



AND COURT OF THE CAYMAN ISLANDS

SE NO: OF 20

BRITISH WEST INDIES TEA TRADING Co. LTD FIRST PLAINTIFF

MARTIN RICHTER SECOND PLAINTIFF

AND: SUSAN LAMONTE-BERKMAN DEFENDANT

WRIT OF SUMMONS

TO: SUSAN LAMONTE-BERKMAN % Johnstone Law

Tropic Centre, 18 Earth Cl, Cayman Islands

Telephone Number 345-325-0578

Email : sberkman2025@gmail.com, slamonte@gmail.com

Address: Seven Mile Beach, Unit 9, Tropic Centre, 18 Earth Cl, Cayman Islands

THIS WRIT OF SUMMONS has been issued against you by the above-named Plaintiff in respect of the claim set out on the next page.

Within (14 days) after the service of this Writ on you, counting the day of service, you must either satisfy the claim or return to the Court Office, P.O. Box 495G, George Town, Grand Cayman, the accompanying Acknowledgment of Service stating therein whether you intend to contest these proceedings.

If you fail to satisfy the claim or to return the Acknowledgment within the time stated, or if you return the Acknowledgment without stating therein an intention to contest the proceedings, the Plaintiff may proceed with the action and judgment may be entered against you forthwith without further notice.

Issued this 11 day of September 2025.

NOTE - This Writ may not be served later than 4 calendar months (or, if leave is required to effect service out of the jurisdiction, 6 months) beginning with the date of issue unless renewed by order of the Court.

IMPORTANT

Directions for Acknowledgment of Service are given with the accompanying form

STATEMENT OF CLAIM

1. The First Plaintiff British West Indies Tea Trading Company Ltd (BWITT) is a company registered company under the laws of the Cayman Islands at all material times.
2. The Second Plaintiff is the sole owner and controller of the First Plaintiff.
3. The Defendant is the sole registered owner of two Units - Unit 49 and Unit 50) - located at Dorcy Drive in Industrial Park, George Town registered at Block 20B Parcel 243H10 and 243H11 respectively of the Cayman Islands Land Register.
4. The First Plaintiff and the defendant are joint registered owners in equal shares of premises at number 412 Northwest Point Road in West Bay, registered at Block 2C Parcel 149 ("the Cottage")
5. The First Plaintiff and the defendant are joint registered owners as tenants in common in equal shares of property located at Turtle Crest Lane, West Bay, registered at Block 1D Parcel 70 of the Cayman Islands Land Register ("the Turtle House").
6. The Second Plaintiff and the defendant are joint registered owner in equal shares of an apartment in Vienna, Austria ("the Vienna Apartment").
7. The Second Plaintiff was the sole owner and shareholder of Modern Island Living, a business involved in the distribution and sale of office and household furniture.
8. In about 2015 or thereabouts, the Second Plaintiff transferred his wine inventory in his business Farr Vintners (London) wine account to the Defendant for safekeeping, no time frame was fixed for the Defendant to retransfer the wine inventory to the Second Plaintiff
9. On the 8th day of May 2025, the First Plaintiff (BWITT), the Second Plaintiff and the Defendant entered into a binding agreement with the Defendant to divide assets beneficially owned by the Second Plaintiff and the Defendant ("the Agreement").
10. Under the terms of this Agreement, the parties were to take immediate steps to separate their assets, including the following specific actions:

