

PURCHASE & SALE AGREEMENT

购销协议

THIS AGREEMENT is made on the ___ day of _____, 2015 BETWEEN PARADISE PALMS LTD., a limited liability company duly incorporated under the laws of Nevis having its registered office at Lemons and Lime, Jones Estate in the Island of Nevis, West Indies (hereinafter called “the Seller” which expression shall where the context so requires or admits include its successors and assigns), of the First part; and

此协议是制定于2015年____月____日，甲方是棕榈天堂有限公司，在尼维斯法律下正式注册的有限责任公司，其注册办事处位于：西印度群岛尼维斯岛Jones Estate, Lemon and Lime (以下简称“卖方”的表达应在上下文情况有需要时或承认包括其继承人和代理人)；及

NAME 姓名: _____

ADDRESS 地址: _____

EMAIL 电邮: _____

PHONE NO. 电话号码 _____

(hereinafter called “the Purchaser” or sometimes where the context admits the “Home Owner” which expression shall where the context so requires or admits include his/its heirs legal personal representatives successors and assigns) of the Second part; and

FREONE INC A Nevis Company with registered office at Morton House, harlestown, Nevis (hereinafter called the Mortgagee) of the Third part.

乙方(以下简称“买方”或有时上下文容许以“业主”为表达应有情况需要时，或上下文需求或承认包括其个人继承合法的代表人和代理人)；及第三方FREONE INC，一家尼维斯公司注册办公室在尼维斯的 Charlestown, Morton House。

Definitions. 定义。

In this Agreement, unless the context otherwise requires:

在这个协议中，除非文义另有所指：

“Architectural Guidelines” means the architectural guidelines set forth in Schedule “3” hereof.

“建筑指南”指载于附表“3”本协议的架构准则。

“Association” or “POA” shall have the same meaning as in the Declaration.

在声明中“协会”或“棕榈树业主协会”应具有相同的含义。

“Closing” means the process of completing the sale of the Unit(s) whereby the Purchaser pays or completes paying the agreed price together with incidental fees for the Unit and takes the transfer thereof and the Seller transfers good title to the Unit agreed to be purchased and is paid the purchase price or the balance of the purchase price.

“完成”是指销售的单位完成交易，通过，买方支付或完成支付约定的价格加上单位的杂费，并已转移关于卖方承诺给买方的单位产权及已支付购买价格或购买价格的余额。

“Common Expenses” means the expenses associated with the provision upkeep and management of the Common Areas.

“共同费用”是指与公共区域提供维修和管理的相关费用。

“Common Facilities” or “Common Areas” or “Common Property” means the areas, facilities, utilities, improvements, equipment and installations located in the Condominium or serving, or intended to serve, the Condominium including, without limitation, the main entry road and all connecting roads and walkways, sidewalks, all boundary fences, street lighting, security gatehouses, parking areas and landscaped common areas, the sewage treatment plant and all sanitary and storm sewer conduits, mains, pipes, and pumping facilities, all common water tanks, water mains, wells, pipes, pumping facilities, treatment facilities and desalination facilities, all electrical transmission lines and facilities, including any supplemental electrical generating plant or plants, telephone feeder cables from the main switching facility, and cable television transmission conduits.

“公共设施”或“公共领域”或“公共财产”是指在公寓或服务或打算服务的地方，设施，公用设施，改进，设备和装置，公寓包括，不限于，主入口道路，所有的连接道路和通道，人行道，所有的边界围栏，路灯照明，安全闸口，停车场和公共区域的景观，下水道污水处理厂，所有生活用水和雨水污水管道，线路，管道和抽水设施，所有常见的水箱，水管，井，管道，抽水设施，处理设施和海水淡化设施，所有电气线路设施，包括任何附加发电设备或设备组，从主交换设备的电话供电电缆和有线电视传输管道。

“Declaration” means the Declaration of Covenants, Conditions and Restrictions filed on the...day of ... 2014 by the Seller with respect to condominium development on the Property.

“声明”是指公约的声明，由卖方在2014年 月 日关于公寓物业发展的条件和限制的声明。

“Dwelling” means the residence that is to be built by the Seller as the Unit or part of each Unit of the Condominium.

“住宅”是指由卖方所兴建的公寓单位或部份单位的住宅。

“Association” or “POA” means the Association formed for purposes of the ownership and

management of the Common Property pursuant to the registration of the Declaration.

“协会”或“棕榈树业主协会”是指依照公约注册有关公共物业的拥有权及管制为目的而成立的协会。

“Furniture Package” means the items of furniture specified in Schedule 9 to this Agreement.

“家具套装”是指在此协议列表9所详细说明书的家具物品

“Lease Back Option” means an option given to the Purchaser of a Unit of the Resort to lease back his Unit(s) to the Seller as set out in clause 4.3 (c) hereof.

“回租方案”是指卖方给予度假村单位的买方租回他的单位给卖方如载于此处第4.3条(c)。

“Project” or the “Condominium” means the developments to be made on the Property including the construction of the Dwellings and associated facilities for human consumption.

“项目”或“公寓”是指在物业上所发展的包括住宅建筑及人们使用的相关设施。

“Project Manager” means a person of the rank or qualification of a building engineer who is appointed by the Seller to supervise the construction work on the Resort.

“项目经理”是指一个由卖方任命监督度假村的建设工作，有相当等级及资格为建筑师的人。

“Rental Pool Program” means the program operated or to be operated by the Seller whereby the Seller offers to the Purchaser rental and management services for his Unit under the Rental Management Agreement.

“租赁池计划”是指由卖方操作或准备操作的一个计划是给予买方单位在租赁管理协议下提供一项租赁及管理的服务。

“Reservation Agreement” means that reservation agreement between the Seller and the Purchaser dated ... day of ... for reservation of the Unit.

“预留协议”是指卖方与买方之间在 所签预留单位的预留协议。

“Reservation Deposit” means the deposit payable by the Purchaser on the execution of a Reservation Agreement as provided for herein.

“预留定金”是指通过对预订协议执行规定的买方支付定金。

“Unit” means the unit of the Resort described in Schedule 4 of this Agreement.

“单位”是指在本协议附表4所描述的度假村单位。

WHEREAS 鉴于

(1) The Seller is the owner of the land situate at Paradise Estate, Nevis the same laid out in developmental lots (the “Property”) and is described in Schedule 2 the same is subject to a mortgage in favour of the Mortgagee;

卖家是位于尼维斯天堂地产的土地拥有者，同样是地段发展(下称 “物业”) 并在附表2所描述的同样是受到抵押权人支持的抵押；

(2) The Seller is developing resort facilities on the Property (to be called the Paradise Palms Resort (the “Resort”) in accordance with the Architectural Guidelines in Schedule 3 and subject to the conditions covenants and restrictions in the Declaration;

卖方在物业上发展度假村设施（被称为棕榈树天堂度假村(“度假村”)）依照附表3中的建筑指引并受制于声明中的条件条款和限制；

(3) The Seller is desirous of selling and the Purchaser is desirous of purchasing a Unit of the Property which is more particularly described hereinafter and an undivided interest in the Common Property appurtenant thereto at the price and on the terms and conditions hereafter stated;

卖方意愿售出和买方意愿购买一个物业的单位，其更具体的详细描述如下，并在共同财产中的不可分割权益附属在其价格和在此阐明的条件及条款下；

(4) The Purchaser agrees that his share in the Common Property as defined in the Declaration shall be one eighteenth and that the Unit shall be liable for one eighteenth of the total Common Expenses;

买方同意在声明中定义的共同财产他的份额应为十八分之一，所以其单位应承担共同总开销费用的十八分之一；

(5) The Palms Homeowners’ Association (POA) has been established on the registration of the Declaration and shall be responsible for the management of the Condominium.

棕榈树业主协会(POA) 是建立在登记声明时和应负责公寓的管理。

(6) All the Schedules referenced herein a summary whereof is in Schedule 1 hereto shall form part of this Agreement and are incorporated herein by this reference.

所有在此参考的附表总结在附表一，所示附件应是协议中的一部分，此参考是构成本协议的组成部分。

NOW THEREFORE IT IS MUTUALLY AGREED as follows:

因此，双方同意如下：

Sale of property 物业销售

1. The Seller agrees to sell to the Purchaser and the Purchaser agrees to purchase from the Seller the Unit of the Condominium described in Schedule 4 which shall be subject to the assignment to the Seller by the Purchaser of the rights referred to in Clause 4.3(d)(i) hereof.

卖方同意出售给买方及买方同意购买卖方在附表4所说明的公寓单位，其中须经由买方关连到给卖方在本文中4.3(d)(i)条文的权益。

Purchase Price 购买价格

2.1 The purchase price of the Unit (“Purchaser Price”) shall be

- _____ United States Dollars (US \$ _____), of which a reservation deposit (the “Reservation Deposit”) of \$10,000 has been paid to the Seller on the _____ day of _____ 2015 pursuant to the Reservation Agreement a copy whereof is annexed as Schedule 6.

单位的购买价格为_____美元(US\$_____), 其中预留保证金(下称“预留保证金”)壹万美元是依据附加在附表6的一份预留协议副本, 需要在2015年____月____日缴付给卖方。

2.2 The Purchase Price includes closing fees and costs for:

购买价格包括以下完成的费用及成本:

- (i) materials and labour to construct the Dwelling;
建筑住宅的人工物料;
- (ii) payment of Government stamp duty;
缴付政府的印花税;
- (iii) conveyancing fee for services provided by the Seller’s lawyer; and
由卖方律师提供的业权转让服务费用; 和
- (iv) the cost of the Furniture Package.
家具套装的成本。

In the event that the Purchaser elects to use the services of their own lawyer for the conveyancing, all associated legal fees will be for the account of the Purchaser.

如果买方选择在转让业权时使用自己的律师服务, 所有相关的法律费用将归于买方帐户。

Economic Citizenship 经济公民身份

3.1 The Project is approved for economic citizenship of St. Kitts and Nevis under the Government’s citizenship by investment program and the parties hereto understand that the Purchaser wishes on the basis of the purchase of the Unit to apply for economic citizenship and the Seller agrees to facilitate as necessary an application by the Purchaser for such citizenship.

该项目已被批准在政府投资公民计划下给予圣基茨和尼维斯经济公民身份， 及在此各方理解， 买方希望在单位购买的基础上申请经济公民和卖方同意提供必要的申请予买方作此类的公民。

3.2 The Purchaser shall within 14 days of the date of this Agreement, submit to the Citizenship by Investment Unit of the Government an application for Citizenship by Investment in the prescribed form by authorized persons supported by all such documentation as the Citizenship by Investment Unit of the Government shall require. On request by the Seller the Purchaser shall supply the Seller with all reasonable information requested on the progress of such Citizenship application.

