Today first (1st) of August two thousand and eleven (2011)

Before me Doctor of Laws Enzo Refalo a Notary Public duly admitted and sworn have personally come and appeared after due identification according to law:

Of the one part:

Paul Pisani, company director, son of Anton and Ines nee Spiteri, born in Floriana, and residing in Victoria, Gozo: Identity card number 887450M who appears hereon for and on behalf of Alpha Oil Services and Trading Limited a limited liability company duly registered under the Laws of Malta with registration number C 14062 and having its registered address at one hundred and twenty five B slash six (125B/6), Saint George's Road, Saint Julians, Malta as duly authorised in virtue of the Memorandum and Articles of Association of the said Company – hereinafter referred to as the Vendor.

And of the other part:

Giorgina sive Ina, wife of Paul Pisani, daughter of Frank Zammit and of Michelina nee Mercieca, born and residing in Victoria, Gozo: Identity card number 36555G who appears hereon for and on behalf of PI (Properties) Limited a limited liability company duly registered under the Laws of Malta with registration number C 36009 and having its registered address at one hundred and twenty five B slash six (125B/6), Saint George's Road, Saint Julians, Malta – as duly authorised by virtue of the company resolution attached and marked document "A" – hereinafter referred to as the Purchaser.

By virtue of this deed the Vendor does hereby sell, transfer and convey unto the Purchaser, who accepts, purchases and acquires the house with the number twelve (12), in Bakery Street, Marsalforn, limits of Zebbug, Gozo.

The property is being sold free and unencumbered, with all its rights and appurtenances and with free and vacant possession.

This sale is being made and accepted in consideration and for the price of sixty nine thousand eight hundred and eighty one Euro (€69,881) which sum is being paid hereon by the purchaser and vendor tenders due receipt according to law.

Vendor warrants the peaceful possession and enjoyment of the property sold by a General Hypothec over all its property present and future in favour of the Purchaser who accepts.

ENZO REFALO
Notary Public
and
Commissioner
for Oaths
~MALTA~

For the purposes of the Duty on Documents and Transfers Act of the year one thousand nine hundred and ninety three (1993) it is hereby being declared that the property hereby sold was acquired by Vendor by an onerous title, by a deed in the records of Notary Doctor Michael Refalo of the fourteenth (14th) of September one thousand nine hundred and ninety nine (1999).

Wherefore, I, the undersigned Notary do hereby declare that this deed is not subject in terms of the abovementioned Act.

Purchaser is exempt from the payment of ad valorem duty on this deed as results from the attached letter from the Commissioner of Inland Revenue marked "B".

No property transfer tax and/or capital gains tax is due on this deed in view of the fact that both purchaser and vendor companies fall within the same group of companies.

For the purposes of the Immovable Property (Acquisition by non-Residents) Act of the year one thousand nine hundred and seventy four (1974) purchasing company declares that more than seventy five percent (75%) of its directors and shareholders are citizens of the European Union and have been resident in Malta for a continuous period of five years during their lifetime. Purchaser makes this declaration after that I, the undersigned Notary have duly explained to it the importance of the truth of its declaration.

The parties to this deed declare that they have declared to me the undersigned Notary all the facts that determine if the transfer is one to which Article five letter 'A' (5A) of the Income Tax Act applies, and that are relevant for ascertaining the proper amount of tax chargeable or any exemption, including the value which, in their opinion, reasonably reflects the market value of the said property, if this value is higher than the consideration for this transfer, and they make this declaration after that I the undersigned Notary explained to them the importance of the veracity of their declaration.

Done, read and published after due explanation by me to appearers hereto at one hundred and nine (109), Republic Street, Victoria, Gozo, Malta.

(sgd.) Paul Pisani
Ina Pisani
Dr. Enzo Refalo
Notary Public, Malta.

TRUE COPY
DR. ENZO REFALO
Notary Public and Commissioner for Oaths
~MALTA~