

Illum il-Gimgha 13 ta' Awissu 2010

Bil-preżenti skrittura privata jidhru minn naħa l-waħda Paul Scicluna, fil-kummerċ, bin il-mejjet Saviour u Luigia nee' Cini, imwieled Fontana u joqghod Victoria, Ghawdex, Karti tal-Identita' numru 42655G li qed jidher fuq il-preżenti f'isem u in rappreżentanza tal-Kumpanija "Paulmid Developments Limited", numru ta' registrazzjoni C 11916 u bl-indirizz registrat f'numru 43, Sir Luigi Camilleri Street, Victoria, Gozo, kif awtorizzat skond il-Memorandum and Articles of Association, aktar il-quddiem msejja s-Sid;

Mit-tieni parti Josef Formosa-Gauci, bin Peter Paul u Elise nee' Mifsud, imwieled u joqghod Sliema, Malta, karta tal-identita numru 68368M, li qed jidher fil-kapaċita tiegħu ta' Kap Eżekuttiv għal u f'isem l-Awtorita Maltija tat-Turiżmu li għandha l-indirizz fil-Berġa ta' l-Italja, triq Merkanti, Valletta, aktar il-quddiem imsejjah l-Inkwilin;

Bis-saħħa tal-preżenti s-Sid qieghed jikkonċedi b'titolu ta' lokazzjoni lill-Inkwilin illi jaċċetta u jakkwista mingħandu l-fond kummerċjali konsistenti f'korp ta' bini mibni fuq tlett sulari bl-entrata prinċipali minn Pjazza Indipendenza, Victoria, Ghawdex kif soġġett għal servitujiet ta' żewġ itwieqi li jagħtu għal fuq il-bitha interna fl-entrata tal-istess korp ta' bini u wkoll għal bieb li jagħti għal fuq il-biċċa spazju frontegġanti l-istess korp ta' bini favur il-propjeta ta' terzi, *tale quale* u fl-istat attwali tiegħu, hliel għax-xogħlijiet li jonqos li jsiru mis-Sid, u liema xogħolijiet huma dawk imsemmija fl-anness dokument immarkat "Dok S".

Għal kull buon fini, l-Inkwilin jiddikjara li huwa jaf bis-servitujiet hawn fuq imsemmija u jobbliga ruħu li josservahom.

1. Il-perjodu ta' lokazzjoni għandu jkun ta' tnax-il (12) sena "di fermo" dekorribbli mill-konsenja taċ-ċavetta tal-fond, b'dan illi tali konsenja għandha ssir fi żmien sitt (6) xhur mid-data tal-iffirmar ta' dan il-ftehim, u fin-nuqqas is-Sid ikun passibbli għal hlas ta' penali ta' € 50 kuljum bħala danni likwidati per saldo. Fil-każ illi tali konsenja tibqa' ma ssirx sa żmien tlett (3) xhur mid-data ta' l-iskadenza tat-terminu ta' sitt (6) xhur appena msemmi, dan l-istess ftehim jiġi xolt u ddikjarat null u mingħajr ebda effett.

Aug 2010 → 6 months
= February 2011.

↓
June 2011 till
June 2025

Wara l-iskadenza tal-perjodu tal-lokazzjoni originali ta' tnax il-sena *di fermo*, l-Inkwilin ikun awtorizzat, bis-saħħa ta' dan l-

istess ftiehim jipproroga din il-lokazzjoni għall-perjodi ulterjuri ta' erba' (4) snin il-wiehed, sa massimu ta' zewg (2) proroghi.

B'dan illi s-Sid qiegħed jintrabat illi jikkonsenja l-imsemmi fond fi stat komplut hekk kif stipulat fl-anness dokument immarkat 'Dok S'.

2. Versu l-kera ta' seba' u għoxrin elf tlett mija u hamsa u sebghin Euro (€27,375) fis-sena għall-ewwel perjodu ta' erba' snin tal-lokazzjoni.

L-istess kera għandu jigi awtomatikament rivedut u awmentat kull perjodu ta' erba' (4) snin, a bazi tal-perċentwali taż-żieda fil-minimum standard wage jew fl-indiċi tal-gholi tal-hajja, liema minnhom ikun l-ghola, bejn dawk applikabbli fil-bidu ta' din il-lokazzjoni jew l-awment preċedenti (skond il-każ) u dik viegenti fil-perjodu meta javvera ruħu l-awment. Għal kull buon fini jigi dikjarat li l-minimum standard wage applikabbli għall-bidu ta' din il-lokazzjoni hi ta' mija u tnejn u hamsin Euro u disgha u għoxrin Euro cents (€152.29) fil-gimgha.