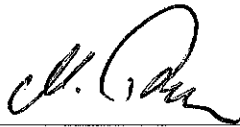
- i. Mini Warehouse (Unit 49) and registered at Block 20B Parcel 243H10 of the Cayman Islands Land Registry registered solely in the name of the Defendant were to be transferred to BWITT. The defendant has satisfied this term of the Agreement.
 - ii. Mini Warehouse (Unit 50) registered at Block 20B Parcel 243H10 of the Cayman Islands Land Register registered solely to the Defendant was to be transferred to the First Plaintiff for the sum of CI\$40,000.00, upon his request.
 - iii. Number 412 Northwest Point Road (the Cottage”) was to be marketed privately for sale with a target price of CI\$1.3 million
 - iv. The Second Plaintiff to resign as Director of Modern Island Living Ltd and transfer his shares to the Defendant as soon as the Agreement was executed.
 - v. The Defendant was to transfer her fifty per cent (50%) shares in the Vienna Apartment to the Plaintiff
 - vi. The Defendant was to provide BWITT with monthly statements of rental income and expenses for the Turtle House and the net rental income was to be divided equally between BWITT and the Defendant.
11. Under the terms of the Agreement, the Second Plaintiff performed his agreed terms contained at paragraphs (i) and (iv).
12. The Defendant has refused to perform her agreed terms contained in paragraphs (ii), (iii), (v), and (vi).
13. Specifically, from December 2024, the Defendant has withdrawn most of the rental proceeds from the Turtle House account and has failed and refused to furnish the Second Plaintiff with any monthly statements of rental income and expenses in accordance with Clause 3.4 of the Agreement. Theft Charges had been filed with the Commercial Crime Unit.
14. On July 14,2025, Mr. James Kennedy of KSG Law wrote a letter to the Defendant instructing her to fulfil her obligations under the Agreement on or before July 18,2025. This letter was served on the Defendant by her email address, which she has been using for over ten years as the Defendant has been hiding her residential and business address for the Second Plaintiff.
15. To date, neither the Second Plaintiff nor Mr. James Kennedy has received any response at all from the Defendant

AND THE PLAINTIFF claims:

1. Specific performance of the Agreement.
2. Costs of CI\$10,000.00 & 60,000.00 C.I. of Rental Funds

Or where the Plaintiff's claim is for a debt or liquidated demand only:

If, within the time for returning the Acknowledgment of Service, the Defendant pays the total amount claimed of [\$] (including interest and costs) further proceedings will be stayed. The money must be paid to the Plaintiff or the Plaintiff's Attorney.]



[Signature of Plaintiff or the Plaintiff's Attorney]

This Writ was issued by British West Indian Tea Trading Co. Ltd (BWITT), whose address for service is No. 412 Northwest Point Road, West Bay, P.O. Box ,Grand Cayman, Cayman Islands, KY1-

P.O. Box

THIS WRIT was issued by Martin Richter whose address for service is No. 412 Northwest Point Road, West Bay, P.O. Box , Grand Cayman, Cayman Islands, KY1-

GCR 1995 (Revised)

DIRECTIONS FOR ACKNOWLEDGMENT OF SERVICE OF WRIT OF SUMMONS

1. The accompanying form of *Acknowledgment of Service* should be completed by an Attorney acting on behalf of the Defendant or by the Defendant if acting in person.

After completion it must be delivered or sent by post to the Law Courts, P.O. Box 495, George Town, Grand Cayman.

2. A Defendant who states in his Acknowledgment of Service that he intends to contest the proceedings *must also serve a defence* on the Attorney for the Plaintiff (or on the Plaintiff if acting in person).

If a Statement of Claim is indorsed on the Writ (i.e. the words "Statement of Claim" appear on the top of page 2), the Defence must be served within 14 days after the time for acknowledging service of the Writ, unless in the meantime a summons for judgment is served on the Defendant.

If the Statement of Claim is not indorsed on the Writ, the Defence need not be served until 14 days after a Statement of Claim has been served on the Defendant.

If the Defendant fails to serve his defence within the appropriate time, the Plaintiff may enter judgment against him without further notice.

3. A *Stay of Execution* against the Defendant's goods may be applied for where the Defendant is unable to pay the money for which any judgment is entered. If a Defendant to an action for a debt or liquidated demand (i.e. a fixed sum) who does not intend to contest the proceedings states, in answer to Question 3 in the Acknowledgment of Service, that he intends to apply for a stay, execution will be stayed for 14 days after his Acknowledgment, but he must, within that time, *issue a Summons* for a stay of execution, supported by an affidavit of his means. The affidavit should state any offer which the Defendant desires to make for payment of the money by instalments or otherwise.

