

COMMERCIAL LEASE AGREEMENT

This lease agreement is on November 6, 2019 by and between:

Name:	Trinity Rio Hotel B.V.
Chamber of Commerce:	147586
Represented by:	Mr. Akash Soemeer
I.D. number:	1985.01.24.09
E-mail:	akash.soemeer@gmail.com nathaliefaria@gmail.com

Herin after the "LESSOR" or "LANDLORD"

And

Name:	Elite Turf Club N.V.
Chamber of Commerce:	86733
Represented by:	C.T.M. Corporation N.V.
Tel:	737-1677
E-mail:	Julisha.Silvanie@trustctm.com

Herein after "LESSEE or "TENANT"

Lessor hereby leases 3 parking spaces

To the tenant: **Elite Turf Club N.V.**, under the terms and conditions set forth herein to be occupied by tenant as a commercial building.

1. **TERM:** The term shall be commencing on the **1st day of November 2020** and ending on the **31st day of December 2020**. The term is renewable by written consent by both parties. In case of extension or termination of this rental agreement, this will be done each time for a period to be determined by both parties, within a period of two (2) months before the end of the contract.
2. **LEASE:** The lease will be **ANG 350,- excluding taxes**.

Monthly payments will be made in advance on the 1st of every month, to the Lessor by deposit at:

Name beneficiary:	Trinity Rio Hotel B.V.
Bank:	Banco di Caribe
Bank account:	328075.04



Address beneficiary:

Salifia 160

3. **ASSIGNMENT:** The Lessee shall not assign or sublet the parking spaces, or any part thereof without the written consent of the Lessor. In the event of an assignment or sublet with Lessor's permission, the assignee or sub lessee shall take the premises subject to all terms and conditions that Tenant has agreed to.
4. **LIABILITY:** Lessor shall not be liable for damages to person or property sustained by the tenant or his employees, servants, invitees, or other persons, except to the extent caused by negligence on the part of the Landlord or any breach of the Lease by the Landlord, or as otherwise provided for in this lease, due to the building or any of the appurtenances becoming out of repair or arising from bursting or leaking of gas, steam water, sewer pipes, from defective electric wiring natural disasters or other acts of nature. Parking is at the risk of tenant.
5. **RESPONSIBILITY:** Landlord and owner of property is not responsible for providing funding for or locating alternative arrangement for tenants in the regards to natural destruction of property due to hurricanes or other severe acts of nature. In the event of physical destruction of property the insurance company will cover necessary repairs and tenants will be responsible for finding alternative accommodations of necessary. The tenant will be responsible for the damages brought to everything that pertains to the tenant or has been installed by the tenant. It is the responsibility of the tenant to purchase insurance for natural destruction of property due to hurricanes or other severe acts of nature.
6. **UNLAWFULNESS/DISTURBANCES:** Tenant shall not use, or permit to be used, the premises for any unlawful purpose. Lessee shall not make or permit to be made any disturbing noises that would interfere with the rights of others.
7. **DEFAULT:** In the event of any failure by the Tenant to pay any rental due under the terms of this agreement within thirty (30) days after written notice that the same was due, or in the event of any failure by Lessee to perform any of the other terms, covenants and conditions of this Lease to be observed or performed by it for more than thirty (30) days after written notice of such failure or default shall have been given by the Lessor to the Lessee or if Lessee shall become bankrupt or insolvent, or if the Lessee shall abandon the premises, then the Lessor, in addition to other rights and remedies available, shall have the immediate right of re-entry and may remove all persons and property from the premises and such property may be stored at the expenses of the Lessee, all without service of notice or resort to legal action or process and without becoming or being deemed guilty of trespass, or becoming liable for any loss or damage which may be occasioned



thereby. All legal costs incurred by Lessor shall be the responsibility of the Lessee.