Il-kera annwu dovut minn żmien għal żmien mill-Inkwilin lis-Sid tithallas kull sena bil-quddiem fl-uffiċċju tas-Sid.

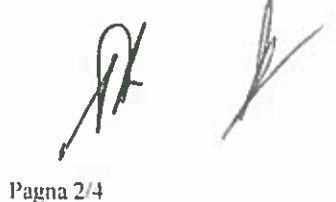
Kwalunke taxxa tal-VAT u/jew xi taxxi oħra li huma jew li 'l quddiem jigu mposti mill-Awtoritajiet Governattivi tkun pagabbli b'żieda mal-istess kera li tkun pagabbli matul iż-żmien kollu tal-lokazzjoni.

3. Stante li l-ewwel tmax-il (12) sena tal-lokazzjoni huma "di fermo", l-Inkwilin qed jobbliga ruħu illi mhux aktar minn tmiem il-hdax-il (11) sena ta' din il-lokazzjoni hu javża lis-Sid b'ittra registrata jekk ikun ser jittermina din il-lokazzjoni mal-gheluq ta' tali perjodu inizjali tal-lokazzjoni ta' tmax-il (12) sena "di fermo". Fil-mankanza ta' dan jigi miftiehem illi l-lokazzjoni tkun ser tghaddi għat-tieni perjodu ta' erba' (4) snin bl-awment kif stipulat fil-paragrafu tnejn (2). L-istess pre-avviz ta' sena jkun irid jinghata mill-Inkwilin lis-Sid b'ittra registrata fir-rigward ta' kull prorogha ulterjuri kif kontemplat b'dan il-ftiehem. Ma jkunx permess lil Inkwilin li jittermina l-kirja, darba li jkun ipproroga l-kirja għal xi perjodu ta' żmien, qabel ma jiskadi dak il-perjodu partikulari ta' erba' (4) snin.

~~June 2011~~
June 2015
June 2015 -
June 2019
+9.1733%
= €29,886.19p
+18% VAT
€5,379.51
= €35,265.71

€27,375
x 8.9% inc
= €29,811
= €35,177 VAT inc

JUNE 2019 tui
June 2013



4. Kwalsiasi benefikati ta' natura permanenti li jsiru mill-Inkwilin f'dan il-fond jaċċedu a benefiċju tal-istess fond, u jsiru parti integrali minnu, u ma' jkun dovut ebda hlas jew kumpens ghalihom fi tmiem din il-lokazzjoni, mis-Sid lill-Inkwilin.
5. L-Inkwilin jobbliga ruhu li jzomm il-fond imsemmi fi stat tajjeb ta' riparazzjoni u manutenzjoni tajba u jobbliga ruhu li jikkonsenjha lura fi stat tajjeb fit-terminazzjoni ta' din il-lokazzjoni. Manutenzjoni interna u esterna a karigu tal-Inkwilin. Riparazzjonijiet ta' natura ordinarja a karigu tal-Inkwilin u riparazzjonijiet ta' natura straordinarja a karigu tas-Sid. Inltre l-Inkwilin ghandu a spejjes tiegħu jirripara l-hsarat kollha interni u esterni illi jigu kkaġunati minhabba nuqqasijiet tiegħu.
6. L-Inkwilin ma' jkollux id-dritt li jagħmel alterazzjonijiet strutturali fil-fond mingħajr il-kunsens bil-miktub tas-Sid, liema kunsens ikun jista' jiġi miċħud mis-Sid a diskrezzjoni tiegħu, b'dan illi għal dak li jirrigwarda alterazzjonijiet ta' natura temporanja, inkluż iżda mhux limitatament għal *partitions*, l-Inkwilin ma jkollux il-htiega li jgħib dan il-kunsens tas-Sid, liema kunsens qiegħed jingħata preżenzjalment mill-istess Sid.
7. Dan il-fond qiegħed jiġi lokat u għandu jintuża bhala stabbiliment tal-Malta Tourism Authority. Għaldaqstant l-Inkwilin jkun tenut u hu minn issa awtorizzat li jagħmel a spejjes tiegħu dawk ix-xogħlijiet u l-proċeduri kollha li jkunu meħtieġa sabiex dan il-fond ikun jista' jintuża għall-iskop lokat. L-Inkwilin qiegħed preżenzjalment jobbliga ruhu illi japplika għall-liċenzji kollha neċessarji mingħand il-Kummissarju tal-Pulizija u kull Awtorita oħra sabiex l-istess Inkwilin jkun jista' jgħestixxi l-operat tiegħu fil-fond lokat, b'dan illu is-Sid qiegħed jobbliga ruhu li japplika u jottjeni *ic-change of use* neċessarju mill-awtoritajiet relattivi sabiex il-fond jista' jintuża għall-iskopijiet ta' dan il-ftehim.
8. Jekk l-Inkwilin jonqos li jhallas skadenza waħda ta' kera, u jibqa' hekk moruż għal perjodu ta' tletin gurnata mid-data tan-notifika lilu ta' ittra ufficjali li titolbu l-hlas, is-Sid ikollu d-dritt jitlob ir-ripresa tal-fond lokat.
9. L-Inkwilini ikollu d-dritt li jissulloka l-fond in kwistjoni *in toto* jew *in parte*, iżda m'għandux dritt jassenja din il-lokazzjoni lil terzi.