买方应在本协议签订之日起的14天内，递交投资公民申请书， 应按政府投资公民小组所要求， 以规定表格及授权人支持的有关文件。 应卖方要求， 买方须提供予卖方在此等公民申请进度时所有合理的信息。

3.3 Upon notification of approval or refusal of the Purchaser's application for citizenship, the Purchaser shall within fifteen (15) business days of being notified of such approval or refusal, notify the Seller thereof in writing by registered mail and/or e-mail or fax at the address or fax number supplied to the Purchaser for this purpose.

在通知买方的公民权申请是批准通过或拒绝时， 买方应在十五(15)个工作日内被告知此审批通过或拒绝， 通知卖方并由此书面挂号邮寄及/或电子邮件或传真到买方以此目的所报的地址或传真。

3.4 On failure of the Purchaser to timely submit the said application and/or to notify the Seller as above stipulated the Purchaser will be in default of this Agreement and the Seller will be entitled to terminate this Agreement unless the Purchaser on being notified of the breach and required by the Seller to remedy such breach does so within 7 days of being required to do so and immediately informs the Seller that he has done so.

在买方未能及时提交上述申请和/或通知卖方按上述规定买方将不履行在本协议， 卖方有权终止本协议除非在收到卖方通知其违约并要求在七天内纠正其项违约行为， 在完成时实时通知卖方。

3.5 In the event that the Government of St. Christopher and Nevis denies the Purchaser's Application for Citizenship, this Agreement shall automatically terminate for all purposes and the Seller shall be entitled to retain the Reservation Deposit if the denial is due to the default of the Purchaser.

如果圣克里斯托弗和尼维斯政府拒绝了买方公民申请， 本协议不论任何目的将自动终止， 及如果该拒绝是因买方原因， 卖方有权保留其预留保证金。

Closing of Sale 完成销售

4.1 Prior to closing, the Seller shall pay and discharge all property taxes and all other levies and impositions in respect of the Unit.

在完成交易前，卖方应支付和清偿全部有关该单位的房产税等所有税费。

4.2 The Closing shall take place fifteen (15) days after notification to the Seller that approval in principle of his application for citizenship has been obtained or on such later date as the parties agree in writing (the “Closing Date”).

在卖家收到通知他的公民申请已原则上审批或稍晚的日期作为当事人书面同意后十五(15)天内必须完成交易(下称“交易完成日”)

4.3 On the Closing Date the following shall occur:

在完成交易日时应已办妥以下事情:

(a) The Purchaser shall pay the balance of the Purchaser Price being Four Hundred and Forty-Nine Thousand Five Hundred United States Dollars (USD \$449,500) to the Seller’s designated escrow account (the “Escrow”).

买方应支付的购买价格余额为四百四十九千五百美元(449500美元)到卖方指定的托管账户(“托管”)。

(b) If the conveyancing of title to the Unit is being done by the Purchaser’s lawyer for purposes solely of paying the same to Inland Revenue Department of the Nevis Island Administration the Seller will allow the Purchaser to withhold the amount of the Government transfer Tax being 5% of the Purchaser Price from the balance of the Purchase Price.

如果对单位产权转让是使用买方律师目的是单为缴付尼维斯岛行政区税务局，卖方将允许买方在购买价格余额中保留购买总额的百分之五(5%)的政府转让税。

(c) The Purchaser may choose either

买方可以选择

(i) the Lease Back Option, in which case the Purchaser shall execute a lease of the Unit in favour of the Seller (a copy of the said lease is shown in Schedule 7) or

(i) 回租选项，在这种情况下，买方应执行一份有利于卖方的单位租赁协议(上述租赁的副本显示在附表7)或

(ii) the Seller’s Rental Pool Program, in which case the Seller will execute the Seller’s Rental Management Agreement (a copy of the Rental Management Agreement is attached as Schedule 8) or

卖方租赁池计划，在这种情况下，卖方将执行卖方租赁管理协议（一份租赁管理协议附在附表8）或

- (iii) retain the right to use the Unit at any time in which case the Purchaser shall have the right to refurnish the Unit in his own taste at his own additional expense provided that such furnishing shall be of a reasonable standard and of quality befitting the Resort.

保留在任何时间使用单位的权利，在这情况下，买方有权以自己的品味和自己另花费用重新装修其单位倘若家具应是合适予度假村及有一个合理的质量标准。

- (d) The Seller shall execute a Memorandum of Transfer to the Unit in favour of the Purchaser, and facilitate the Purchaser in obtaining a certificate of title to the Unit free and clear of any encumbrances but subject to the following:

卖方应出具一份单位转让备忘录给买方，和在基于以下情况下帮助买方免费并清晰的取得单位产权证书及所有不动产留置权：

- (i) a condition that the Purchaser takes title to the Unit subject to the assignment by the Purchaser to the Seller of:
受买方给卖方的任务管制下买方取得单位权利的条件
- (a) the Purchaser's voting rights in the Association;
在协会中买家的表决权；
- (b) the right of the Purchaser to be a director of the Association; and
买方成为协会的董事的权利，；和
- (c) the right of the Purchaser to participate in appointment of directors of the Association;
买方的权利参与协会的董事任命权；
- (ii) the terms of the Declaration which are not inconsistent with (i) above;
声明的条款与以上(i)的不符合；
- (iii) all laws and regulations which now or hereafter affect the Seller, the Unit and the Condominium;
所有现在或将来影响卖方，单位和个人的法律法规；
- (iv) any covenants, restrictions, reservations, terms or provisions referred to herein, or in the Declaration and Bylaws of the Association if any in force at the time of the Closing and in particular a condition that the Purchaser shall not transfer ownership of his Unit without the express written approval of the Seller or its successors or assigns; provided that the Seller shall be required to give such consent in the event the Purchaser wishes to sell to a buyer who agrees in writing to assign the rights referred to in sub clause 4.3.(d) (i) above to the Seller;

在任何本文所指的或在声明中及协会章程内提到的条款，限制，保留条款或规定，或如果在交易完成前有时效和特别条件，买方不能未经卖方或其继承人或代理人书面同意转让其单位所有权；倘若如果买方想要出售的买家同意书面签出上述的副条款4.3(d)(i)给卖家，卖方应会同同意该等要求。

- (v) any easements appurtenant thereto;
任何另外附属的地役权；

- (e) the Purchaser waives all right to possession of the Unit until construction of the Dwelling is complete and possession given as stated in Clause 7.7 below.

买方放弃所有占有单位的权利直至住宅建筑完成及佣有权会在以下条款7.7的规定下交出。

- (f) Unless the Purchaser chooses the lease back option, the Purchaser shall pay all apportioned land and house taxes due and payable as of after the Closing.

除非买方选择回租选项，在完成交易后，买方应缴付所有已到期按比例分摊的土地和房屋税。

- (g) The Seller undertakes and guarantees that the necessary property insurance will be maintained to protect the Condominium against property damage by fire, wind, water, hurricane and other risks. As owner of a Unit the Purchaser shall be responsible for paying his share of the total insurance as part of the Common Expenses.

卖方承担和保证必需的物业保险将维持保护公寓对火灾，风灾，水灾，飓风和其他风险的伤害。作为单位的购买方应负责缴付在共同费用中他保险的部份。

- (h) The Purchaser shall initial:

买方应草签

- (i) a copy of the Declaration as indication of his having been made aware of its contents and

一份声明表示他已知道其内容及

- (ii) a copy of the Dwelling Construction Drawings as indication that he has inspected them and that they are to his satisfaction.

一份住宅建筑图以表示他已审查过并表示他已满意。

Draw Down of Purchase Price 提取购买价格款项

5.1 On payment of the Purchaser Price in full and confirmation of receipt thereof Seller shall be entitled to draw down from the Escrow for purposes of constructing the Dwelling and payment of any necessary commissions or other expenses 40% of the Purchase Price and shall

immediately notify the Purchaser thereof by email.

当买方全额按购买价缴付款项并确认收款后，卖方应有权利从监管账户中提取款项用作建筑住宅用途和缴付任何有需要的佣金或购买价格的40%其他支出款项并应实时以电邮通知买方。

5.2 Subsequent stage payments (“Escrow Withdrawals”) may be drawn from Escrow as follows:

后续阶段支付（“托管取款”）可以从托管取款如下：

- i) Upon completion of the foundation of the Dwelling, as certified by the Project Manager – 25% of the Purchase Price.
完成住宅的基础时，由项目经理认证过后 - 25%的购买价格款项。
- ii) Upon completion of the roof of the Dwelling, as certified by the Project Manager – 30% of the Purchase Price.
住宅封顶时，由项目经理认证 - 30%的购买价格款项。
- iii) – The balance of the Purchase Price, to be released from Escrow when construction of the Dwelling is complete and possession handed over to the Owner.
在住宅建筑全部完成并交至业主手中时购买价格余款会由托管发放。

Construction of Dwelling

住宅建筑

6.1 Within 90 days of the closing date the Seller shall commence the construction of the Dwelling on the Lot in accordance with the Dwelling Construction Drawings approved by the building Board of the Nevis Island Administration details whereof are in Schedule 5. The said plans have been inspected and initialed by the Purchaser signifying that they are to his satisfaction. The Dwelling shall also be in conformity with the Architectural Guidelines and any specifications accompanying the Dwelling Construction Drawings.

在完成交易的90天内，卖方应依照尼维斯岛政府建设局所批的住宅建筑图纸着手于在地段上住宅的建筑，详细内容在附表5。该计划已经检查并由买方草签标志着他们对他的满意。住宅还应符合建筑规范指南和任何附随住宅施工图纸的。

6.2 If the Purchaser wishes any variation in the Dwelling from the Dwelling Construction Drawings and the Seller is prepared to make such variation the obligation of the Seller to make any such variation shall take effect only when the Seller and Purchaser agree in writing on any variation in the Purchase Price, the terms for payment of any increase in the Purchase Price and any additional time required for completion of the Dwelling. The exact nature and extent of the

variations shall be specified on the Dwelling Construction Drawings and any additional plans with respect thereto shall be signed by both parties.

如果买方希望在住宅建筑图纸中对住宅有任何改动，并卖方在其义务下已准备作此项改动，此改动只能在买方和卖方均在书面上同意更改有任何购买价格变动、任何购买价格增加的付款条件和任何需要完成住宅的附加时间。确切变化的性质和程度应在住宅施工图纸内规定，而且任何额外的计划须由双方签字并遵守。

6.3 Notwithstanding the foregoing:-

尽管有前述规定

(a) the Seller reserves the right to substitute for any of the materials, fixtures and other items that may be specified on the Dwelling Construction Drawings or specifications materials fixtures and other items of a similar or better kind quality or utility or of a different color as the circumstances may reasonably require; and

卖方保留权利可以合适的情况有理由地要求下以类似或更好质量或功能或不同颜色取代在住宅施工图纸内任何物料、设备和其他物品或物料设备参数。

(b) minor variations in dimensions and/other improvements of the Dwelling or any part thereof shall not vitiate this agreement.

较少变化在尺寸及/图纸上或其他的改进应无损此协议。

6.4 Neither the Purchaser nor its agents may enter the Dwelling in course of construction unless accompanied by an authorized representative of the Seller. The Purchaser agrees that management of the construction of the Dwelling rests solely with the Seller and its agents.