8. **ABANDONMENT:** In the event that Lessee abandons or vacates the premises before the end of the lease terms, unless for dictate of government, medical reasons, destruction of home by hurricanes or fails to pay rent promptly when due, the premises or any part thereof may be repossessed by the Lessor and re-let upon terms satisfactory to the Lessor, but if the rental value is not realized by the re-letting, such deficiency will be paid by the delinquent Lessee. All legal expenses incurred by the Lessor shall be the responsibility of the Lessee.
9. **HOLD OVER:** If Lessee continues to occupy the premises with the consent of the Lessor after the expiration of the Lease and rent is accepted from the Lessee, such occupancy and payment shall constitute a valid extension of this lease with all stipulations remaining valid. Absent specific agreement, the new rental period will be month to month tenancy and may be terminated by Lessor with two months' notice to Lessee to vacate premises.
10. **SALE:** It is agreed by the parties that if Lessor sells the premises the Lessee will have the right to stay in the premises for the full term of the lease.
11. **APPLICABLE LAWS:** This Lease is governed by the laws of Curaçao.

This agreement is executed on the **November 6, 2019**

Mr. Akash Soemeer



C.T.M. Corporation N.V.

COMMERCIAL LEASE AGREEMENT

This lease agreement is on August 19, 2019 by and between:

Name: Trinity Rio Hotel B.V.
Chamber of Commerce: 147586
Represented by: Mr. Akash Soemeer
I.D. number: 1985.01.24.09
E-mail: akash.soemeer@gmail.com
nathaliefaria@gmail.com

Herin after the "LESSOR" or "LANDLORD"

And

Name: Elite Turf Club N.V.
Chamber of Commerce: 86733
Represented by: C.T.M. Corporation N.V.
Tel: 737-1677
E-mail: Rosa.Hanst@trustctm.com

Herein after "LESSEE or "TENANT"

Lessor hereby leases the following property **Brionplein Unit H-202**

To the tenant: **Elite Turf Club N.V.**, under the terms and conditions set forth herein to be occupied by tenant as a commercial building.

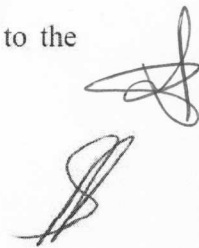
1. DESCRIPTION OF THE BUILDING:

Located at **Brionplein Unit H-202**, Curaçao.

2. **TERM:** The term shall be commencing on the **1st day of January 2020** and ending on the **31st day of December 2020**. The term is renewable by written consent by both parties. In case of extension or termination of this rental agreement, this will be done each time for a period to be determined by both parties, within a period of two (2) months before the end of the contract.

3. **LEASE:** The lease will be **ANG 7.200,- excluding taxes**.

Monthly payments will be made in advance on the 1st of every month, to the Lessor by deposit at:



Name beneficiary:	Trinity Rio Hotel B.V.
Bank:	Banco di Caribe
Bank account:	328075.04
Address beneficiary:	Saliña 160

The monthly rent does not include water, electricity, gas, garbage collection and parking spaces.

The rent includes the space of the satellite dish on the premises.

The rent will be adjusted on an annual basis on 1 January of each year on the understanding that this adjustment shall be based on the figures of the CBS Curacao.

4. **SECURITY DEPOSIT:** At the signing of the agreement The Lessee will pay as security deposit for the proper performance of all obligations herein and in the law, which equals the sum of the sum of **ANG 10,800,-** from the security deposit any and all damages to the premises which are for the account if the Lessee, or otherwise suffered by the Lessor due to any default of the Lessee's normal wear and tear excepted will be deducted. All without prejudice whatsoever to Lessor's rights, particularly to claim further or additional damages loses superseding said deposit.

The remaining balance of the security deposit , if any, after deduction as provided for in the proceeding article will be returned to the Lessee at the termination of the this agreement.

The Security deposit may not be used to offset or pay any rents or payments owed by the Lessee by virtue of this agreement.

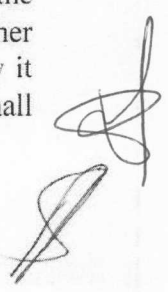
5. **REBUILDING:** Lessor and Lessee agree that rebuilding is possible in the unit, but these expenses are completely for the account of the Lessee.
6. **ASSIGNMENT:** The Lessee shall not assign or sublet the premises, or any part thereof without the written consent of the Lessor. In the event of an assignment or sublet with Lessor's permission, the assignee or sub lessee shall take the premises subject to all terms and conditions that Tenant has agreed to. The Lessee shall use the premises only as a business.

