on behalf of the Lessee and reserves the right to sub-contract the management, administration, and maintenance of the teak trees to any other company.
8. Imbiras Del Tropico S.A. shall submit to the Lessee annual statements of invoices and cancelled cheques or cash payment receipts for the maintenance of the teak trees acres lot of teak trees.
9. In addition to the contracted amount for the management and administration the Lessee shall pay to Imbiras Del Tropico S.A. a royalty of 10% on any net revenue from the sales of 100 teak trees. 11. The Lessee shall assume the management and administration expenses, not exceeding the yearly amount stipulated in this contract and the cost of the land lease, for expenses already incurred from January 1, 2019 up to the time of signing this contract.
12. The Lessor shall, at its own expense, secure and provide all material licenses, permits, authorizations, and consents from the Government of Costa Rica, as may be required from time to time for the purpose of logging permits.
13. The Lessor shall provide documents of any sales and processing of teak trees. The Lessee has the right to receive the number of teak trees maintained as stipulated in the agreement and delivered to any location it desires at his own expenses.

14. The Lessee shall have the right to visit the land where the teak trees are located at anytime during the time the teak trees are maintained and sold.

15. The parties further agree: a) any amendment to this Lease is only effective if in writing and signed by the parties in this Agreement. b) To hereto execute further documents and assurances as may be necessary to give effect to this Lease. c) This Lease shall ensure to the benefit of and be binding on the parties hereto, their respective heirs, executors, administrators, successors, and assigns as the case may be. d) This Management and Administration Contract for the teak trees' maintenance shall be construed in accordance with the law of any province of the Dominion of Canada and Costa Rica as the case may be. In the event of a conflict of laws, the law of the jurisdiction in which the issue arises shall be followed to resolve the matter. e) All notices, demands, requests, approvals, consents, and communications that may be required to be given under this Lease shall be in writing and shall be served personally or by licensed courier or registered mail to the Lessor: Imbiras Del Tropic SA, Alajuela, Atenas, Atenas, 20501- Costa Rica. 16. The geographical location of the forested land as per topographic map is: Lambert coordinates and map number: Tarcoles #3245 II, Horizontal: 471-473, Vertical: 190-192. The said land is located in the town of Lajas near the main town of Bijagual, both of which overlap the Municipalidad de Garabito and Puntarenas, Costa Rica.

Option B.

I wish to maintain _____ teak trees X \$25.00 each Total = \$ _____

Guarantee

The Lessor guarantees TO THE LESSEE 150% of the amount PAID FOR THE TEAK TREE(S).

The Lessor shall guarantee to the Lessee 150% of the amount contributed for the maintenance of the teak trees and lease cost. For each \$1000 contribution towards the maintenance of the teak trees and lease cost the Lessee receives \$1500 credit towards a plot of land. For example: The Lessee guarantees a \$15,000.00 credit for a \$10,000.00 contribution. The amount of \$15,000.00 shall be guaranteed with land located adjacent to the teak plantation. The Lessor agrees to segregate sufficient land in various lot sizes to be available and to transfer the title to the Lessee. If the sale of the teak trees is higher than \$15,000.00 the Lessee shall receive the proceeds from the sale of the teak trees and the land guarantee is not applicable. The guarantee is effective only if the net selling price of 100 teak trees is less than \$15,000.00.

First option: The Lessee shall be guaranteed ten square meters of land with no ocean view for each Cdn. \$1000.00 contributed towards the maintenance of the teak trees. The minimum lot size is 200 square meters. For investments less than \$

In the event that the cost of maintenance of the teak trees is not sufficient for the minimum contribute

Second option: The Lessee shall be guaranteed one square meter of land with an ocean view for each Cdn. \$200.0 contributed towards the maintenance of the teak trees the land guarantee is 93.75 square meters. Or 187,5 non ocean view lot.

For contributors of less than \$12,500 which equals the guarantee of \$18,750 a separate plot of land shall be set aside to be sold and the proceeds of sale will be shared by all whose contribution is less than the guaranteed \$18,750.

In the event that the guarantee becomes effective the Lessor shall be responsible for paying the topographer's severance, registration of surveyed lots, land-clearing, creating lots to be transferred to the Lessee no later than 2026 for Option A, and B. This guarantee shall become effective after harvesting the teak trees, or within 3 years from the date of harvesting the teak trees. This guarantee is conditional on all payments being up-to-date.

An example of the option for maintaining 500 teak trees is \$Cdn.12,500.00 is contributed towards the cost of the lease and maintenance of the teak trees.

The guarantee is \$18.750 divided by \$100 per square meters of non ocean view land, or 187 square meters of non- ocean view land. Or 93.75 ocean-view lot.

The Lessee also has the option to purchase additional land at a mutually agreed.. In the investors also have the option to purchase lots of land at an agreed price.

Date_____

Lessee's signature

Lessor's signature