在施工过程中买方及其代理均不能进入住宅除非有卖方代表授权。买方同意该住宅的建设管理完全交由卖方或其代理人。

6.5 The Seller shall be at liberty to employ any skilled contractor to construct the Dwelling and if for any reason delay is encountered in meeting the delivery deadline in Clause 7 (1) of this Purchase and Sale Agreement the Seller shall as soon as practically possible give written notification to the Purchaser of the cause of delay and its best estimate of the time when it believes the Dwelling could be delivered. The Seller shall use constantly its best endeavors to prevent delay and shall do all that may reasonably be required by the Purchaser to proceed with the works.

卖方应有自由去雇用任何有技能承包商建设住宅和如果有任何以致延误在购销协议中条款7(1)的交付限期，卖方应尽快以书面通知买方延迟原因及最佳估计他认为可将住宅交付的时间。卖方将尽最大努力避免延迟和工作上做到买方合理的要求。

6.6 The Seller warrant to the Purchaser that the Building will be constructed in a workmanlike manner, that it will be free from defects in materials and that upon delivery it will be free from defects in materials and that upon delivery it will be fit for habitation and that it will be free from major structural defects PROVIDED THAT this warranty applies only to defects which become apparent within a period of 12 months following the delivery of possession of the Unit to the Purchaser and of which the Purchaser has notified the Seller in writing within a period of 60 days after the end of that period.

卖方向买方保证，会以精工细作的方式建筑，无不合格品物料和将交付无瑕疵的材料在交付时将会合适居住及主结构将无缺陷，提供在交付单位程序与买方期间12个月内有缺陷的保修，其中买方在时限结束后60天内书面通知卖方。

6.7 For the purposes of the warranty granted hereby, “major structural defects” means any defect in workmanship or materials that:

在此为保证目的，“主结构缺陷”是指任何工艺或材料：

(a) results in failure of the load bearing portion of the Dwelling or materially and adversely affects its load bearing functions: or

住宅部份或材料出现承重失效的结果或承重功能有所损毁：或

(b) materially and adversely affects the use of the Dwelling for residential purposes, including significant damage due to soil movement, major cracks in foundations walls, collapses or serious distortion of joints or roof structures but excluding flood damage, dampness not arising from drain or services, damage to finishes and damage arising from Acts of God, storms, acts of the Purchaser and the Purchaser’s tenants, licensees and invitees, acts of civil and military authorities, acts of war, riot, insurrection or civil commotion and malicious damage or damage from any other cause outside the control of the Seller.

产生重大的不利影响住宅居住的使用，包括由于土壤运动的重大损失，在主力墙出现大裂缝，节点或屋顶结构倒塌或严重变形但不包括洪水造成的损失，不由排水或服务引起的湿气，天灾做成或引致的损害，风暴引起的损伤，买方和买方的租户、被许可人和被邀请人行为，民事和军事当局的行为，战争，暴乱，叛乱或民众骚乱、卖方控制能力外任何其他原因的恶意破坏或损害。

6.8 The warranty granted in this Clause shall not extend to any fixtures or fittings installed in or on the interior or exterior of the Dwelling.

在这条款授予的保证不扩展到在该住宅的内部或外部安装的任何装置或设备。

6.9 The Seller shall insure the Dwelling under construction against loss and damage by fire, storm, tempest and other risks that it is reasonable to insure the Dwelling against, and shall maintain such insurance until completion of the Dwelling. The Seller shall also insure against all

liability and indemnity in respect of injuries to or death sustained by any person or persons on or adjacent to the work on the Dwelling or to any property due to any negligence, omission, or default

卖方在施工期间应为住宅投保，合理对住宅投保免受火灾、风暴、暴风雨及其他风险破坏与损失，并应维持这些保险直至住宅竣工。 卖方还应投保对在住宅或在任何资产因疏忽、遗漏或违约而导致的任何工作人员或附近工作人员伤亡的所有责任及赔偿。

Completion of Dwelling and delivery to Purchaser

住宅竣工及交付给买方

7.1 The Seller undertakes to complete the Dwelling within nine (9) months or such extended period as may be agreed to in writing with the Purchaser utilizing the Escrow Withdrawals. The Seller shall not be deemed to be in breach of this Agreement or otherwise be liable to the Purchaser by reason of any delay in completion of the Dwelling to the extent that such delay is due to Force Majeure of which it has notified the Purchaser and the time for completion of the Dwelling shall be extended for such time as may be fair and reasonable in the sole discretion of the Project Manager.

卖方承诺在九(9)个月内住宅竣工或买方使用托管取款以书面同意延期。 住宅因任何不可抗力的理由并已通知买方延期竣工，而由项目经理所决定所延长的竣工日期是公平和合理的，卖方应不视为违反本协议或对买方负有责任。

7.2 Force Majeure means “war, revolution, civic commotion, riots, blockage or embargo, or strike, lockout or other labour difficulty or work stoppage, explosion, epidemic, fire, flood, poor weather conditions, Acts of God, or by order of any authority having jurisdiction provided that the order is not in respect of any negligence of the Seller, or by any other contingency over which the Seller has no control”.

不可抗力是指 “战争，革命，公民骚乱，暴乱，堵塞或禁运，或罢工，停工或其他劳工困难或停工，爆炸，疫情，火灾，洪水，恶劣的天气条件，天灾，或以任何有管辖权的机关规定倘若命令是没有涉及到卖家的任何疏忽，或任何其他任何意外事故是该卖方无法控制的”。

7.3 The Purchaser agrees to inspect the Dwelling and any other improvements, or to arrange for his authorized agent to inspect the same, upon the Seller’s request and with a representative of the Seller not less than 28 days after completion of the Dwelling. At the time of such inspection the Purchaser and Seller or their respective representatives, shall execute a Certificate of Inspection listing any and all outstanding, incomplete or apparently defective items in the Dwelling. Except as to those items specifically listed in the Certificate of Inspection, the Purchaser shall be deemed to have acknowledged that the Dwelling has been duly completed in accordance

with the Dwelling Construction Drawings and this Agreement and the Purchaser shall accordingly be deemed to have conclusively accepted the said Dwelling.

在住宅竣工后不少于28天内，根据卖方的要求及连同卖方销售代表，买方同意去检查住宅及是否有其他改善，或安排他的授权代理去检查等同。在买方及卖方或其各自的代表在此类检查时，应执行一份检定证书列出任何及全部在住宅内未解决的、未完成或明显有缺陷的物品。除了在检定证书上列出的物品，买方应视为已认知住宅已依据住宅施工图纸及本协议适当地完成了，买方因此应被视为已接受该住宅。

7.4 If the Purchaser and Seller disagree as to whether any items or matters should or should not be included in the Certificate of Inspection the said items or matters shall be referred to an architect or engineer appointed as hereinafter provided and the decision of the said architect or engineer as to whether the said items or matters should be included in the Certificate of Inspection shall be final. The architect or engineer shall be appointed by agreement of the Seller and Purchaser and in default of any such agreement; the parties agree that the architect or engineer shall be appointed by HAMILTON TRUST COMPANY LIMITED. The Architect or engineer appointed pursuant hereto shall in his sole discretion determine which of the parties hereto shall bear the costs involved in any appointment made hereunder.

如果买方和卖方不同意任何项目或事项应该或不应该包括在检定证书内的所说的项目或事项应提交给在下文所提供指定的建筑师或工程师，而该建筑师或工程师决定该项目或事项是否最终应包括在检定证书内。建筑师或工程师应当由卖方和买方在任何此类协议中默认任命；双方同意建筑师或工程师应由HAMILTON TRUST COMPANY LIMITED任命。建筑师或工程师任命依据本协议可全权决定，当事一方应负担在此任命所生成的所有费用。

7.5 If the Purchaser fails, refuses or neglects to inspect the Dwelling and/or execute the Certificate of Inspection in accordance with sub-clause (7.3) hereof then the Seller may appoint any qualified architect or engineer to carry out such inspection and/or execute the said Certificate of Inspection on behalf of the Purchaser and the Purchaser shall be bound by any such inspection and/or Certificate of Inspection accordingly. The cost of the appointment of any such architect or engineer shall be the responsibility of the Seller.

如果买方爽约，拒绝或忽略住宅检查和/或执行检验证书按照此处第（7.3）副条款，卖方可指定任何合格的建筑师或工程师去执行此检验和/或以买方代表执行检定证书而买方应受到此类检查检验和/或证书相应的约束。对任何此类建筑师或工程师任命费用应由卖方负责。

7.6 Any defects shrinkages or other faults which shall appear within a period of 12 months after hand over of the Unit (the "Defects Liability Period") shall be notified to the Seller in writing no later than 60 days after the end of that period and the Seller shall repair such defects at its own cost provided that they are proven to arise from workmanship or materials not in

accordance with the building specifications or not reasonably suitable for the purpose for which they were used.

任何在接收单位后12个月期间内的收缩缺陷或其他故障（以下简称“缺陷责任期”）应在结束该期后不超过60天内书面通知卖方，倘若他们被证明因工艺或材料引致不符合建筑规范或他们没有合理的适合于它们被使用的目的，卖方应自费修复这些缺陷。

7.7 Possession of the Unit shall be given to the Purchaser upon certification by the Project Manager that the construction of the Dwelling is complete, after which time it will be the responsibility of the Purchaser to maintain the Unit subject to the Lease Back or Rental Pool option as the case may be and to the provisions regarding maintenance in the Declaration for the avoidance of doubt it is hereby stated that the Unit shall be at the risk of the Seller until the possession thereof is given to the Purchaser.

拥有本单位应由项目经理在建筑住宅完成时给予买方证书，这之后将是买方责任去维护单位，以视乎是选择回租或租赁池而定及有关在声明中的维护条款，而避免有关疑问特此阐明直至单位交付买家为止，风险由卖家承担。

7.8 On delivery of the Unit, the Owner shall be responsible for:

单位交付时，业主应负责：

a) property insurance and property tax payable on an annual basis, unless Purchaser elects the Lease Back Option;

以年度交付的物业保险及物业税，除非买家选择回租选择；

b) charges for utilities to the Unit unless otherwise prescribed in the Lease Back or Rental Management agreements; and

单位设施的费用，除非在回租或租赁管理协议中另有指示；和

c) housekeeping charges incurred based on actual outgoings of the POA during any personal use time of the Unit by the Homeowner or his guests, unless otherwise prescribed in the Lease Back or Rental Management agreements.

家用开支基于在单位屋主或其贵宾任何个人使用时间棕榈树业主协会的实际支出，除非在回租或租赁管理协议中另有指示。

7.9 Wherever feasible, Seller shall arrange with utilities providers for wholesale supply of utilities to the Resort, which shall install facilities for distribution of the same to the Units. Where such an arrangement is in place, each Unit which is supplied will be billed on a monthly basis for such service.