10. Is-Sid iżomm id-dritt illi kull meta ikunu irid hu jew xi persuni ohra inkarigati minnu jispezzjonaw l-fond lokat, dan ikun jista' jagħmlu bla ebda xkiel da parti ta' l-Inkwilin, basta javża lill-istess Inkwilin mill-anqas tlett ijiem qabel u bil-kondizzjoni illi tali aċċess jiġi eżerċitat f'hinijiet ragjonevoli.

11. Is-Sid jirriserva id-dritt li joħroġ "*insurance policy*" f'ismu li tkun tkopri adegwatament il-fond in lokazzjoni. Il-valur li għandu jiġi attribwit lill-fond għall-finijiet ta' din il-polza għandu jkun ta' €250,000, liema valur għandu jogħla minn żmien għal żmien skond il-perċentwali li togħla bih il-kera. L-Inkwilin qed jobbliga ruħhu li ta' kull sena għaž-żmien kollu tal-lokazzjoni jirrifondi lis-Sid il-*premium* li l-istess Sid iħallas in konnessjoni ma' tali "*insurance policy*" u dana wara li jkunu ġew ppreżentati lill-Inkwilin ir-riċevuti kollha.

12. Għal kull buon fini, il-partijiet jaqblu u jiddikjaraw li din l-iskrittura hija waħda ta' lokazzjoni u m'għandiex tiġi kkunsidrata bħala konċessjoni emfitewtika għall-finijiet u effetti kollha tal-liġi.

Dan il-ftehim qed jiġi ffirmat f'żewġ originali.



Josef Formosa-Gauci
MALTA TOURISM AUTHORITY



Paul Scicluna

Exterior & interior exposed limestone walls -

Exposed limestone finish:

Mortar joints

Limestone Sealant:

To retain the original appearance of limestone, the use of a limestone sealant should be applied to the exposed areas.

Exterior floor - entrance to main building -

Concrete Stamp:

Paver:

An interlocking concrete paver is a pre-cast piece of concrete or brick commonly used in exterior hardscaping applications

Main entrance -

Exterior Common area - to construct a Disabled / wheelchair ramp
Stair case to courtyard floor level
Wrought iron gate or similar - design to be approved by client
Decorative planters in exterior courtyard area
To conceal neighbour kitchen extractor

Ground floor unisex WC: (Location under 1st arch in c/yard or under staircase)

GRP or similar wall (in arched area) to shut off area to conceal WC
Finished with planter + traditional Maltese cart wheel or similar.
Timber door or similar on inner side under roof - with upper part sandblasted glass pane for daylight
Upper part to include small electrical extractor / ventilator
1person WC - Toilet Bowl, Toilet seat, Sink and all commercial fittings i.e.. Faucets
1 x Water heater / Geyser - being instant or similar
Ceramic Tile Flooring for WC
Proposed ceramic tile flooring, since water and humidity make up the climate of the room and any other type of flooring would be damaged in a short period of time.

Ground Level entrance to block door -

Front roller shutter for security purposes - used when block is not manned

Ground level - Floor -

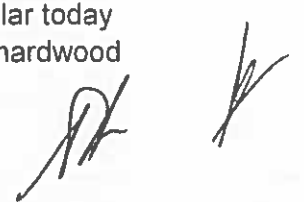
Front common part - glazed gres - anti slip model

Floor tiles produced in the technology of technical tiles are:

Frost proof, hard, uniform in intersection - ideal as floor in places with maximum traffic flows, such as shopping malls, training centres, offices and bank hallways.
Colour & tile size to be advised by client.

