

Date.....

THE MANAGING DIRECTOR
DEVTRACO LTD
P. O. BOX AN 12284

Dear Sir,

PURCHASE AGREEMENT

I forward herewith an amount of or it's equivalent in Cedis at today's Forex Bureau rate which amount is pre-deposit payment for an exclusive option to purchase the above-mentioned property.

I understand and agree that the exclusive option hereby granted is valid for thirty days (30) commencing from the date of payment. Within this option period that I declare that I will exercise the option hereby granted by paying the deposit 50% of the purchase price and execute a sale agreement with Devtraco Ltd in respect of my reserved property.

I further understand and agree the, if I fail to exercise my exclusive option within the valid period, I will be entitled to only a refund of the amount paid less us\$500.00 (Five Hundred US\$ Dollars) being considered for the grant of the exclusive option over the period.

I acknowledge also that if I do exercise the option within the validity period the amount paid will be treated as part payment of the deposit payable under the terms of the Sale Agreement.

Dated this.....day of.....2.....

Name:.....

Signature.....

In the presence of:

Name:.....Signature.....