在可行的情况下，卖方应安排设备供货商批量供应设备给度假村，所有单位应分配及安装相同的设施。当此安排到位，每个单位的服务供应会以月账单形式发出。

Restrictions on Transfer of Unit 单位过户限制

8.1 The Purchaser shall not transfer or assign the Unit until all Common Expenses assessed as payable by him have been paid in full and covenants and agrees to make any transfer of his Unit subject to the obligation of the transferee:

买方不得转让或出让单位直到所有对他的公共开支评估为应付已经完全和承诺支付,并同意他的单位对受让人转让所有的义务:

- i) to become a member of the POA;
将会成为棕榈树业主协会的会员;
- ii) to pay his assessed share of maintaining the Common Area and Common Facilities;
and
会支付他分摊维护公共地方及公共设施的部份; 及
- iii) to effect the assignments mentioned in clause 4.3 (d) (i) above of this agreement.
起到在本协议上述4.3(d) (i)条款中提到的任务。

8.2 The Purchaser understands that in accordance with the St. Kitts & Nevis Citizenship by Investment legislation the Purchaser will not have the right to sell or transfer the Unit for a period of five years from the date of Closing.

买方明白到根据圣基茨和尼维斯的投资公民法例, 买方在完成交易日起5年内没有权利去售卖或转让其单位。

Supervision and Maintenance of the Common Facilities

对公共设施的维护和管理

9.1 The Purchaser is aware that pursuant to the Declaration the Seller shall provide and the POA shall maintain and manage the Common Facilities for the benefit of all the Home Owners. The Purchaser is also aware, and agrees, that after delivering of the Unit supervision and maintenance of the exterior thereof and of the Common Facilities shall be the responsibility of the POA which undertakes to ensure that a high standard is maintained throughout the Resort. Purchaser also understands that the POA shall be responsible for representing the interests of all Home Owners.

买方知道依据卖方声明, 卖方应提供和棕榈树业主协会0维护及管理公共设施以对房屋业主的利益。 买方亦知道并同意, 在单位交付后, 外部设施的管理及维护应由POA负责以确保保持其整个度假村的高标准。 买方亦应明白POA负责代表所有业主的利益。

9.2 Pursuant to the Declaration the Seller agrees to provide the Common Facilities and the Purchaser agrees on the basis of an annual budget to be prepared by the Seller for such time as it controls the POA or the POA is inactive or by the POA when it is active to pay the fees allocated

to the Unit in respect of provision of the Common Facilities. If the Purchaser does not pay the said amounts required to be paid to the Seller or to the POA for the said facilities, the Seller or the POA as the case may be shall be entitled to a charge against the Unit for the payment of the amount of said charges which may be enforced in the same manner as a mortgage in default pursuant to the Condominium Act.

根据声明，卖方同意提供公共设施和买方同意由卖方所准备在年度预算的基础上控制POA这时间或POA闲置时或当POA开始缴付按有关公共设施规定分配到单位的费用时。如果买方不缴付有关卖方要求的或POA所指的设施款项，卖方或POA可以视情况有权对该单位收取上述费用的金额，可被根据公寓法默认相同于抵押贷款方式。

9.3 The Purchaser acknowledges the responsibility of the POA for representing the interests of all the Home Owners in respect of the provision of the Common Facilities including the right to review the annual budget. Purchaser agrees to pay Home Owner's assessments as the cost of the use of the Common Facilities pursuant to and based on the terms of the annual budget.

买方知道POA有责任在有关公共设施上代表了所有业主的权益包括审查年度预算权利。买方同意缴付业主评估使用公共设施成本依照及基于年度预算条款。

9.4 The cost to the Home Owner of maintaining the Common Facilities shall be on a prorated basis of the actual cost of the maintenance of the Common Facilities and the repairs including structural repairs, and exterior maintenance of the Unit. Acting reasonably Seller has set the Home Owner's share of the said cost at US \$350.00 per month which shall be in addition to the actual insurance cost of the Unit (the "Monthly Assessment") for 1 year from the date on which possession of the Unit is handed over to the Owner. These costs shall be reviewed at the end of that period by the Seller so long as it controls the POA or there is no active Association or by the POA when it is active. POA/Seller reserves the right to increase the Monthly Assessment by any reasonable amount if advised by its financial advisers on the basis of actual sums required to be expended that the Monthly Assessment should be so increased. The Monthly Assessment will cover all expenses to the Home Owner for electricity, water, garbage collection, limited insurance, landscaping and exterior maintenance of the Unit. The Purchaser unconditionally agrees to pay the said and all assessments promptly and to abide by the provisions in the Declaration.

业主维护公共设施的应该是基于单位实际维护公共设施及维修包括结构维修及外部维护的成本按比例分配。卖方理性地设置了业主的份额成本为每月350美元，这应另加单位（以下简称“月度考核”）的实际保险费，由交给业主的日期起计一年。此成本应在期末时由卖方检讨只要他仍控制POA或无其他协会或由POA当它还在运作。

Default by Purchaser 买方违约

10. In the event that the Purchaser fails, within the time specified, to complete the purchase and sale herein, save for any cause provided for herein, the Seller shall be entitled to terminate this agreement, without prejudice to any other rights it may have in relation to such breach.

如果买方未在规定的时间内，完成购买和销售的规定，除本法规定的任何原因引起的，卖方有权终止本协议，但此违规行为不妨碍它可能有关的任何其他权利。

Default by Seller 卖方违约

11. In the event the Seller fails, within the time specified herein to complete the sale of the Lot to the Purchaser or to complete the Dwelling after the full Purchase Price has been paid by the Purchaser the Purchaser shall be entitled to all its rights at law and equity including reimbursement of all legal and associated fees.

如果买方未在规定的时间内，完成销售地段给买方或在买方付了购买全款后未能完成其住宅，买方有在法律上和公正的所有权利，包括报销所有法律和相关费用。

Furniture Package 家具套装

12. The Seller shall provide with the Unit the Furniture Package as laid out in Schedule “9”, the cost of which is included in the Purchase Price. The Seller reserves the right to make reasonable adjustments to this list at the Seller’s sole discretion. Provided that any replacement package shall be of similar quality to that inspected by/described to the Purchaser at the time of signing the Reservation Agreement.

卖方单位应提供在附表9所列出的家具套装，成本已包括在购买价格内。 卖方保留其合理地全权调整清单的权利。 条件是所有换置套装应是同等质量，在签署预留协议时解释/由买方检查。

Time

时间

13. Time shall be of the essence of this Agreement.

时间应对此协议非常重要。

Miscellaneous provisions

其他条款

14.1 If two or more persons are named as Purchaser herein their obligations herein contained shall be joint and several.

如果两个或两个以上的人被命名为买方在此所包含义务应连带。

the entire agreement between the parties hereto regarding the purchase and sale of the Unit, and no representation or inducement by or on behalf of the Seller prior hereto which is not included in this Agreement shall be of any force or effect.

此协议到此将取代双方间任何及所有的理解及协议，并相互地明白及同意这协议代表双方间有关对单位购销的整体协议。

IN WITNESS WHEREOF the parties hereto have set their respective hands and seals the day of the year herein set forth.

本合同双方代表人在上述日期签署本协议，特此为证。

Signed as a deed by Jason Molle)
契约由 Jason Molle 签署
by authority of the board of directors)
of the Seller on its behalf)
由卖董事局授权代表
).....

In the presence of
见证人
.....

Signed as a deed by the Purchaser
由买方签署契约
)
(or by.....)
by authority of the Purchaser on its behalf))
或由买方授权代表人
).....

In the presence of
见证人

.....

SCHEDULE 1

附表一

SUMMARY OF SCHEDULES

附表摘要

Schedule 1	- Summary of Schedules
附表一	- 摘要
Schedule 2	- Property – Here describe the 6 acres or the land being submitted to the Declaration.
附表二	- 物业 – 在这描述6英亩或已提交至声明的地段。
Schedule 3	- Architectural Guidelines
附表三	- 建筑设计指引
Schedule 4	- Unit Description
附表四	- 单位详细描述
Schedule 5	- Dwelling Construction Drawings
附表五	- 住宅建筑图
Schedule 6	- Reservation Agreement
附表六	- 预留协议
Schedule 7	- Lease
附表七	- 租赁合同
Schedule 8	- Rental Management Agreement
附表八	- 租赁管理协议
Schedule 9	- Furniture Package
附表九	- 家具套餐

SCHEDULE 2

附表二

All that the 6 Acres of land situate at Paradise Estate in the Parish of St Thomas in the island of Nevis bounded and measuring as follows: On the North East by a Public Road 26.45 feet, 117.60 feet, 171.66 feet, 67.13 feet, 115.25 feet and 54.08feet, On the South East by land retained by Paradise Acres Ltd. 104.94 feet and 330.76 feet, On the South West by land retained by Paradise Acres Ltd. 148.65 feet, 131.26 feet, 112.59 feet and 181.94 feet and on the North West by other land retained by Paradise Acres Ltd. 462.48 feet as shown on a survey drawing of the area made by Dave Simon, Licensed Land Surveyor dated March 3rd, 2014, a copy whereof is attached and made a part of this Schedule.

所有的这6亩土地位于在尼维斯岛境内圣汤姆斯教区天堂村，测量如下：在东北由公共道路 26.45英尺， 117.60英尺， 171.66英尺， 67.13英尺， 115.25英尺和54.08英尺，东南由天堂阿克苏有限公司保留的土地104.94英尺和330.76英尺，在西南陆路由天堂阿克苏有限公司保留的土地148.65英尺， 131.26英尺， 112.59英尺和181.94英尺和西北部另外由天堂阿克苏有限公司保留的土地462.48英尺，以上显示于由戴夫·西蒙 - 持照土地测量师，所造的土地测量图，许可日期2014年3月3日，副本附件于此形成附件一部份。

Issued this 19th day of May 2014 at 11.50 o'clock, a. m.

AREA : 6.00 Acres
SCALE : 1 inch = 200 feet
NEVIS
PLAN showing the boundaries of a parcel of land situate at Paradise Estate, in the Parish of Saint Thomas, surveyed on February 28, 2014.