See over for notes for guidance

Notes for Guidance

1. Each Defendant (if there are more than one) is required to complete an Acknowledgment of Service and return it to the Courts Office.
2. For the purpose of calculating the period of 14 days for acknowledging service (or 28 days in the case of a writ served outside the jurisdiction pursuant to an order of the Court), a writ served on the Defendant personally is treated as having been served on the day it was delivered to him.
3. Where the Defendant is sued in a name different from his own, the form must be completed by him with the addition in paragraph 1 of the words "sued as (*the name stated on the Writ of Summons*)".
4. Where the Defendant is a FIRM and an attorney is not instructed, the form must be completed by a PARTNER by name, with the addition in paragraph 1 of the description "Partner in the firm of (.....)" after his name.
5. Where the Defendant is sued as an individual TRADING IN A NAME OTHER THAN HIS OWN, the form must be completed by him with the addition in paragraph 1 of the description "trading as (.....)" after his name.
6. Where the Defendant is a LIMITED COMPANY the form must be completed by an Attorney or by someone authorised to act on behalf of the Company, but the Company can take no further step in the proceedings without an Attorney acting on its behalf.
7. Where the Defendant is a MINOR or a MENTAL PATIENT, the form must be completed by an Attorney acting for a guardian *ad litem*.
8. A Defendant acting in person may obtain help in completing the form at the Courts Office.

IN THE GRAND COURT OF THE CAYMAN ISLANDS

CAUSE NO: OF 20__

BETWEEN: BRITISH WEST INDIES TEA TRADING Co. LTD FIRST PLAINTIFF
MARTIN RICHTER SECOND PLAINTIFF

AND: SUSAN LAMONTE- BERKMAN DEFENDANT

ACKNOWLEDGMENT OF SERVICE
OF WRIT OF SUMMONS

If you intend to instruct an Attorney to act for you, give that Attorney this form IMMEDIATELY.

Important. Read the accompanying directions and notes for guidance carefully before completing this form. If any information required is omitted or given wrongly, THIS FORM MAY HAVE TO BE RETURNED.

Delay may result in judgment being entered against a Defendant whereby the Defendant may have to pay the costs of applying to set it aside.

1. SUSAN LAMONTE-BERKMAN

+345 325 0578

Seven Mile Beach, Unit 9, Tropic Centre, 18 Earth Cl,

Grand Cayman, Cayman Islands

Email: selamonte@gmail.com sberkman2025@gmail.com

2. State whether the Defendant intends to contest the proceedings (tick appropriate box)

yes

no

3. If the claim against the Defendant is for a debt or liquidated demand, AND the Defendant does not intend to contest the proceedings, state if the Defendant intends to apply for a stay of execution against any judgment entered by the Plaintiff (tick box)

yes

no

Service of the Writ is acknowledged accordingly

(Signed).....

Attorney for

Please complete overleaf

Grand Court Rules - Vol II - Forms (2023 Revision)

Form No. 8

Notes on address for service

Attorney: where the Defendant is represented by an attorney, state the attorney's place of business in the Cayman Islands. A Defendant may not act by a foreign attorney.

Defendant in person: where the Defendant is acting in person, the Defendant must give the Defendant's post office box number and the physical address of the Defendant's residence or, if the Defendant does not reside in the Cayman Islands, the Defendant must give an address in Grand Cayman where communications for the Defendant should be sent. In the case of a limited company, "residence" means its registered or principal office.

Indorsement by Plaintiff's Attorney (or by Plaintiff if suing in person) of that Plaintiff's name, address and reference, if any, in the box below.

Martin Richter
412 Northwest Point Road
West Bay, P.O. Box ,Grand Cayman
Cayman Islands, KY1-

Indorsement by Defendant's Attorney (or by Defendant if suing in person) of that defendant's name, address and reference, if any, in the box below.

IN THE GRAND COURT OF THE CAYMAN ISLANDS

CIVIL DIVISION

CAUSE No. G OF

BETWEEN MARTIN RICHTER APPLICANT

AND SUSAN LAMONTE-BERKMAN RESPONDENT

EXHIBITS

Filed by **MARTIN RICHTER** litigant-in-person and the Applicant herein whose address for service is 417 Birch Tree Hill Road, George Town, Grand Cayman, Cayman Islands.



3rd Floor, One Capital Place
Shedden Road, George Town
PO Box 2255
Grand Cayman KY1-1107
Cayman Islands
T: +1 345 949 0003

E: jameskennedy@ksglaw.ky
www.ksglaw.ky

14 July 2025

Sent by: E-mail
and Hand

Suan Berkman
PO Box 1-361
Grand Cayman
selamonte@gmail.com

Attention: Susan Berkman

Dear Ms. Berkman,

RE: Martin Richter and Agreement dated 8th of May 2025

We refer to the above matter and confirm we are instructed to write to you by Mr Richter.

On the 8th of May 2025 you, Mr Richter and British West Indies Tea Trading Company Ltd ("BWITT"), a company wholly owned and controlled by Mr Richer entered into a binding agreement to divide assets beneficially owned by you and our client (the "Agreement").

