**THIS AGREEMENT** is made on BETWEEN

1. **RAJPATTIE RAMGOOLIE** of Opp. Lp # 227, Algoo Trace, Las Lomas, Chin Chin, Cunupia in the Island of Trinidad (hereinafter called The Land owner and
2. **SWARSATEE GEETA BISSRAM** of Unit #5 Hill View Court, Paradise Gardens, Tacarigua ( hereinafter called the Developer)

**WHEREAS**

The Landowner is seised of the property described in the Schedule hereto (hereinafter called the Premises)

**AND WHEREAS** the Developer is desirous that the said Premises shall be developed and leased on the term and conditions of the developer.

**NOW AND IT IS HEREBY AGREED** as follows:

1. The Land owner hereby represents and warrants that the Landowner is entitled in fee simple in possession free from incumbrances to the site and has good right to lease the same.
2. The Landowner shall grant and the Developer shall take the lease of the premises in form contained in the Schedule 2.
3. The grant of the lease is conditional upon the Landowner and the Developer observing the conditions as mentioned hereinafter.
4. The Developer shall pay a premium of Six hundred and thirty thousand dollars ($630,000) within three months of this agreement.
5. The original and counterpart respectively of the Lease shall be prepared by the Developers Attoreny at law and shall be annexed to this agreement in Schedule 2.
6. The Landowner grants the lease with full title guarantee.
7. Title shall commence with Lease dated and made between the Landowner and the Developer.
8. The Lease shall be granted subject to the following matters:
9. All local land charges, taxes, rates.
10. Reservations of mineral and other rights to the Crown as are contained in the grant in Volume 429 Folio 191.
11. The Developer may divide the premises into lots and sell it as a leasehold land. The Landowner shall consent to such sale.
12. If any differences shall arise between the Landowner and the Developer or their respective representatives touching their respective rights or liabilities under this agreement the matter in dispute shall be determined by an arbitrator.

**FIRST SCHEFULE**

**ALL AND SINGULAR** that piece of land situate in the ward of Lower Caroni in the island of Trinidad comprising Five Acres being part of Ten Acres of land be the same more or less delineated and coloured pink in the plan attached to and described in the Crown grant in volume 31 Folio 315 and bounded on the North by lands of John Kirton on the south and East by Crown Land and on the West by a space reserved for a Road forty links wide.

**SIGNED** by the within named \*

**RAJPATTIE RAMGOOLIE** as \*

and for her act and deed \*

in the presence of:- \*

\*

\*

**SIGNED** by the within named \*

**SWARSATEE GEETA BISSRAM** as and for \*

her act and deed in the \*

presence of:- \*