The Lessee has placed a satellite dish on the roof of the building at Brionplein. Lessee is responsible for the placement, maintenance and removal of this satellite dish, including any damage to the roof upon removal of the dish from the roof.

7. **UTILITIES:** Tenant agrees to pay all utilities and services consumed on the premises and billed by the respective utility companies. Lessee is responsible for the maintenance of the air-conditioners, if these were placed by the Lessor. The air conditioners need to be serviced every 6 months by Lessee.



8. **ALTERATIONS/REPAIRS:** Lessee shall not perform any renovation/alteration without prior written consent of the Lessor including, but not limited to, painting, wallpapering, or staining. Tenant shall not change existing or install new (a) air conditioning equipment, (b) antennas/cable connections, (c) telephone outlets, (d) appliances, (e) lighting fixtures, (f) locks without the written consent of the Lessor, or (g) installation of satellite dish(s) of any kind. Any improvements will become a permanent part of the premises and may not be removed at the termination of this Lease; however, Lessor reserves the right to require Lessee to return the premises to its original condition at the Lessee's expenses. Tenant shall be responsible whenever the acts or omission of Tenant, his family, guest(s), or agents, necessitates repairs.
9. **LIABILITY:** Lessor shall not be liable for damages to person or property sustained by the tenant or his employees, servants, invitees, or other persons due to the building or any of the appurtenances becoming out of repair or arising from bursting or leaking of gas, steam water, sewer pipes, hurricane, or from defective electric wiring. Lessor shall not be liable for damage, loss, or theft or tenant's property on the premises or surrounding areas.
10. **RESPONSIBILITY:** Landlord and owner of property is not responsible for providing funding for or locating alternative arrangement for tenants in the regards to natural destruction of property due to hurricanes or other severe acts of nature. In the event of physical destruction of property the insurance company will cover necessary repairs and tenants will be responsible for finding alternative accommodations of necessary. The tenant will be responsible for the damages brought to everything that pertains to the tenant or has been installed by the tenant. It is the responsibility of the tenant to purchase insurance for natural destruction of property due to hurricanes or other severe acts of nature.
11. **UNLAWFULNESS/DISTURBANCES:** Tenant shall not use, or permit to be used, the premises for any unlawful purpose. Lessee shall not make or permit to be made any disturbing noises that would interfere with the rights of others.
12. **ACCESS:** Upon reasonable notice to Tenant, Lessor himself or and/or Lessor's duly designated representative may enter the premises to (a) inspect, (b) make necessary repairs, alterations or improvement, (c) exhibit the premises to prospective purchasers, tenants, contractors, mortgages, workmen, or in the event of an emergency etc.
13. **DEFAULT:** In the event of any failure by the Tenant to pay any rental due under the terms of this agreement within thirty (30) days after written notice that the same was due, or in the event of any failure by Lessee to perform any of the other terms, covenants and conditions of this Lease to be observed or performed by it for more than thirty (30) days after written notice of such failure or default shall



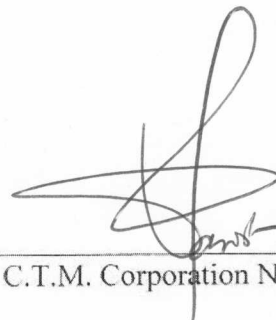
have been given by the Lessor to the Lessee or if Lessee shall become bankrupt or insolvent, or if the Lessee shall abandon the premises, then the Lessor, in addition to other rights and remedies available, shall have the immediate right of re-entry and may remove all persons and property from the premises and such property may be stored at the expenses of the Lessee, all without service of notice or resort to legal action or process and without becoming or being deemed guilty of trespass, or becoming liable for any loss or damage which may be occasioned thereby. All legal costs incurred by Lessor shall be the responsibility of the Lessee.