This agreement was initialed by you at the bottom of every page, dated on the final page and signed by you before a notary public. Furthermore, clause 5.0 of the agreement notes that you were advised to seek independent legal advice and have either done so or declined to do so but wish to enter into the agreement either way.

Under the terms of the Agreement the parties were to take immediate steps to separate their assets including the following specific actions:

1. Mini Warehouse Unit 49 was to be transferred to BWITT
2. Mr Richter was to resign as director of Modern Island Living Ltd and transfer his shares to you
3. You were to transfer your 50% share in the Vienna Apartment to our client.

KSG Attorneys at Law is a body corporate carrying on business in accordance with the Legal Practitioners (Incorporated Practice) Regulations (2006 Revision) and is incorporated in the Cayman Islands as an ordinary company as KSG Attorneys Ltd.

4. You were to transfer Mini Warehouse Unit 50 to our client for the sum of \$40,000 upon our client's request.
5. 412 Northwest Point Road (the "Cottage") was to be marketed privately for sale with a target price of CI\$1.3M.
6. You were to provide BWITT with monthly statements of rental income and expenses for the Turtle House and the net rental income shall continue to be divided equally between BWITT and SB until such time as the Turtle House is sold.

We are instructed that since signing the Agreement you have failed to comply with the terms of the Agreement and specifically have failed to co-operate in the actions outlined at points 1-5 above.

With respect to the income and expenses of the Turtle House we are further advised that you have withdrawn the entire rental proceeds from the account which is not only a breach of the Agreement but constitutes the criminal offence of theft.

Our client remains committed to fulfilling the terms of the Agreement and is ready, willing and able to comply with his obligations under the Agreement.

Please note that should you not co-operate with our client and take all steps necessary to fulfill your obligations under the Agreement on or before the 18th of July 2025 including providing an account of the Turtle House rental income and paying our client his share, our client will proceed to enforce the Agreement by seeking specific performance of it through the Grand Court of the Cayman Islands and all legal costs associated with that action will be sought from you. He will further report you to the Financial Crimes Division of the RCIPS with respect to your theft of the Turtle House rental income.

We trust this will not be necessary and look forward to hearing from you.

Yours faithfully



KSG

KSG Attorneys at Law is a body corporate carrying on business in accordance with the Legal Practitioners (Incorporated Practice) Regulations (2006 Revision) and is incorporated in the Cayman Islands as an ordinary company as KSG Attorneys Ltd.

AGREEMENT FOR THE DIVISION OF PROPERTY

THIS AGREEMENT FOR THE DIVISION OF PROPERTY IS MADE AT GEORGE TOWN, GRAND CAYMAN, CAYMAN ISLANDS AS OF THE 8th DAY OF MAY 2025

BETWEEN:

SUSAN (LAMONTE) BERKMAN

of PO Box 10361, Grand Cayman KY1-1004

("SB" which term shall include her successors in title)

AND

BRITISH WEST INDIES TEA TRADING COMPANY LTD.

of PO Box 1845, Grand Cayman KY1-1110

("BWITT")

AND

MARTIN RICHTER

of PO Box 1845, Grand Cayman KY1-1110

("MR" which term shall include his successors in title)

WHEREAS MR and SB, not being married nor in a civil partnership, have mutually agreed to divide their assets in accordance with this Agreement;

WHEREAS MR's share of the assets are held in the name of BWITT, which is 100% owned and controlled by him, and MR agrees to bind BWITT to the terms of this Agreement;

NOW THEREFORE IT IS AGREED AS FOLLOWS:

1.0 The Warehouses, MIL and Vienna Apartment

- 1.1 There are two Mini-Warehouses located at Block 20B Parcel 243H10, units 49 and 50 ("the Warehouses") are registered in the name of SB. MR currently owns and controls

another Cayman company, being Modern Island Living Ltd. ("MIL"). There is an apartment in Vienna, Austria that is currently registered in the name of SB, ("Vienna Apartment"). *and MR* 

