

Cambium Leasehold Agreement

In this leasehold agreement, the following definitions shall be used in its interpretation.

Parties

Lessor

The Lessor is Cambium EIRL a limited company registered in the Dominican Republic, whose registered address is xxxxxxxxxxxx

Lessee

The Lessee is

Title _____ Forename _____ Surname _____

Passport Number _____

Address at time of purchase _____

City _____

State/County _____

Zip/Post Code _____

Country _____

Telephone _____

Mobile phone _____

Email address _____

Cambium Village

Cambium Village is the land owned by the Lessor a copy of whose deeds and catestral are in Appendix 1.

The property

The property is that parcel of land within the terrain of Cambium Village with boundaries defined by the following coordinates, known as xx (plot number)

N	W
N	W
N	W
N	W

The Lease

The Lease is this agreement, which is a contract between the Lessor and the Lessee stating the conditions under which the Lessee may occupy or use the Property.

Naturism

Naturism is "A way of life in harmony with nature characterised by the practice of communal nudity, with the intention of encouraging self-respect, respect for others and for the environment."

Business Hours

Business Hours shall mean 0900 to 1700 Monday to Friday.

The Central Facilities.

The Central Facilities shall include those structures and services made available to Lessees as they are developed such as the restaurant, swimming pools, sports facilities, function rooms, recreational areas and shop. A list of the Central Facilities will be maintained by the Lessor and may be inspected on demand by the Lessee during Business Hours. The Central Facilities are subject to change as they are developed and renewed.

Term

99 years from the date of this agreement

Price

The Price of the leasehold is \$xxxxxxxx

Annual Fee

The Annual Fee shall be \$xx per 1011.5 square metres per year subject to increases described below.

Gender.

In this leasehold, in the interests of readability and clarity, the masculine shall be used to refer to both men and women. For instance "he" will be used instead of "he or she".

It is agreed between the parties on this _____ day of _____ in the year of _____ that the Lessor grants the Lessee the Lease on the Property for the Term in consideration of the receipt by the Lessor of payment by the Lessee of the Price.

The Lessee covenants with the Lessor that during the Term he shall

Comply with the conditions of the Code Of Conduct in force at the time, a copy of which is attached at Appendix 2. He shall also comply with all such Rules and Regulations as may be promulgated from time to time in accordance with state law, and to require compliance to such Rules and Regulations and the Code Of Conduct by guests, invitees, and anyone using or occupying the Property with his consent, including those with short term rental privileges. The Lessee, by signing this Lease, acknowledges receipt of the Code Of Conduct.

Pay the Annual Fee within 30 days of the date of provision of access, water pipes, sewage pipes and wires for the supply of electricity to his property and each year until the expiry of the Term within 30 days of the anniversary of that date.

Not build or erect any structure on the Property without permission in writing from the Lessor.

Not sublet the Property without written permission from the Lessor.

Not carry on any trade or profession that shall be contrary to the interests of the Lessor.

Not allow the build up of waste, rubbish or unsightly redundant equipment on the Property.

Not erect or alter the externally visible structure of any building on the property without the written consent of the Lessor.

Not without the consent of the Lessor cut down, trim or prune any tree that was growing on or over his property at the date of this agreement, whose trunk at a height of one metre above ground has a diameter greater than 5 centimetres.

The Lessor covenants with the Lessee that during the Term he shall

Grant the Lessee quiet enjoyment of the Property for his personal use.

Permit the Lessee to build one residential house on the Property to a design to be agreed between the Lessee and the Lessor, that shall be harmonious with Nature and the local surroundings.

Maintain provision of suitable roads, pathways, water supply, electricity supply, removal of rubbish and removal and treatment of sewage and waste water for the Lessee.

Maintain the provision of security to control the ingress and egress of authorised persons to and from Cambium.

Permit the Lessee use of the Central Facilities and the land withing Cambium Village that is currently not leased.

It is further agreed between the parties as follows.

The Lessee will deposit the full amount of The Price into the escrow account of the Lessor's lawyer, where it shall remain in safe custody until completion of the purchase of the Cambium Village land. Upon completion and engrossment of this Lease, the Lessee will have the right to enter the Property.

The Annual Fee is a contribution to the maintenance of roads to the Property, security, conduits for electricity, sewage and water and the removal of rubbish from the Property. It does not cover the cost of electricity or water consumed on the property, which will be charged separately. The Lessor reserves the right after the service of at least 30 days written notice to the Lessee to increase the Annual Fee each year on the first day of January by an amount equal to the annual rate of inflation for the Dominican Republic as quoted on the www.indexmundi.com web site or, in the event of its becoming unavailable, an alternative reputable public source of the figure for the said rate of inflation.

