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**From:** Alex Peto <[REDACTED]>  
**Sent:** Friday, February 15, 2019 8:36 AM  
**To:** Karyna Shuliak  
**Cc:** Marc León  
**Subject:** Bin Ennakhil

Dear Karyna

The vendor will not accept less than 25m euros net to him - our agency fees can either be paid by you or by the vendor but if he pays then the price would need to be 26m euros.

We have a list of what items he intends to remove - it is not much but for example there is a Gauguin in the bedroom which of course he will remove - I will get this list and send it to you.

It is not possible to only buy the asset and it does save you 7% in government taxes - your lawyers can check the company has no liabilities but I assure you anyway it doesn't.

If you would like to discuss any of the above over the telephone please let me know a convenient time to call you.

All the best

Alex

Alex Peto  
Partner

[REDACTED]  
www.kensingtonmorocco.com

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Private Office Marrakech

[REDACTED]  
Marrakech  
Morocco

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On Feb 14, 2019, at 21:23, Karyna Shuliak [REDACTED]  
wrote:

Dear Alex,

Thank you for your email.

Normally seller pays commission, due diligence period to review cos books. List of items to be removed needs detailing. Taxes owed. Can we just buy the asset? How are we to know that the co has no liabilities?

Thank you,

Best regards,

Karyna

On Feb 14, 2019, at 7:27 PM, Alex Peto [REDACTED]

Dear Karyna,

Please find attached a draft of the sale contract of the shares and some requested information:

- No transfer taxes. It is a share deal without transfer taxes
- Closing costs: Only our real estate agent's fees, 3% ex AT
- Time frame: As soon as the funds are transferred
- Due diligence: All the documents of the sellers company are available and this company has only one asset - Bin Ennakhil in Marrakech
- MEP, roofs control: No but can be done at anytime

All the best

Alex

<Kaufvertrag.doc>

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On Feb 13, 2019, at 12:48, Karyna Shuliak



wrote:

Dear Alex,

As you may already know, we are in negotiations on another property, so please provide as much info as you can, as soon as you are able to. Taxes on transfer, estimated closing costs, inspections, time frame. Has a recent MEP survey been done? Have the roofs been examined? If it is in co form, is there due diligence that has been done on sellers co.?

Thank you.

Best regards,

Karyna

On Feb 13, 2019, at 9:04 AM, Alex Peto [REDACTED]

Dear Karyna

later today.

Marc is on his way back from Italy today but will send you a contract when he gets back

All the best

Alex

Alex Peto  
Partner



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On Feb 12, 2019, at 23:20, [REDACTED]  
[REDACTED] wrote:

Alex,

As you =now, we thought that 20 was the top. However if you are at 25, I am =opeful that we can come to an agreement. I suggest you send a contract =sap, so we know exactly what we are buying. I am happy to have the =umber left blank, but the lawyers will need to decide structure taxes =nd potential issues. The name of the buyer would be KB =lc.

Thank you.

Best regards,

Karyna

On Feb 12, 2019, at =:57 PM, Alex Peto [REDACTED]

[REDACTED] wrote:

Hi Karyna

This is not true. Marc (my business partner you met) flew to =taly yesterday and is currently with the owner, he has a written offer = 29m euros but with one complication. The owner is not well and does =ot want to wait for this to be resolved so for a very quick deal I am =old he would accept 25m euros.

All the best

Alex

Alex Peto  
Partner

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On Feb 12, 2019, at 15:51, Karyna Shuliak [REDACTED] wrote:

Hi Alex,

I heard that your buyer walked away, is that true?

Karyna

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