- 1.2 Upon signing of this Agreement, Warehouse unit #49 shall be transferred to BWITT for a peppercorn by SB who shall then direct the attorney to provide BWITT with validly executed and notarized transfers of land it being agreed the transfer of Warehouse unit #49 is being given in consideration of MR providing SB with his resignation of as director from MIL together with a validly executed and notarized transfer of all the shares of MIL to SB, and a duly executed resolution approving the transfer to SB, to be provided upon signing of this Agreement
- 1.3 Upon receipt of the paperwork from BWITT for the share transfer to her in MIL and the resignation of MR as Director of MIL, SB further agrees to transfer her 50% share of the Vienna Apartment to MR. MR will provide SB with the necessary paperwork to effect the Vienna Apartment transfer under Austrian law, and MR agrees to permit SB access to the Vienna Apartment at a date to be agreed between them, so she can remove her belongings.
- 1.4 SB shall transfer Warehouse #50 to BWITT for a transfer price of C\$40,000 and BWITT may request this transfer to take place any time but no later than the date of the Cottage sale, and BWITT shall pay SB the transfer price of C\$40,000 in exchange for SB executing a transfer of land to BWITT for Warehouse #50. SB agrees not to sell the Warehouse #50 to any other person or entity at any time prior to the sale of the Cottage.
- 1.5 All rental income up to and including the date of the actual registration of the transfer of Warehouse #49 to BWITT shall belong to BWITT.
- 1.6 All stamp duties, registration fees and legal fees due on the transfer of land of the Warehouses shall be paid by BWITT and all stamp duties, registration fees and legal fees due on the transfer of shares and assets in MIL from MR to SB shall be paid by SB.

Initials MR: 

Initials SB: 

- 1.7 MR agrees that SB will be the sole owner of the MIL bank account at Butterfield Bank, and MR will not close the bank account while the change of shareholder is being processed and SB will be the sole owner of the Honda Civic vehicle and MR will be the sole owner of all other vehicles currently registered in his name or in the name of BWITT, and MR will be the sole owner of the Farr Vintners (London) wine account and SB will sign any necessary papers to remove her name from the Farr Vintners (London) wine account.

2.0 The Cottage

- 2.1 BWITT and SB currently jointly own a house and land located at 412 Northwest Point Road, having legal description West Bay Block 2C Parcel 149 ("the Cottage").

- 2.2 The Cottage will be marketed for sale by MR and SB privately for sale for a period not to exceed three (3) months, at a target sale price of C\$1.3 million. If either party finds a buyer, they shall be entitled to a payment of 3% of the sale price to be deducted from the sale proceeds. Thereafter if no buyer is found privately, then at the end of the three month period from the date of this Agreement, the parties hereby agree that the Cottage will be listed with a CIREBA licensed real estate company mutually chosen by them ("the Realtor"), and the parties agree to sign the listing agreement within three (3) business days of such listing agreement being prepared by the Realtor. The Cottage shall be listed for no less than a minimum amount based on comparable prices of properties for sale or sold nearby within a one year time period, or such other amount recommended by the Realtor. ~~Such listing agreement may be renewed by mutual agreement of the parties hereto for a further period not to exceed twelve months.~~ Both parties agree that the sale price shall only be an amount that they both agree to and not allow force majeure, or sudden recession/downturn economic factors to influence the sale price. The Cottage shall remain listed until it is sold.

- 2.3 The sale of the Cottage shall be handled by an attorney on behalf of SB and BWITT, and upon the sale of the Cottage the attorney shall pay out the proceeds of the sale of the Cottage as follows:

- 2.3.1 any 3% of the sale proceeds due to either one party as set out in 2.2 aforesaid, or commission due to a Realtor and all legal fees for the sale of the Cottage shall be deducted from the proceeds of sale; and

Initials MR:

Initials SB:

- 2.3.2 the amount of C\$80,000 due to SB shall be paid to SB from the proceeds of sale of the Cottage;
- 2.3.3 any outstanding utilities due as of the date of the sale of the Cottage shall be deducted from the proceeds of sale; and
- 2.3.4 the balance of the proceeds after deduction of amounts listed in 2.3.1 – 2.3.4 above, shall be divided equally as to 50% of the proceeds payable to BWITT and 50% of the proceeds payable to SB.
- 2.3.5 Both parties agree to adhere to the terms of this Agreement, clauses 2.3.1 to 2.3.4 when selling the Cottage and if one party does not adhere to the terms of this Agreement 2.3.1 to 2.3.4, then the other party shall not be obliged to complete the sale and the breaching party shall be responsible for all real estate commission due to the realtor or legal fees due to the attorney.

