



EXCLUSIVITY CONTRACT - Regarding the mediation of a real estate

HSBC Real Estate Limited
Department of International Sales

IMPORTANT

This contract shall be binding between Cartier Kunst Anne-Marie and HSBC Real Estate Limited. This agreement shall be interpreted and enforced in accordance with the Regulation pertaining to sales CEPI*

CONTRACTING PARTIES

1. HSBC Real Estate Limited, international real estate agency with License No. 91739372, hereinafter called the Agency.
2. Landlord, Cartier Kunst Anne-Marie, Identity Card Series: 10AT85751, document attached to the file, hereinafter called Selling Beneficiaries.

Part. 1- OBJECT OF THE CONTRACT

The agency mediates for the Selling Beneficiaries the selling of the real estate, located in Retiro - Jerónimos, Madrid 28014, Calle Moreto 17.

Part. 2- DURATION OF THE CONTRACT

- a). The duration of this exclusivity contract is 90 days.
- b). Any modification of this contract is only made by means of an addendum written and signed by both parties.

I. THE RIGHTS AND OBLIGATIONS OF THE PARTIES

Part. 3 - The AGENCY has the following obligations:

- a) to provide all the data requested by the SELLING BENEFICIARIES related to the performed activity;
- b) the mediation of the price negotiation between the parties in order to perform the agreement between them.
- c) shall organize the meetings for negotiations and signing the documents, shall make available for the Beneficiaries the area required for negotiations as well as the related protocol and logistics.

Part. 4- The BENEFICIARIES have the following obligations:

- a) to inform the Agency on any modification occurring in relation to selling/purchasing the real estate;
- b) to pay the set price to the Agency, while observing the terms stipulated in this contract;
- c) to make available for the Agency the information it should have in relation to the property which is subject to this contract.