

Easement on building requirement and the prohibition against resale

The provisions are registered creating an easement on title no. 7e, Snesere By, and 18e, St. Røttinge, both Snesere

Building requirement.

There is a requirement to initiate construction for industrial purposes according to the Buyer's project specification at the Property within 2 years after a final, politically approved local area development plan granting the building right is available. The construction works must then be advanced as much as possible.

If the building requirement is not observed, the Seller may require the Property reconveyed against payment of the purchase price paid with no surcharges (however, including any connection fees if such have been paid to the Seller) and less 3%, however, a minimum of DKK 10,000. The Buyer receives no refund for taxes on possession or other fruitless expenses. The Buyer manages and pays all costs in case of reconveyance.

In that case, the Buyer must vacate and return the Property in its original repair and condition without notice.

If the Seller does not wish to buy back the property, the Buyer must be given the possibility to either resell in an undeveloped condition or be given an extended deadline to initiate construction. The Seller can make its own choice in those regards.

Resale.

The Property may not be transferred in an undeveloped condition but can be requested reconveyed to the Seller according to the same rules as mentioned above.

This means that the original buyer must be listed as the owner/building owner in the application for the building permit and be under a legal obligation as the party responsible for the final execution of the construction.

Once the full purchase price has been paid, the Seller may, however, allow the Buyer to let a newly established company, which will be 100% owned and controlled by the Buyer and established for the purpose of owning and developing the Property, enter into the Purchase Agreement.

Næstved Municipality is entitled to institute proceedings.