2.4 Until such time as the Cottage is sold:

- 2.4.1 the parties agree that SB and MR may continue to reside in the Cottage in consideration of each of SB and BWITT paying 50% of the utilities and maintenance expenses associated with the Cottage (such maintenance expenses limited to cleaning, landscaping and garbage removal).
- 2.4.2 SB and BWITT agree to share the cost of any repairs associated with the Cottage on an equal basis and the obligation to contribute to 50% of the repairs shall apply regardless of whether either party is living in the Cottage at any time.

3.0 The Turtle House

- 3.1 BWITT and SB currently own a house and land located at West Bay Block 1D Parcel 70 in equal ½ shares as proprietors in common ("the Turtle House").

Initials MR:

Initials SB:

- 3.2 On or before the date falling twenty-four (24) months from the date of this agreement, (or such earlier date if mutually agreed by SB and BWITT) the Turtle House will be marketed for sale by MR and SB privately for sale for a period not to exceed three (3) months, at a target sale price to be determined at that time. Thereafter if the Turtle House has not been sold during that 3 month sale period, then BWITT and SB hereby agree that the Turtle House will be listed for sale by a CIREBA licensed real estate company mutually chosen by them ('the Realtor'), and both parties agree to sign the listing agreement within three (3) business days of such listing agreement being prepared by the Realtor. Both parties agree to sell the Turtle House for no less than C\$675,000, or such higher amount recommended by the Realtor. ~~Such listing agreement may be renewed by mutual agreement of the parties hereto for a further period not to exceed twelve months.~~ Both parties agree that the sale price shall only be an amount that they both agree to and not allow force majeure, or sudden recession/downturn economic factors to influence the sale price. 
- 3.4 The rental income from Turtle House shall continue to be divided equally between BWITT and SB and SB shall provide BWITT with monthly statements of rental income and expenses for the Turtle House and the net rental income shall continue to be divided equally between BWITT and SB until such time as the Turtle House is sold. ~~The parties agree that if one party is handling the administration of the rentals then they should be entitled to an administrative fee of C\$600 per month to be deducted from the gross rental income. If either party cannot attend to the administrative tasks in any month then the administrative fee can be paid to a third party agreed between them.~~ 
- 3.5 The sale of the Turtle House shall be handled by an attorney on behalf of SB and BWITT and upon the sale of the Turtle House the attorney shall pay out the proceeds of the sale of Turtle House as follows:
- 3.5.1 any commissions due to a Realtor (if any) and legal fees for the sale of the Turtle House shall be deducted from the proceeds of sale; and
- 3.5.2 any outstanding utilities due as of the date of the sale of the Turtle House shall be deducted from the proceeds of sale; and

Initials MR: Initials SB: 

3.5.3 the balance of the proceeds after deduction of amounts listed in 3.5.1 – 3.5.2 above, shall be divided equally as to 50% of the proceeds payable to BWITT and 50% of the proceeds payable to SB.

3.6 Until such time as the Turtle House is sold:

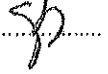
3.6.1 SB and BWITT shall share the cost of any repairs or upgrades associated with the Turtle House on an equal basis. Any upgrades or repairs are to be reviewed and agreed by both parties prior to any purchases or work done and then the repairs or upgrades shall be done on a cost-effective reasonable basis and the cost of repairs shall first be deducted from the rental income of the Turtle House and if the rental income is not sufficient to cover the cost, then the excess shall be paid by each of SB and BWITT as to 50% each;

3.6.2 Management of the rentals of the Turtle House shall be undertaken only by SB or MR and no other party shall be involved or entitled to rental management or rental income of the Turtle House, prior to the sale of the Turtle House.

4.0 SB and MR agree that any other joint assets of their relationship shall be divided up by mutual agreement failing which, such assets shall become the sole responsibility and ownership of the party currently in actual possession of such assets as of the date of this Agreement. SB and MR further agree that each may leave their personal possessions that are currently in the Warehouses, the Cottage, and the Ironshore property (that is owned by BWITT) until such time as the Warehouses or the Cottage are sold, or when BWITT asks for the property to be removed from Ironshore property.