Tio front desk / area - Tile to imitate wood laminate parquet

Laminate flooring is a durable, beautiful, affordable material suitable for areas with heavy traffic. The increasing popularity of laminate in recent years has broadened the number of styles and patterns available. The most popular today include wood laminate and tile laminate, giving you the appearance of hardwood



**Finishing and other works to be completed by the
Lessor Mr Paul Scicluna - Gozo TIO - Rabat.**

Dok S

and ceramic/stone tile, respectively, but at a greatly reduced cost
Colour & laminate size to be advised by client.

Ground Level - Store room -

Construction of a dry wall partition under staircase as indicated in drawing
with access via timber door

Ground level - Ceiling -

Note: all wiring inc. electrical - telephone - internet - network to be concealed
over the gypsum ceiling via respective suspended cable trays

Ground Level - Lighting -

1. electrical supply to front gate - for eventual illuminated sign
 2. Courtyard lighting - appropriate external IP65 lighting fixtures
 3. Internal flush to ceiling energy saving lighting units or as advised by client
- Electrical points to be supplied via trunking - with main distribution concealed
in store room under staircase (Government Main supply unit may be installed
elsewhere - then individually feeding lower , 1st and 2nd floor)

Staircase *to be done throughout whole block up to roof level.*

Marble staircase with non slip edging - colour to be advised by client
Stainless steel handrails, balusters and fittings.
Structural glass railing system - Tempered glass - specifications and guarantee
to be provided by manufacturer / supplier / installer.

1st Floor

Landing and staircase area to continue in marble finish
Exterior balcony to be finished with balustrades + tiled appropriately.
Balcony door to be replaced / refurbished.

Flooring - Reception / office / store area - Wood laminate parquet

Laminate flooring is a durable, beautiful, affordable material suitable for areas
with heavy traffic. The increasing popularity of laminate in recent years has
broadened the number of styles and patterns available. The most popular today
include wood laminate and tile laminate, giving you the appearance of hardwood
and ceramic/stone tile, respectively, but at a greatly reduced cost
Colour & laminate size to be advised by client.

Flooring - Kitchenette / WC - Ceramic tiles - colour & specs to be advised by client

Proposed ceramic tile flooring, since water and humidity make up the climate
of the room and any other type of flooring would be damaged in a short period of
time. The kitchen is the next place where ceramic tile flooring is recommended
for the same reason, since the water and fluctuating temperatures that make up
the atmosphere of this area can and will damage floors that are constructed of
wood and even linoleum.

Note: all wiring inc. electrical - telephone - internet - network to be concealed



**Finishing and other works to be completed by the
Lessor Mr Paul Scicluna - Gozo TIO - Rabat.**

Dok S

over the gypsum ceiling via respective suspended cable trays

1st Floor Level - Lighting -

Internal flush to ceiling energy saving lighting units or as advised by client
Electrical points to be supplied via wall mounted trunking - with main office
distribution concealed in area next to reception desk (1st floor office)

1st Floor Level - Additional works

Construction of dry walls to form - Store / Kitchenette / Wc area as per drawing
Prepare Water / Drainage system (No visible access points during on-site visit)

1st Floor Level - Kitchenette / WC - to install timber doors as per drawing

Kitchenette -

Ensure electrical supply to this area
Prepare water supply
Under sink drain connection.

WC - as per drawings

Anti room -

Consisting of - Common Sink with all commercial fittings i.e.. Faucets etc.
Ensure electrical supply for water heater.
Install 1 x Water heater / Geyser - being instant or similar
Wall mounted mirror
WC - Qty 2 - Women - shared Disabled & Men.
Appropriate Toilet Bowl, Toilet seat, all commercial fittings.
Disabled alarm button.

2nd floor - To be finished in similar fashion as per 1st floor level specs or as otherwise
agreed with client.

Roof area - To be sealed appropriately with membrane or similar product.

Area to be allocated for Exterior AC unit
if need be install metal beams to support unit.
Allocation and install of Water tank/s (depending on 2nd floor tenants)

All exterior facades / balconies etc. to be finished and maintained in good fashion or as
otherwise agreed with client.

Lift installation -

throughout the building



Josef Formosa-Gauci
Malta Tourism Authority



Paul Scicluna