14. **ABANDONMENT:** In the event that Lessee abandons or vacates the premises before the end of the lease terms, unless for dictate of government, medical reasons, destruction of home by hurricanes or fails to pay rent promptly when due, the premises or any part thereof may be repossessed by the Lessor and re-let upon terms satisfactory to the Lessor, but if the rental value is not realized by the re-letting, such deficiency will be paid by the delinquent Lessee. All legal expenses incurred by the Lessor shall be the responsibility of the Lessee.
15. **HOLD OVER:** If Lessee continues to occupy the premises with the consent of the Lessor after the expiration of the Lease and rent is accepted from the Lessee, such occupancy and payment shall constitute a valid extension of this lease with all stipulations remaining valid. Absent specific agreement, the new rental period will be month to month tenancy and may be terminated by Lessor with two months' notice to Lessee to vacate premises.
16. **SALE:** It is agreed by the parties that if Lessor sells the premises the Lessee will have the right to stay in the premises for the full term of the lease.
17. **APPLICABLE LAWS:** This Lease is governed by the laws of Curaçao.

This agreement is executed on the **August 19, 2019**



Mr. Akash Soemeer



C.T.M. Corporation N.V.



COMMERCIAL LEASE AGREEMENT

This lease agreement is on February 11, 2019 by and between:

Name:	Trinity Rio Hotel B.V.
Chamber of Commerce:	147586
Represented by:	Mr. Akash Soemeer
I.D. number:	1985.01.24.09
E-mail:	akash.soemeer@gmail.com nathaliefaria@gmail.com

Herin after the "LESSOR" or "LANDLORD"

And

Name:	Elite Turf Club N.V.
Chamber of Commerce:	86733
Represented by:	C.T.M. Corporation N.V.
Tel:	737-1677
E-mail:	Rosa.Hanst@trustctm.com

Herein after "LESSEE or "TENANT"

Lessor hereby leases the following property **Brionplein Unit H-202**

To the tenant: **Elite Turf Club N.V.**, under the terms and conditions set forth herein to be occupied by tenant as a commercial building.

1. **DESCRIPTION OF THE BUILDING:**

Located at **Brionplein Unit H-202**, Curaçao.

2. **TERM:** The term shall be commencing on the **1st day of February 2019** and ending on the **31st day of December 2019**. The term is renewable by written consent by both parties. In case of extension or termination of this rental agreement, this will be done each time for a period to be determined by both parties, within a period of two (2) months before the end of the contract.

3. **LEASE:** The lease will be **ANG 7.200,- excluding taxes**.

Monthly payments will be made in advance on the 1st of every month, to the Lessor by deposit at:



Name beneficiary:	Trinity Rio Hotel B.V.
Bank:	Banco di Caribe
Bank account:	328075.04
Address beneficiary:	Saliña 160

The monthly rent does not include water, electricity, gas, garbage collection and parking spaces.

The rent includes the space of the satellite dish on the premises.

The rent will be adjusted on an annual basis on 1 January of each year on the understanding that this adjustment shall be based on the figures of the CBS Curacao.

4. **SECURITY DEPOSIT:** At the signing of the agreement The Lessee will pay as security deposit for the proper performance of all obligations herein and in the law, which equals the sum of the sum of **ANG 10,800,-** from the security deposit any and all damages to the premises which are for the account if the Lessee, or otherwise suffered by the Lessor due to any default of the Lessee's normal wear and tear excepted will be deducted. All without prejudice whatsoever to Lessor's rights, particularly to claim further or additional damages loses superseding said deposit.

The remaining balance of the security deposit, if any, after deduction as provided for in the proceeding article will be returned to the Lessee at the termination of the this agreement.

The Security deposit may not be used to offset or pay any rents or payments owed by the Lessee by virtue of this agreement.

5. **REBUILDING:** Lessor and Lessee agree that rebuilding is possible in the unit, but these expenses are completely for the account of the Lessee.
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12. **ACCESS:** Upon reasonable notice to Tenant, Lessor himself or and/or Lessor's duly designated representative may enter the premises to (a) inspect, (b) make necessary repairs, alterations or improvement, (c) exhibit the premises to prospective purchasers, tenants, contractors, mortgages, workmen, or in the event of an emergency etc.
13. **DEFAULT:** In the event of any failure by the Tenant to pay any rental due under the terms of this agreement within thirty (30) days after written notice that the same was due, or in the event of any failure by Lessee to perform any of the other terms, covenants and conditions of this Lease to be observed or performed by it for more than thirty (30) days after written notice of such failure or default shall