5.0 Both parties acknowledge and agree that they have been advised by Magda Embury, Attorney-at-Law to seek independent legal advice and as of the date of signing this agreement, have either done so and still wish to enter into this agreement, or have declined to do so and still wish to enter into this Agreement. Both parties acknowledge and agree that Magda Embury Attorney-at-Law acts for both parties in relation to the drafting and preparation of this Agreement and in the event of a dispute relating to this

Initials MR: 

Initials SB: 

Agreement, cannot act for either party and both parties must seek independent legal representation in the event of dispute or in the event either party wishes to sue the other for breach or non-performance of this Agreement. Both parties agree to share the legal fees for the legal work associated with preparation of this Agreement.

- 6.0 This Agreement shall continue until both the Cottage and the Turtle House are sold and closing of the sale has been concluded.
- 7.0 This Agreement forms the entire agreement between the parties and shall not be assigned to any other party or amended, varied or extended other than by a formal Deed of Variation agreed and executed by both parties in writing.
- 8.0 This Agreement shall be construed and governed by the laws of the Cayman Islands.

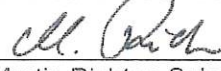
In witness whereof, this Agreement is made and dated as of this 8th day of May 2025.


Notary Public

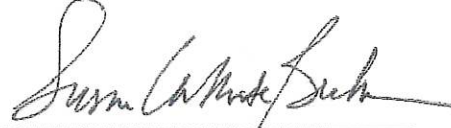

Martin Richter


Notary Public

British West Indies Tea Trading Company Ltd.


Per: Martin Richter, Sole Director


Notary Public


Susan (Lamonte) Berkman

Initials MR: 

Initials SB: 

Checking & Saving Account
Martin Richter & Susan Ellen Berkman

Bank: CIBC FCIB HOUSE, 25 Main Street

USD ACCOUNT
C.I. ACCOUNT

104690098
1549863

TRANSFERS IN QUESTION			Name	Date	Amount	Currency
			Draft #1655632	10-Dec	987.66	USD
			Mervyn Williams	28-Mar	4200	USD
			Harbour Walk	15-Apr	828.1	USD
			Susan Berkman	30-Apr	7317.07	USD
			Lester Douglas Bryan	8-May	100	USD
			Magda Embury	9-May	1684	USD
			Harbour Walk	9-May	819.02	USD
					<u>15935.85</u>	USD
			Magda Embury	6-Jan	400	C.I.
			Mervyn Williams	29-Jan	4200	C.I.
			Harbor Walk	7-Jan	572.24	C.I.
			Harbor Walk	5-Feb	559.42	C.I.
			Mervyn Williams	28-Feb	4200	C.I.
			Harbour Walk	12-Mar	559.42	C.I.
			Transfer To #104 S.Lamonte	26-Mar	6000	C.I.
			Transfer To #104 S.Lamonte	17-Apr	3600	C.I.
			Transfer To #104 S.Lamonte	7-May	3000	C.I.
			Modern Island Living	16-Jun	1200	C.I.
			Transfer To #104 S.Lamonte	8-Jul	4000	C.I.
			Transfer To #104 S.Lamonte	29-Jul	925	C.I.
			Transfer To #104 S.Lamonte	8-Aug	4000	C.I.
					<u>33216.08</u>	C.I.

Compose

Inbox

975

Starred

Snoozed

Sent

Drafts

39

More

Labels



Date: 28 May 2025 at 5:49:15 AM GMT-5
To: Farm Fresh <345@farmfresh.ky>

Sehr geehrter Herr Richter!

Selbstverständlich ist dies möglich, allerdings werden Sie zusätzlich eine Apostille benötigen bzw eine beglaubigte Übersetzung der Beglaubigungs-
welchem Land Sie die Beglaubigung vornehmen lassen wollen.

Jedenfalls würde ich vorab meine Kostennote für die Erstellung der Urkunde zumailen und nach Bezahlung die Urkunde selbst versenden.

Mit freundlichen Grüßen

Dr. Paul Fister

Öffentlicher Notar
Favoritenstraße 81
1100 Wien
Tel: 01/64 10 400
Fax: 01/64 10 400-40

EZ 3195, KG 01101 Favoriten,

On 22 May 2025, at 5:46 AM, Farm Fresh <345@farmfresh.ky> wrote:

GM All

Susan the appointment is on Monday the 26th of May, at 1.45 PM at the office of Dr. Fister.

The office looks easy to find, it's between Kepler platz and the Main Railway Station. Close to the Hofer

Dr. Fister Paul

Favoritenstraße 81

① Upgrade

