

PRELIMINARY AGREEMENT FOR SALE

With this private, to be valid for all purposes of law, between the undersigned:
Mario Rossi, born in Rome on March 16, 1930, living in Rome 8, Via del Corso,
Tax code, married, under the separation of property, hereinafter seller or
"PROMISSORY PART DEALER" and Mario Di Bella, born in Rome July 30,
1950, living in Rome 50, Via Flaminia, tax code, married, legally joint of property
estate, hereinafter also referred " PROMISSORY PURCHASER PART ",
AGREEMENT IS GATHERED AND STIPULATED AS FOLLOWS:

- Art. 1) Mr. Mario Rossi promises and undertakes to sell Mr. Mario Di Bella who promises to buy the full ownership of the following properties, situated in the City of Anzio (RM), accessible from 400, Riviera Zanardelli, namely:
 - Detached house: basement, mezzanine and first floor, with an adjacent area of exclusive relevance, all clearer identified in plans here attached, that are countersigned by the parties, neighboring as a whole with Loddi's property, Lucci's property, Riviera Zanardelli except other ones.
 - The subject matter is put in evidence into the Land Registry of that Municipality, sheet 1, parcel 662, subordinate 1, category A / 7, 4, annuity € 1163.32; for the purpose of current Land Registry, the parties refer to the attached floor plans here and countersigned by them.

Art. 2) The above will be sold in the state of fact and law in which is found, free from people and things, with each annexed accession, right, action and reason.

Art. 3) PRICE

The price is agreed between the parties because of the body, and not of the size, € (Euro) 500,000.00 (five hundred / 00) that will be paid as follows:

- a) about € 10,000.00 (ten thousand / 00) they were previously paid through check drawn on n.123456789 Unicredit Bank Agency Anzio 1, payable to the seller. This amount has been paid as confirmatory deposit;
- b) about € (Euro) 140,000.00 (one hundred and forty thousand / 00), they are paid as money deposit upon execution of this preliminary contract, through cashier's check drawn on Unicredit Bank Agency Anzio 1: check number 1111111111;
- c) The balance of the price of € (Euro) 350,000.00 (three hundred and fifty / 00) will be contextually paid together with the notarial deed of sale.

Art. 4) OWNERSHIP

The legal ownership of the property, with the delivery of the keys, will switch to the promissory buyer from the purchase date, and from that date, rights and related charges shall be effective for the benefit and burden of the buyer.

Art. 5) CLAIM PROMISSOR DEALER PART represents and warrants that:

- the real estates are his/her full and exclusive property and availability, free from mortgages, tax liens, civic uses, cutting measures, registrations and prejudicial transcriptions, liens, lawsuits, gratuitous loans and servitude, and from any constraint that may prejudice the sale. The Seller Part undertakes to transfer the property in question at the time of the deed, free from mortgage registrations and prejudicial transcriptions;
- the buildings in question are in compliance with building codes and zoning, being built in accordance with the approved project after building permit n. issued by the City of Anzio on;
- all systems of the property are working, but certifications are not released
- the EPA (energy performance certificate to be referred to), will be the one delivered together with the final act of sale.

Art. 6) PROVENANCE

For the purposes of the acts of origin, we refer to the following qualifications:

- Purchase Act at Luigi Romano's notary bureau, Rome, Neptune, on February 28, 1976 repertoire 36061/2599, registered , on March 12, 1976, at the Register Bureau of Rome, 487, Series I, Volume 21, and transcribed in Rome 2, on 12 March 1975 at number 5533/4399 of formality.

Art. 7) DEED

The deed of sale, drawn up by a notary, will be signed within 30 September 2015.

Art. 8) HOME

For the purposes of this preliminary agreement, the parties elect domicile, where in appearance, and there, all notices relating may be validly given.



Art. 9) COURT

The Court of Velletri will be competent for any dispute concerning this preliminary.

Rome 26 July 2015 17:00

(Seller Part)

(Buyer Part)