Any property taxes levied by the government on the Property shall be payable by the Lessee. If property tax is assessed for Cambium Village as a whole, the Lessee shall pay to Cambium EIRL the portion of it attributable to the Property on a pro-rata basis whether this be as a proportion of value or a proportion of land area or both. Cambium EIRL will pass this money on to the tax office as part of its annual payment.

The Lessee hereby acknowledges that authorised agents of the Lessor have the right of entry upon the Property to maintain utilities or in case of emergency.

Payment Defaults

Interest of one percent per calendar month will be charged on late payments. Any payment due from the Lessee to the Lessor that is outstanding by more than thirty days will be aggregated to the total debt of the Lessee, together with any

interest due. If the total debt equals or exceeds ten percent of the Price paid for the lease, Cambium EIRL reserves the right to annul the Lease and sell a new lease of period equivalent to the unexpired part of the Lease to a third party and then to pay the residue of the proceeds of such sale to the Lessee after deduction of the Lessee's debt. In such circumstances the defaulting Lessee would henceforth be denied access to Cambium Village.

Covenant defaults

If the Lessee defaults on any of the covenants, the Lessor reserves the right to deny the Lessee access to Cambium Village and the Property for a period of one year.

Resale of Leasehold

If the Lessee wishes to re-sell his Lease to a third party, he may do so only on the condition that the buyer agrees to observe the Covenants contained in this Lease.

Appendix 1
Copy of Escritura (property title deeds) and Catestral

Appendix 2
Code of Conduct

Code of conduct

Purpose

The reason for having a code of conduct for Cambium is that it is recognised that naturism is a specialist lifestyle, which the majority of the clothed world does not embrace. The intention is to ensure that the people experiencing Cambium will enjoy a happy, healthy and safe time within the premises without fear of distressing or inappropriate behaviour or talk. Adherence to this code of conduct is a requirement of entry to Cambium Village for staff, residents and visitors alike. If you feel that you will not be able to comply with its requirements, you are respectfully required to remain outside the perimeter.

The following guidelines are brief and easy to remember and adherence to them will ensure a harmonious atmosphere for all at Cambium.

- ◆ Act in the common interest of Nature.
- ◆ Do not harm people or other life forms.
- ◆ Be tolerant of all people whilst protecting your own values.
- ◆ Learn all your life.
- ◆ Share your insights.
- ◆ Take responsibility for your actions.

Clothing

Cambium is specifically a naturist site, which means that the pleasures and benefits of being naked are permitted and encouraged. Members of staff have specific dress codes to which they must adhere during their employment, whilst on duty. Residents and visitors who appear permanently clothed outside their private spaces for more than three days in a week may be asked to change their ways in favour of the naturist approach. This provides adequate time for newcomers to naturism to adjust to nakedness. This does not mean that nudity is obligatory at all times. It is understood that cold weather, health and safety considerations and occasional clothing is accepted. Users of the central facilities are required to be naked during their use of them except when the "wet bulb" temperature is below 20 degrees Centigrade.

Sexuality

We are all human beings and subject to our part of the entire range of sexual expression. Cambium has been developed to enhance human happiness and liberty, not to limit it. However it is an inescapable fact that an association between Cambium and overt sexual behaviour would damage its reputation in the world at large. Overt sexual expression in places where residents and visitors can see it is therefore not permitted. If you are feeling amorous and wish to act accordingly, please retire to the privacy of your accommodation.

Soliciting

Soliciting for sex and prostitution are not permitted within Cambium Village.

Talk and innuendo

The spoken word can be harmful at times and all people within Cambium Village's boundaries are expected to be respectful of one another's size, shape, morphology and appearance. If you feel you have been slighted or ridiculed by anyone due to your appearance or nudity, please report the matter to a member of staff.

Damage to Property

Non accidental damage to property belonging to Cambium EIRL will be treated in the same way as any other breach of this Code of Conduct.

Reporting

If you experience inappropriate behaviour from a person within the site, please report it to a member of staff. All staff are trained to take such things seriously and to support the Code of Conduct. You will not be stigmatised or ignored by doing so and the management will treat the matter with sensitivity and discretion.

Sanctions

Cambium encourages polite and supportive behaviour and the management reserves the right to exercise sanctions against individuals for unacceptable conduct that breaches this code. On the first occasion of the reporting of a minor breach, you will be courteously warned and reminded of your holistic duty and involvement with all other people. If an indiscretion is major or repeated or a sequence of new ones reported, a written record of the event will be recorded by the management. If an unacceptable number or gravity of such records is perceived, the management reserves the right to require you to leave without recompense of any money you may have paid. The trained guards are available to enforce such a request if necessary.