



**IMPORTANT**

This contract shall be binding between Beaudouin Bär Martine Paola and Kings Real Estate Limited. This agreement shall be interpreted and enforced in accordance with the Regulation pertaining to sales CEPI\*

**CONTRACTING PARTIES**

1. Kings Real Estate Limited, international real estate agency with License No. 91739372, hereinafter called the Agency.
2. Landlord, Beaudouin Bär Martine Paola, 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 Karlsruhe, Weststadt 76135, Kriegsstr. 224.

**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.