Dave Simon
Dave Simon, Licensed Land Surveyor
Date, March 28, 2014

FEDERATION OF SAINT CHRISTOPHER AND NEVIS
Title by Registration Act CAP. 10.19

CERTIFICATE OF TITLE

Land Titles - **NEVIS**
Register Book 59 of 117

KNOW ALL MEN TO WHOM THESE PRESENTS SHALL COME, THAT PARADISE FIELDS LTD a company incorporated under the Companies Ordinance of Nevis with registered office at Lemon and Lime, Jones Estate, Nevis is the REGISTERED PROPRIETOR of 6.00 Acres of land situate at Paradise Estate in the Parish of St. Thomas in the Island of Nevis bounded and measuring as follows, that is to say:- On the North East by a Public Road 26.45 feet, 117.60 feet, 171.66 feet, 67.13 feet, 115.25 feet and 54.08 feet. On the South East by land retained by Paradise Acres Ltd. 104.94 feet and 330.76 feet. On the South West by land retained by Paradise Acres Ltd. 148.65 feet, 131.26 feet, 112.59 feet and 181.94 feet and On the North West by other land retained by Paradise Acres Ltd. 462.48 feet

all as the same are delineated and set forth on the Plan thereof by Dave Simon Licensed Surveyor annexed hereto SUBJECT NEVERTHELESS to the Mortgages and Incumbrances which are noted on the Margin hereof or endorsed hereon — IN FAITH AND TESTIMONY whereof I have hereunto subscribed my name and affixed the Seal of my Office this 19th day of May Two Thousand and Fourteen

Patial
Transfer from Paradise Acres Limited
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SCHEDULE 3

附表三

ARCHITECTURAL GUIDELINES

建筑设计指引

1.0 ARCHITECTURAL GUIDELINES 建筑设计指引

1.1 OBJECTIVES 宗旨

The Seller affords Purchasers the opportunity of owning a luxury home in a tropical setting with access to all the facilities and amenities of a Five Diamond resort. The Seller is establishing a residential environment which is of the highest standard and is in keeping with the unique charm of the island of Nevis. This is due in large part to the architectural style of the homes themselves.

The objective of the Architectural Guidelines is to assist Purchasers who wish to commission their own custom designed home, to maintain the Project as a pleasant and desirable community, to protect and promote the value of the Project, and to convey the considerations and influences which have generated the Project style.

卖方给予买方有机会在一个带热带风情及有权使用所有设施和设备的五钻级度假胜地内拥有一个豪华的家。 卖方建立一个最高标准及符合维尼斯岛独特魅力的住宅环境。这是很大程度上关于房屋本身的建筑风格。

建筑设计指引的目的是协助买方谁愿意委托订制出他们自己的家，保持项目为一个愉快和理想的小区，以保护和促进项目的价值，并传达项目风格所具有的体贴和感化。

1.2 GUIDELINES 指引

(a) Doors, Windows and Hardware 门 窗及五金

Traditional rectangular openings are recommended. Windows must be squares, rectangles or arched in shape and their size relative to wall area should be scaled to protect building interiors from occasional severe storms. Exterior windows must be shuttered and exterior doors and window shutters must open outward and fold back against the exterior dwelling walls, providing with the aid of colour, a strong visual element. Mirrored glass is not permitted.

建议使用传统的矩形孔。 窗户必需是正方形、长方形或拱形的形状，大小应相对于墙面面积的比例得以从偶尔出现的强烈风暴中保护建筑物内部。 外窗必须关闭，外门和百叶窗必须向外打开向后折叠抵住住宅的墙壁，提供色彩搭配的帮助下，以强烈的视觉元素。镜面玻璃是不允许的。

Doors, windows and shutters must be made of wood, being either hardwood or wood pressure treated against termites. A solid or semi-solid coloured stain finish for exterior woodwork is recommended rather than paint or varnish, both of which deteriorate easily in the strong local sunlight.

门、窗和百叶窗，必须用木头做的，是无论硬木或木压处理以防白蚁危害。对于外部木工建议以固体或半固体色染色精加工，而不是油漆或清漆，这两者在强烈的阳光下局部容易变坏。

Hardware for exterior doors, windows and shutters must be resistant to the salt laden air of a coastal environment. Recommended finishes such as oil rubbed bronze or black iron are acceptable.

外部门、窗和百叶窗的五金必须能耐沿海环境的含盐空气。推荐诸如油擦青铜或黑铁是可以接受的。

(b) Exterior Lights 外部灯光

Exterior lights must not create excessive glare to neighboring properties, pedestrian or vehicular traffic and must be white or pale yellow in colour. Only indirect or concealed source lighting is permitted. A lighting plan is to be included with the plans and drawings submitted to the Vendor for approval.

外部灯光绝不能造成过多的眩光到邻近的物业、行人或车辆，必须是白色或淡黄色。

(c) Equipment 设备

All kitchen appliances, fixtures and mechanical equipment are to be compatible with Seller's maintenance program and be approved by the Seller. Garbage disposals are not permitted.

所有的厨房用具、固定装置及机械设备均要与卖方的维修方案兼容，并由卖方批准。垃圾处理是不允许的。

(d) Energy Conservation 能源节约

In the interests of energy conservation, the Seller encourages the use of energy saving measures. Details are to be included with plans and drawings submitted to the Seller for approval. Measures which may be considered are air-conditioning units with SEER ratings above 10.0, window caulking, insulation, energy efficient hot water heaters and/or re-circulating pumps.

为了节能减排，卖方鼓励使用的节能措施。细节包括计划和图纸已提交给卖方批准。这可能被认为是措施空调机组与SEER评级10以上，窗口嵌缝，保温，节能热水器和/或循环泵。可能须要考虑测量的是季节能效比评级10以上的空调机组，窗口嵌缝，隔热，节能热水器和/或循环泵。

(e) Landscaping 绿化景观

The landscaped area is defined as that area of the Property not covered by building and paving which is exposed to public view. Standard landscape components include an automatic underground irrigation system; tree and palm plantings; shrub and ground cover plantings; and turf in areas not covered by plantings. Landscaping must be consistent for all parts of the Resort. The minimum requirements for landscaped areas are maintainable lawns with associated underground irrigation and planting density consistent with the scale of the villa and the existing Project unless the topography requires otherwise. No topsoil, sand, gravel, trees, growing plants or fences shall be removed from the Unit and no excavation or grading or any major change or alteration made to the landscaping of the Unit without the prior written consent of the POA. No material shall be removed from the Unit and placed on any adjoining properties. Landscaping shall consider the view corridors from other Dwellings on the Property. Trees and shrubbery shall not be of a height or positioned so as to significantly impact the view from another Dwelling on the Property. The POA shall have the discretion to decide on the impact of any planting and to trim or remove any landscaping that impact view corridors. Purchasers should consult with the POA prior to planting any tall or dense trees or shrubs that might affect the view from another Dwelling.

绿化景观面积定义为没有建筑物遮盖和道路是暴露在大众视野的物业地方。标准绿化景观组成包括一个自动地下灌溉系统；树和棕榈种植；灌木丛和种有植物的地方；及并无植物覆盖的草地面积。绿化景观必需与整个度假村一致的。绿化景观面积的最低要求是维护草坪和相关的地下灌溉和种植密度符合别墅的规模和现有的项目，除非地形另有要求。如没有POA的事先书面同意，没有表层土壤，砂，砾石，树木，生长中植物或围栏应移离其单位，和不开挖或减缓坡度或任何重大改变或变更了单位的绿化。没有材料应由单位移离及放置在邻接的物业。绿化景观应从物业中其他住宅廊道景观上考虑。POA有权酌情决定任何种植的影响和修剪或移除任何影响廊道视野的绿化。买方应在种植任何可能会在其他住宅廊道视野下会有影响的，高或密的树或灌木前咨询POA。

SCHEDULE 4

附表四

UNIT DESCRIPTION

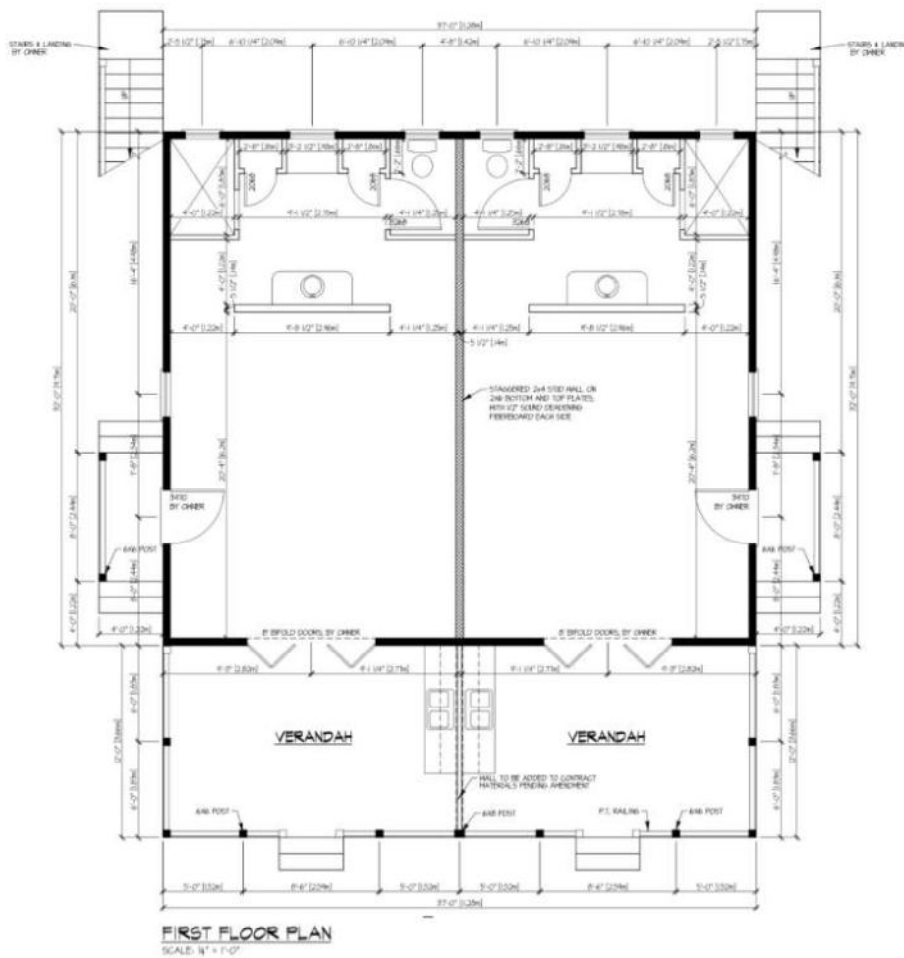
单位详细描述

The FLOOR SPACE OF THE UNIT is approximately 798 sq ft in size and the internal covered space is approximately 766 sq ft in size. The Unit is on the ground floor and shall comprise a one room with living area / bedroom / bathroom and a verandah and is called UNIT _____

该单位建筑面积约798平方英尺和覆盖空间的面积大约为766平方英尺。单位是在一楼，包括居住区/卧室/浴室和一个阳台并叫做单元_____

FLOOR PLAN:

平面图:



SCHEDULE 5

附表五

Dwelling Construction

住宅建筑



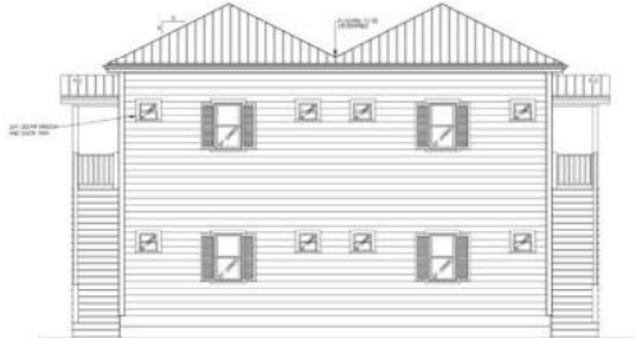
NOTE
 AND NOTE A AND THIS SEAL TO
 BE USED INSTEAD OF THE FOLLOWING
 SEALS WITH ALUMINUM