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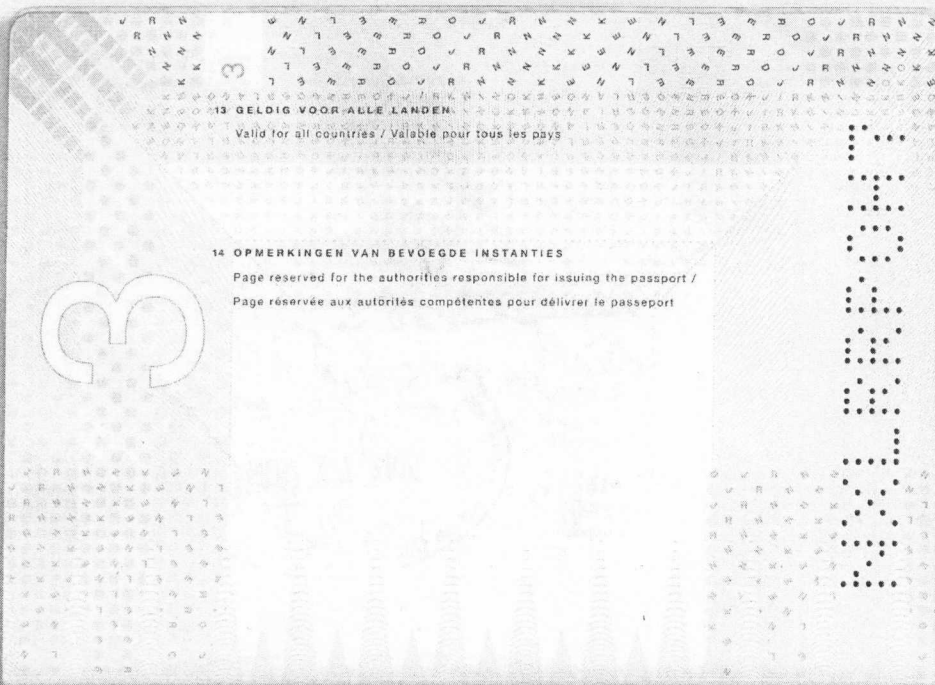
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15. **HOLD OVER:** If Lessee continues to occupy the premises with the consent of the Lessor after the expiration of the Lease and rent is accepted from the Lessee, such occupancy and payment shall constitute a valid extension of this lease with all stipulations remaining valid. Absent specific agreement, the new rental period will be month to month tenancy and may be terminated by Lessor with two months' notice to Lessee to vacate premises.
16. **SALE:** It is agreed by the parties that if Lessor sells the premises the Lessee will have the right to stay in the premises for the full term of the lease.
17. **APPLICABLE LAWS:** This Lease is governed by the laws of Curaçao.

This agreement is executed on the **February 11, 2019**


Mr. Akash Soemeer


The Elite Turf Club N.V.
C.T.M. Corporation N.V.
Managing Director

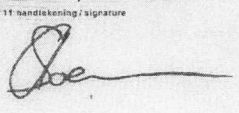




PASPOORT
PASSPORT
PASSEPORT

 **KONINKRIJK DER NEDERLANDEN**
KINGDOM OF THE NETHERLANDS ROYAUME DES PAYS-BAS

type code 2 nationaliteit / nationality / nationalité
P NLD Nederlandse documentnummer / document no. / no. du document
3 naam / surname / nom **NXLRRPoH7**
Soemeer

4 voornamen / given names / prénoms
Akash Ravi
5 geboortedatum / date of birth / date de naissance
24 JAN/JAN 1985
6 geboorteplaats / place of birth / lieu de naissance
Paramaribo
7 geslacht / sex / sexe
M/M
8 lengte / height / taille
1,81 m
9 datum van afgifte / date of issue / date de délivrance
28 MEI/MAY 2015
10 geldig tot / date of expiry / date d'expiration
28 MEI/MAY 2025
11 handtekening / signature

12 instantie / authority / autorité
Gouverneur van Curaçao


1985

