

Contract for Design and Construction Services (“Brick and Browse Ltd.”)

This Agreement (the "Contract") is entered into as of 31st of January (the "Effective Date") by and between *Brick and Browse Ltd.*, a company organized under the laws of Redmont ("Company"), and *Ollie_army* ("Contractor").

Recitals

WHEREAS, the Company desires to hire the Contractor to design and construct a building on merged plots C721, C722, and C723 (the "Project Site") in accordance with the terms set forth in this Contract; and

WHEREAS, the Contractor has agreed to provide such services under the terms and conditions of this Contract.

NOW, THEREFORE, in consideration of the mutual covenants and promises herein, the parties agree as follows:

1. Scope of Work

1.1 Design Phase: The Contractor shall create a visual mockup of the building design in the simulated Player Build World ("PBW"). The design must meet the Company's specifications and may be modified and adjusted as required by the Company until the Company grants written approval of the PBW mockup.

1.2 Construction Phase: Upon Company approval of the PBW mockup, the Contractor shall construct the building on the Project Site in accordance with the approved design.

2. Payment Terms

2.1 Upfront Payment: The Company shall pay the Contractor an upfront amount of TEN THOUSAND (10000) Redmont Dollars upon the execution of this Contract.

2.2 Final Payment: The remaining FORTY THOUSAND (40000) Redmont Dollars shall be paid to the Contractor upon completion of the building to the Company's satisfaction and in compliance with the approved design and Redmont regulations.

2.3 All payments will be made via the command ‘/pay’ to the Contractor’s designated account.

3. Deadlines

3.1 PBW Mockup Deadline: The Contractor shall deliver the PBW mockup within SEVEN (7) calendar days from the Effective Date of this Contract.

3.2 Construction Deadline: The Contractor shall complete the construction of the building on the Project Site within THIRTY (30) calendar days of the Company’s written approval of the PBW mockup.

4. Modifications and Approvals

4.1 The Contractor agrees to revise and modify the PBW mockup as many times as necessary to meet the Company’s requirements.

4.2 The Company will notify the Contractor in writing when the PBW mockup is approved and construction can commence.

5. Termination

5.1 The Company may terminate this Contract at any time for cause if the Contractor fails to meet the PBW deadline, the construction deadline, or if the work provided does not meet reasonable professional standards.

5.2 Upon termination, the Contractor shall refund the upfront and final payment in its entirety should the work not yet be completed or approved by the company.

6. Independent Contractor

6.1 The Contractor shall perform all services under this Contract as an independent contractor and not as an employee of the Company. Nothing in this Contract shall be interpreted to establish an employment relationship, partnership, joint venture, or agency between the parties.

7. Confidentiality

7.1 The Contractor agrees not to disclose any proprietary or confidential information related to the Company, the Project Site, or the building design without the prior written consent of the Company.

8. Governing Law

8.1 This Contract shall be governed by and construed in accordance with the laws of Redmont. Any disputes arising out of or relating to this Contract shall be resolved in the courts of Redmont.

9. Entire Agreement

9.1 This Contract constitutes the entire agreement between the parties and supersedes all prior agreements, negotiations, and understandings, whether written or oral, relating to its subject matter.

9.2 This Contract may only be amended or modified in writing signed by both parties.

10. Miscellaneous

10.1 **Force Majeure:** Neither party shall be liable for delays or failure to perform caused by circumstances beyond their reasonable control, including but not limited to natural disasters, war, or government actions.

IN WITNESS WHEREOF, the parties have executed this Contract as of the Effective Date.

Brick and Browse Ltd.

Name: Pepecuu

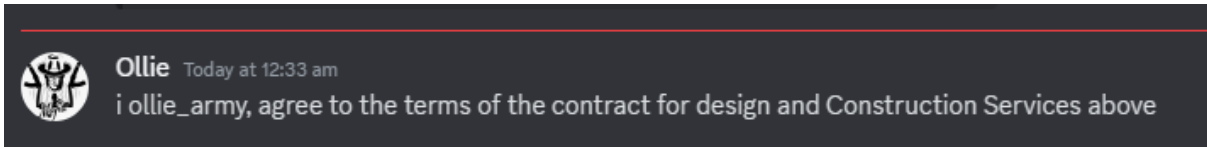
Title: CEO

Date: 31st of January 2025

Contractor

Name: Ollie_army

Date: 31/01/2025



Initial Payment (On the 31st of January 2025, 4.34pm UTC)

\$10,000 has been sent to Ollie_army!