NOTE
 ALL WINDOW AND DOOR ARE TO BE
 SUPPLIED BY OWNER

FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"



REAR ELEVATION
 SCALE: 1/4" = 1'-0"

NOTE
 AND NOTE A AND THIS SEAL TO
 BE USED INSTEAD OF THE FOLLOWING
 SEALS WITH ALUMINUM

NOTE
 ALL WINDOW AND DOOR ARE TO BE
 SUPPLIED BY OWNER



LEFT ELEVATION
 SCALE: 1/4" = 1'-0"

SCHEDULE 6

附表六

RESERVATION AGREEMENT

预留协议

BETWEEN: (协议方之间)

PARADISE PALMS LTD. a company duly incorporated under the laws of Nevis and having its registered office at:

Lemon and Lime, Jones Estate, Nevis, West Indies; (the “**DEVELOPER**”)

棕榈天堂有限公司，在尼维斯法律下正式注册的公司，其注册办事处：

西印度群岛尼维斯岛 Jones Estate, Lemon and Lime; (“**开发商**”)

AND: 及：

Names (Last name, First name, middle Initial or Full Corporate name)

姓名(姓，名，中间缩写或企业全名)

Address 地址

City

城市

State/Province/Country/Parish

州/省份/国家/教区

Country

国家

Zip Code/Postal Code

邮政编码/邮递编号

Email Address 电子邮件地址

Telephone (include Country Code)

电话(包括国家代码)

Facsimile (include Country Code)

传真号码(包括国家代码)

(THE “CLIENT”) (“客户”)

WHEREAS: 鉴于;

A. The Developer is constructing a Resort located at Paradise Estate, St. Thomas’s Parish, in the Island of Nevis (the “Resort”).

开发商正在位于尼维斯岛圣汤姆斯的教区天堂地产建设一个度假村（“度假村”）。

B. The Client wishes to reserve the **UNIT** within the Resort as hereafter described.

客户要求在此以下描述的渡假村内保留一个单位。

NOW IT IS HEREBY AGREED BY THE PARTIES AS FOLLOWS:

现在特此约定如下:

1. Subject to the terms and conditions of this Agreement, the Developer agrees to reserve the following unit in the Development for the Client:

_____ **(the “UNIT”).**

根据本协议的条款和条件, 开发商同意保留以下在开发的单位给客户:

_____ (“该单位”)。

2. The parties agree that the Purchase Price for the Unit shall be

_____, inclusive of Furniture and all closing costs being conveyancing fees and Stamp Duties.

双方同意该单位购买价格为_____, 包括家具及那有业权转易成本费用及印花税。

3. Upon execution hereof the Client shall arrange for the wire transfer of the sum of **Ten Thousand United States Dollars (US\$10,000.00)** as a non-refundable deposit **(the “Deposit”)** made payable to the Developer and shall provide the Developer with the wire transfer advice from the sending bank. Any wire transfer charges imposed by the sending and/or receiving bank are payable by the Purchaser. The wire transfer instructions for the Deposit are as follows:

在此合同的执行时客户应安排电汇一笔一万美元(10,000美元)作为一种不可退还保证金(“保证金”)并连同发出银行的电汇通知单支付给开发商。任何由发送和/或接收银行规定的电汇费用由买方支付。电汇存款说明如下:

Intermediary Bank 中介银行	Beneficiary Bank 收款银行	Beneficiary 收款人
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<p>The Northern Trust International Banking Corporation Jersey City, NJ 北方信托国际银行公司 泽西市，新泽西 SWIFT: CNORUS33</p>	<p>Caledonian Bank Limited Grand Cayman 苏格兰银行有限公司 大开曼岛 A/C#: 118984-20230 SWIFT: CBTLKYKY</p>	<p>PARADISE PALMS LTD 天堂棕榈有限公司 0201420319993001</p>
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The Deposit shall be credited towards the Purchase Price of the Unit if the sale of the Unit contemplated hereby is completed. Should the Deposit not be received in the account specified above within ten (10) days from the date hereof, then this Agreement shall be voidable at the option of the Developer who may in its sole discretion extend the time for receipt of the Deposit by notice via e-mail, fax or in writing to the Client or terminate the reservation herein contemplated.

如果单位销售协议完成，保证金应记入对该单位的购买价格。如从签约日起十(10)天以内上述所指账户未收到保证金，此协议将视为无效，发展商有全权处理以电邮、传真或书面给客户延长收款时间或中止预留计划。

4. The Client acknowledges that the **UNIT** has been selected on the basis of preliminary drawings. Such drawings are subject to change in accordance with the Developer's Sale and Purchase Agreement (the "Sale and Purchase Agreement") in which case if the drawings are substantially changed the Client will be afforded an opportunity to select a different Unit. Client also acknowledges examining Developer's sample Furniture Package the quality hereof is to his satisfaction. Any replacement Furniture Package must be of similar quality of the sample examined.

客户已确认在基初步设计图纸上选择了该单位。此图纸的变更需按照发展商购销协议，当图纸有大幅度更改的情况下客户将提供有选择不同单位的机会。客户也确认在此审查了开发商的样品家具套装的质量是满意的。任何家具套装更改必需与样品认证的质量相约。

5. This Agreement shall terminate and expire on the occurrence of any of the following events:

在以下任何一件事情发生本协议将中止及告终：

- a. The Client failing to execute the Sale and Purchase Agreement in the form provided by the Developer within fifteen (15) days of delivery of same to him/her (or such further period as the Developer may authorize in e-mail, fax or writing prior to the expiration of said fifteen (15) day period); or

客户未能在15日内以开发商所提供的形式执行购销协议(或开发商以电邮、传真

或书面认可在所说的15天到期日后的延期); 或

- b. The Client giving the Developer written notice of the termination of this Agreement.
客户书面通知发展商中止此协议。

6. The Client may not assign his rights under this Agreement and, if a corporate entity, there shall be no change of majority ownership or control thereof without the consent of the Developer which may be refused for any or no reason, and the within prohibitions shall be deemed to be fundamental terms and conditions of this Agreement.

在此协议下客户不得转让其自身的权利及, 如果是一个公司实体, 在没有发展商的同意下, 如有大多数拥有权或控制权更改, 在有理由或无任何理由下, 可能遭到拒绝, 并禁止范围之内, 此应视为本协议的基本条款和条件。

7. This Agreement shall be construed in accordance with the laws of the Federation of Saint Christopher (St. Kitts) and Nevis.

本协议应视为符合圣克里斯托弗 (圣基茨) 和尼维斯联邦的法律。

8. Notices relating to this Agreement shall be served either by facsimile or by hand against receipt as follows:

有关本协议的通知应由传真或专人交收送达如下:

To the Developer:

给发展商:

Paradise Palms Ltd.

棕榈天堂有限公司

Lemon and Lime Jones Estate,

Nevis

Tel 电话 : xxx xxx xxxx

Fax 传真:

Email 电邮:xxxx@xxxxx.xxx

To the Client:

hereof.

给客户:

at the address or facsimile number stated on the first page

于本协议第一页上所列的地址或传真号码。

Notices given by facsimile shall be deemed received on the next business day following apparent successful transmission. Notices served by hand shall be deemed served on the day of delivery. 以传真发出的通知应在显示成功传送的第二天被视为收到。以人手递送服务的通知应视为当天收到。

IN WITNESS WHEREOF the parties have executed this Reservation Agreement as of the day

and year herein written.

兹证明双方已在此上所写日期执行本预留协议。

THE DEVELOPER 发展商

Signed on behalf of the Developer by Resolution of its Board of Directors

开发商经公司董事会决议代表签署

Signature _____ 签署

Name: SIMON GALT 姓名

Title: Sales & Marketing Director 职称: 市场销售董事

Dated: _____ 日期

Email: xxxx@xxxxxxx.xxx 电邮

CLIENT 客户

Signed by the Client (or) on behalf of _____

客户代表签署

Signature _____ 签署

Name: _____ 姓名

Title: _____ 职称

Dated: _____ 日期

Email: _____ 电邮

Dated the ____ day of _____, 2015

日期: 2015 年 月 日

PARADISE PALMS LTD

棕榈天堂有限公司

SCHEDULE 7

附表七

LEASE

租约

THIS LEASE is made the _____ day of _____ 2015 BETWEEN: **PARADISE PALMS LTD** a Company incorporated under the Nevis Companies Ordinance with registered office at Lemon and Lime, Jones Estate, Nevis which expression where the context requires shall include its successors and assigns ("**Palms**") of the One Part and

_____ which expression shall where the context requires include its (heirs)(legal personal representatives) (Successors) and assigns ("**Homeowner**") of the Other Part

本租约制定于2015年 月 日，订立方之间为：棕榈天堂有限公司，一家根据尼维斯公司条例注册成立的公司，注册地在尼维斯，Jones Estate, Lemon and Lime，上下文中表达应包括其接班人和（以下称“棕榈”）代理人为其中一部份和

上下文中表达应包括他的（继承人）（合法私人代理）（接班人）和（以下称“业主”）代理人，为另一部分

WHEREAS 鉴于

1. RECITALS 详述

(1) Palms is the owner of a portion of land at Paradise Estate, St. Thomas Parish, Nevis on which it is constructing resort facilities (the "Resort") and the said lot of land has been brought under the provisions of the Condominium Act (the "Act") by filing with respect thereto in the Condominiums Register a declaration of covenants conditions and restrictions (the "Declaration") as required by the Act);

棕榈是在尼维斯圣汤玛仕教区天堂村部份土地的拥有者，并在此处建设度假酒店设施(以下称“度假村”)，上述地段已在公寓法案(以下称“法案”)的规定要求下注册了契约条款及限制声明(“声明”)并存档。

(2) On the ____ day of _____ 2015, the Homeowner and PALMS executed a purchase and sale agreement (the "Agreement") wherein Homeowner agreed to purchase from Palms the

Unit of the Resort (which is more particularly described in the Schedule hereto);

业主和棕榈在2015年 月 日执行了一份购销协议(以下称“协议”), 其中业主同意由棕榈购买度假村的单位(有更详细描述在这里的附表中);

(3) It is a term of the Agreement that the Homeowner shall for purposes of renting the Unit, have the option of leasing back the Unit to Palms which shall then be responsible for making the Unit available for renting to patrons of the Resort;

在协议中有一条款是业主将单位出租为目的, 有选择是将单位回租给棕榈, 然后将单位可以出租给度假村的客户;

(4) The Homeowner elects the lease back option and is now entering this lease of the Unit as provided for under the terms of the Agreement;

业主选择回租选项的, 根据该协议的条款规定现在进入此单位的租约;

(5) Under the terms of the Declaration Palms will provide the Common Facilities to the Homeowner and occupiers of the Unit on terms set out in the Declaration and it is intended that the right to use thereof shall pass with this lease and be enjoyed therewith throughout the term hereby created.

依照声明的条款, 棕榈会按照声明中所订立的条款提供公共设施给单位的业主和住户, 及其使用此项权利应与此租约传递, 和通过此制定条款可对此享用。

NOW THEREFORE in consideration of the premises and the covenants reserved and contained herein and on the part of Palms and the Homeowner to be observed and performed;

鉴此, 根据以上及保留条款及在此包含和在棕榈和业主部份被留意及执行。

2. LEASE 租赁权

The Homeowner leases to Palms and Palms takes as tenant from the Homeowner all that the Unit of the Resort, together with the rights to the use of the Common Facilities and together also with the easements rights and privileges made appurtenant thereto under the terms of the Declaration but subject to the obligations set out therein.

业主租给棕榈和棕榈作为承租人租用度假村的整个单位, 连随公共设施的使用权及一起还与根据声明的条款, 但受制于所载的义务方面取得附属其上的地役权的权利和特权。

3. TERM 期限

Palms shall hold the Unit as tenant thereof for the period of five (5) years commencing on the first day after closing, determinable nevertheless as hereunder mentioned.

棕榈应持有单位作为承租人由完成交易日的首天开始计算起计(5)年期间, 正如此文所提到的可以确定。

4. RENT/RETURN 出租/返回

4.1 In lieu of rent Palms shall pay to the Homeowner four consecutive annual payments of four (4) per cent of the Purchase Price of the Unit the first of such payments to be made at the end of two (2) years after Closing as provided for in the Agreement.

棕榈应付予业主连续四年单位购买价的百分之四的金额作为租金，此款额支付的首付在协议中的交易完成后的第二(2)个年底。

Provided that if the Homeowner sells the Unit prior to the end of the term herein this lease shall automatically terminate and the said payments shall thereupon cease, without prejudice to the rights of either party hereto prior to such sale.

倘若如果业主在完成此租约条款前将单位售出应自动中止和上述支付应随即停止，在这售出在不损害任何一方的权益前。

4.2 Terms applicable to both Option A and Option B.

适用于选择A及B两项的条款。

i) Homeowner shall not be responsible for:

业主应不用负责:

a) effecting or maintaining insurance of any kind on the Unit or its contents, and this shall be the responsibility of Palms to be effected and maintained at its own expense;

任何类型有实现或维护单位及其内容物品的保险，这应该是棕榈的责任去实现及维护其自身的支出。

b) paying property tax on the Unit as may from time to time be assessed by the Nevis Island Administration (NIA) as payable on the Unit, and such taxes shall be paid by Palms from its own funds;

缴纳单位的房产税由尼维斯岛政府(NIA)不时单位作为应付评估，而此税项应由棕榈自有资金中缴付;

c) management fees or costs as may be assessed by POA as payable by the Unit or the Homeowner from time to time and these shall be paid by Palms out of its own funds.

管理费或费用由POA不时评估作为单位或业主的应付及由棕榈在其自有资金中支付。

- d) utility costs and/or housekeeping rates for period that the Homeowner is not himself or his guest using the Unit, which shall also be paid by Palms from its own funds.

在业主自己或其宾客在没有使用单位期间，通用费用及/或家用费率开支也应由棕榈从其资金中缴付。

- ii) Homeowner usage of the Unit shall be limited to 4 weeks per year (“Homeowner Usage Time”) during the months of August and September.

业主使用单位应限制在每年四周以内(以下称“业主使用时间”)，在八月份和九月份。

5. COVENANTS BY PALMS 棕榈约定条款

Palms covenants with the Homeowner as follows:

棕榈与业主约定如下:

- i) to make timely payments of the aforesaid sums to the Homeowner;
及时支付上述款项给业主;
- ii) to permit the Homeowner free access to the Unit for use and occupation thereof during the Homeowner Usage Time as provided for in Clause 4.2 (ii) above;
容许业主在以上提供的4.2(ii)条款的业主使用时间自由进出单位可使用及居住;
- iii) to pay the rates, taxes, assessments, charges, impositions and outgoings which may during the currency of this Lease be assessed, charged or imposed upon the Unit or the Homeowner or occupier of the Unit;
可能在这租约对单位或业主或单位住客的流通进行评估、代办或实施时会支付差饷、税项、评估、征费、收费和支出;
- iv) to effect and keep current on the Unit all such insurance policies, including property damage, hazard and public liability insurance as shall be necessary, appropriate and ought reasonably to be maintained by a prudent owner of a property similar in nature and quality to the Resort and the Unit;
为达到及保持单位的现状，所有如保险，包括财产损失，危害和公共责任保险是必须的，由谨慎的业主适当的和合理的维护物业类似度假村和单位的本质和质量。
- v) to maintain the Unit in good and tenantable repair and condition;
i. 保持单位在良好及维持可租赁的修理及条件;
- vi) not to make any structural alterations or additions to the Unit or any part thereof or diminish the quality of or remove any of the Furniture Package without the previous written consent of the Homeowner;
没有在业主书面同意前，不可做任何结构上的附加及更改，或任何部份或减低质量或移除任何家具套餐;

- vii) upon receipt of any notice, order, direction or other thing from any competent authority affecting or likely to affect the Unit, forthwith in so far as such notice, order director or other thing or the regulation or instrument under which it was issued so requires comply therewith at Palms' own expense. Palms shall immediately thereafter deliver a copy of the said notice, order direction or thing to the Homeowner indicating how compliance therewith has been made and if the Homeowner's assistance is required, immediately seek such assistance, which it shall be the Homeowner's duty to render, or if it is a matter to be done by the Homeowner with the assistance of Palms, it shall be Palm's duty to render such assistance.

当收到由任何主管当局会影响到或可能会影响到单位的任何通知、命令、指示或其他，随即只要是这样的通知、下令主管或其他事务或法规或仪器按要求下发出的，同意以此为棕榈自有的开支。棕榈应立即随后交付上述通知、命令方针或事务的副本到业主，表明如业主要求协助可以如何对此依从并即时寻求此类协助，那些应是作为业主的责任，或如果这是要棕榈协助业主完成的事务，这应是棕榈的责任作出这协助。

6. COVENANTS BY HOMEOWNER 业主约定条款

The Homeowner covenants with Palms that Palms shall throughout the term hereby created hold the Unit without any interruption by the Homeowner or any one rightfully claiming under the Homeowner.

业主与棕榈约定，棕榈应在此创建的全部条款保持该单位不受业主或声称在业主下有权利的人干扰。

7. DETERMINATION OF DISPUTES 争议的裁定

If Homeowner and Palms shall fail to agree on any matter relative to this agreement the same shall be submitted to an independent surveyor nominated jointly by the Homeowner and Palms and his determination shall be final and binding on the parties.

如果业主及棕榈对此协议任何有关的事务未能取得一致意见，应提交由房主和棕榈联合提名到一个独立的检验机构并他的裁定为最终裁定，对双方具有约束力。

8. POWER OF RE-ENTRY 重返的权利

If the payments to be made by Palms to the Homeowner hereunder are not paid or not paid by the due date or if any covenant on the part of Palms to be observed pursuant hereto shall not be performed or observed or if Palms shall become bankrupt or shall enter into liquidation whether compulsory or voluntary (save for the purpose of reconstruction or amalgamation) or if Palms

shall enter into any arrangement or composition for the benefit of its creditors or shall suffer any distress or execution to be levied on its goods then and in any of the said cases it shall be lawful for the Homeowner at any time thereafter to re-enter upon the Unit and thereupon this agreement shall be absolutely determined but without prejudice to:

如果棕榈在此对业主所承诺的支付没有付款或没有按期付款或任何棕榈依据此处订立的契约没有实行或遵守或如果棕榈面临破产或进入清盘不论是被迫的或强制的(除重组或合并的目的)或如果棕榈要进入为其债权人的利益的任何安排或和解或将遭受任何损害或执行对物品扣押,那么,在任何上述情况下业主可随时重新收回单位及这协议应随即绝对确定的但不受损害:

(a) the right of action of either party in respect of any breach by the other Party of its obligations hereunder; or

任何一方使用其诉讼权就另一方违反了其本协议的义务; 或

(b) the rights of any paying patron who may then be in occupation of the Unit.

任何支付赞助人均有权可以占用该单位。

9. PROVISOS FOR DETERMINATION IN CERTAIN CASES

在某些情况下决定的附带条件

a) If the Unit shall at any time during the term hereby created be destroyed, damaged or condemned as a dangerous structure or if because of any order issued by competent authority of Nevis Palms shall be prevented from using the Unit for rental purposes, the term hereby created shall cease as from the commencement of the order prohibiting use of the Unit.

如果单位在此期间任何时间造成毁坏、损坏或谴责为危险的结构或如果由尼维斯当局发出任何命令,棕榈应避免使用单位作出租用途,据此设立条款应从开始命令停止时禁止使用该单位。

b) If at any time during the continuance of this lease the Unit shall be damaged from any cause other than the act or default of Palms or any servant of Palms or any person who is in the Unit with the permission of Palms so as to render the Unit unfit for occupation either Palms or the Homeowner may at any time after the occurrence of such damage or destruction give to the other notice in writing to end this lease and thereupon everything herein provided for shall cease as from the date of the occurrence of such damage or destruction but without prejudice to the right and remedies of either party against the other in respect of any antecedent breach hereof.

如果在这租约存续期间,该单位除因法例或棕榈违约或棕榈的雇员或任何棕榈所批准在单位的人外,有任何原因导致损坏致使单位不合适居住,棕榈或业主可在此类损毁或破坏发生后任何时间书面通知给对方中止此租约,随即在此的规定应

从此类损毁或破坏发生日起停止，但不妨碍任何一方予对方的权利及就任何提前违反本协议的补救措施。

10. DEFINITIONS 定义

“Common Expenses” and “Common Facilities” have the respective meanings assigned to them in the Purchase and Sale Agreement between the Homeowner and Palms for the purchase and sale of the Unit.

在业主和棕榈之间单位买卖的购销协议中，“公用开支”和“公用设施”有各自指定的含义。

“Furniture Package” has the same meaning as in the Purchase and Sale Agreement.

“家具套餐”在购销协议中意义是相同的。

“POA” has the same meaning as in the Purchase and Sale Agreement.

“POA”在购销协议中意义是相同的。

11. COUNTERPARTS 副本

This lease may be signed in counterparts and each counterpart properly executed shall contain the agreement of the signatory thereof.

本合同可签署副本，每个副本正确执行应包含有关的签约方协议。

AS WITNESS WHEREOF the parties hereto have cause this lease to be executed the day of the year herein indicated

本协议相关各方已于下述所示日期正式签署本协议，特此为证。

Signed by the Homeowner

业主签署

this ____ day of _____, 2015)

(OR) by on the)

authority of its board of directors (If it is a Company))

于2015年 月 日

(或) 董事局授权代表(如果是公司)

).....

In the presence of:

见证人:

Signed by

on behalf of Palms on the authority of it's)

Board of Directors this ___ day of _____ 2015)

棕榈董事局授权代表签署于2015年 月 日

)

).....

In the presence of:

见证人:

THE SCHEDULE ABOVE REFERRED TO

上述附表号所列

Description of the Unit.

单位的详细描述。

Same as in the Agreement described in the Schedule 3 thereof.

相同在协议中在附表3的详细描述。

Dated the day of , 2015

日期: 2015 年 月 日

(Homeowner)(业主)

-to-

-给-

PARADISE PALMS LTD

棕榈天堂有限公司

LEASE of all that unit.....

所有该单位的租约.....

of the Resort known as.....

的度假村被称为.....

SCHEDULE 8

附表八

Rental Management Agreement

租赁管理协议

SCHEDULE 9

附表九

FURNITURE PACKAGE

家具套餐

PARADISE PALMS, ONE BEDROOM COTTAGE - FURNITURE, FIXTURES AND FITTINGS PACKAGE

棕榈石堂，一居小别墅 - 家具 固定装置及设备套餐

FURNITURE 家具

DESCRIPTION 说明	QUANTITY PER UNIT 每单位数量
FOUR POSTER BED 四柱床	1
BEDROOM OTTOMAN 卧室长软椅	1
BED SIDE TABLE 床边桌	2
WARDROBE 衣柜	1
CHEST OF DRAWER 抽屉柜	1
BED ROOM CHAIR 卧室椅	1
FOOT STOOLS 搁脚凳	2
TV/BOOK SHELF UNIT 电视/书层架	1
CONSOLE TABLE 桌桌	1
COFFEE TABLE 咖啡桌	1
SOFA SIDE TABLE 沙发边桌	1
WRITING DESK KD* 写字台	1
WRITING DESK CHAIR 写字台椅	1
BAR STOOL (KITCHAN) 酒吧的高脚凳	2
SOFA 2 SEATER 两座位沙发	1
BATHROOM VANITY UNIT 浴室盥洗台	1
BATHROOM TOWEL RACK 浴室毛巾架	1

DOORS & WINDOWS 门 & 窗

DESCRIPTION 说明	QU PER UNIT 每单位数量
WINDOW 窗户	6
FRONT ENTRANCE DOOR 前门	1
VERANDAH DOOR 走廊门	3
INTERNAL DOOR 内门	3

DOOR & WINDOW HARDWARE 门 & 窗五金

DESCRIPTION 说明	QU PER UNIT 每单位数量
9" shutter holder 9 百叶窗架	2
6" shutter holder 6 百叶窗架	12
Louver positioning mechanism 百叶窗的定位装置	4
6" hinges 6 铰链	36
3" hinges 3 铰链	60
6" T-bolt 6 T形螺栓	2
3" T-bolt 3 T形螺栓	24
T-bolt flush type 8" 8 嵌入式T形螺栓	11
Floor concealers 地板覆盖	12
Gate hook 12" (for window) 12 门钩(窗户用)	12
Handle for window (to pull closed) 窗把手(开关闭)	6
Mortise set with key and half knob cylinder 带锁键眼套装及半边锁芯带转钮	1
Mortise with half knob cylinder 半边锁芯带转钮键眼	3
Plain knob set 普通旋钮	4
Mortise with baby latch 键眼带婴儿锁	4

CARPETS 地毯

DESCRIPTION 说明	QU PER UNIT 每单位数量
BEDROOM CARPET 卧室地毯	1
GREAT ROOM CARPET 客厅地毯	1

BATHROOM FITTINGS & STONE 浴室配件及石

DESCRIPTION 说明	QU PER UNIT 每单位数量
CLICK CLACK WASTE, HALF THREAD WITH 80MM 清洁用品, 80MM半螺纹	1
BOTTLE TRAP (WITH INTERNAL PARTITION) 瓶式曲管(带内部分隔)	1
UNDER COUNTER BASIN, SIZE:195X505X410MM 台下盆, 尺寸: 195X505X410毫米	1

ANGULAR STOP COCK WITH W/FLANGE 法兰有角龙头	2
3-HOL BAS. MIX W/O POP-UP WASTE	1
3-HOL 制动辅助系统无弹出式废物装置	
VICTORIAN SHOWER HEAD ROUND 200MM (BELL)	1
维多利亚淋浴头 圆周200毫米 (钟)	
SHOWER ARM 20MM DIA & 450 MM LONG ROUND	1
花洒臂 20毫米直径 & 长约450毫米	
THERMOSTATIC CONCEALED SHOWER MIXER	1
恒温暗装淋浴龙头	
COUPLE CLOSET-WC, SIZE:775X370X640MM	1
夫妻厕所 - 厕所, 尺寸 775X370X640毫米	
TOWEL RING 毛巾挂环	1
TOILET PAPER HOLDER 卫生纸架	1
GLASS SHELF - 22"玻璃架 - 22	1
FREE STANDING GLASS SCREEN; 2000X900 MM	1
独立式玻璃幕墙; 2000X900毫米	
VANITY UNIT: GRANITE TOP 花岗岩面组合式梳妆盥洗盆	1
SHOWER FLOORING: MADRAS STONE 淋浴地板: 马德拉斯石	1

OUTDOOR FURNITURE 户外家具

DESCRIPTION 说明	QU PER UNIT 每单位数量
TURIN TABLE 都灵桌	1
GLASS FOR TABLE TOP (8mm toughened) 桌面玻璃(8毫米强化)	1
TURIN CHAIRS (SET OF 4) 都灵椅	4
CHAIR CUSHIONS (SET OF 4) 椅垫 (一套4个)	4
MEATH LOUNGERS (2 PCS) 米斯椅 (2个)	2
LOUNGER CUSHIONS (SUNBRELLA) 沙发垫	2

DECORATIVE LIGHTING 装饰照明

DESCRIPTION	QU PER UNIT
BEDSIDE LAMP 床头灯	2
LAMP FOR CHEST OF DRAWERS 衣柜灯	1
BATHROOM PENDANTS 厕所吊灯	2
PENDANT LIGHTS OVER BAR 酒吧吊灯	3
DESK LAMP 台灯	1
SOFA SIDE TABLE LAMP 沙发旁台灯	1

LAMP ON CONSOLE 小桌灯	1
ENTRANCE WALL SCONCES 入门壁灯	4

ARCHITECTURAL LIGHTING 建筑照明灯

DESCRIPTION 说明	QU PER UNIT 每单位数量
PILLAR SCONCES (OUTDOOR / IP44 / LED) 柱形壁灯 (户外/IP44/LED)	10
MIRROR LIGHT (BATHROOM) / NOT LED 镜子灯 (浴室)/非LED	1
STEP LIGHTS (OUTDOOR / IP44 / LED) 台阶灯 (户外/IP44/LED)	12
CEILING LIGHTS (INDOOR & OUTDOOR / LED) 天花板灯 (室内 & 户外 / LED)	19

BATHROOM MIRROR 浴室镜

DESCRIPTION 说明	QU PER UNIT 每单位数量
Inlay mirror above vanity unit 组合式梳妆盥洗盆上方嵌入镜	1

ART & MIRRORS 工艺品及镜子

DESCRIPTION 说明	QU PER UNIT 每单位数量
Mirror above chest of drawers (bedroom) 衣柜上镜子 (卧室)	1
Tropical Prints (Bedroom) 热带印花 (卧室)	3
Coral Prints (Bedroom) 珊瑚印花 (卧室)	4
Shell prints (Great Room) 贝壳印花 (客厅)	4
Fern prints (Great Room) 蕨类植物印花 (客厅)	2
Clock (Great Room) 钟 (客厅)	1

BED & BATH LINEN 床 & 浴室用单巾类织物

DESCRIPTION	QU PER UNIT
Pillow cases (300 TC Percale) 枕头号(300 TC高级密织棉布)	8
Pillow protectors (300 TC Percale) 枕头号内衬(300 TC高级密织棉布)	8
Flat Sheets (300 TC Percale) 床单(300 TC高级密织棉布)	2

LIGHTHSE INVESTMENTS LIMITED

Fitted Sheets (300 TC Percale) 床套(300 TC高级密织棉布)	2
Duvet Cover (300 TC Percale) 被套(300 TC高级密织棉布)	2
Face Towel (700 gsm white cotton) 面巾 (700 GSM 白棉)	4
Hand Towel (700 gsm white cotton) 手巾 (700 GSM 白棉)	4
Bath Towel (700 gsm white cotton) 浴巾 (700 GSM 白棉)	4
Bath Sheet (700 gsm white cotton) 大浴巾 (700 GSM 白棉)	4
Bath Mat (700 gsm white cotton) 浴室防滑垫 (700 GSM 白棉)	2
Pillows 枕头	4
Mattress 床垫	1
Mattress topper 床垫套	1
Tencel Duvet 羽绒被	1

KITCHEN, UTILITY ROOM AND PORCH 厨房 杂用房和门廊

DESCRIPTION 说明	QU PER UNIT 每单位数量
Kitchen Units 炊具	1
Kitchen work top (granite) 厨房工作台面 (花岗岩)	1
Kitchen tiles (backsplash) 厨房的瓷砖 (挡板)	1
Kitchen Sink 厨房洗涤槽	1
Kitchen Hob / Oven 厨房炉灶/烤箱	1
Kitchen Dishwasher 厨房的洗碗机	1
Kitchen: Other appliances (toaster/microwave etc) 厨房: 其他电器 (烤箱/微波炉等)	3
Kitchen: Crockery, Cutlery, Glassware, Cookware etc 厨房: 餐用器皿, 刀叉餐具, 玻璃器皿, 厨房用具等	1
Kitchen: tea towels, table mats, oven gloves etc 厨房: 茶巾, 桌垫, 微波炉手套等	1
Utility Room Furniture + granite top 杂用房家具+花岗岩面	1
Utility Room: Washing machine 杂用房间: 洗衣机	1
Utility Room: Fridge / Freezer 杂用房间: 冰箱/冷冻冰箱	1
Utility Room: Iron / ironing board 杂用房间: 熨斗/熨衣板	1
Utility Room: drying rack etc 杂用房间: 晒衣架	1
Porch Bench 门廊长凳	1
Porch: coat hooks 门廊: 挂衣架	1
Soft furnishings: Bed cover, cushions etc 软装饰: 床单, 靠垫等	1
Window blinds 遮光帘	6
Decorative items to dress the houses 装扮房子的装饰物品	1

APPLIANCES & AC 电器与空调

WASHER 洗衣机	1
OVEN 烤炉	1
FLAT SCREEN TV 平面电视	1
WASHER DRYER 烘干机	1
BEDROOM AC 卧室空调	1
FRIDGE/FREEZER 冰箱/冷冻冰箱	
MICROWAVE 微波炉	