This Agreement is between grayboy1000 (“Borrower”) and Vendeka Redmont Bank (“Lender”).

1. Loan

Lender agrees to loan Borrower $150,000.

Borrower agrees to use the loan funds only for the purchase of the property legally known as S016 (“Property”). Borrower shall use the loan funds only for that purchase.

Borrower agrees to submit additional plots C480 and av-c041 as additional collateral, and for all purposes applicable in this document, these plots shall also be regarded under term “Property”.

Borrower agrees to acquire legal ownership or control of the Property within twenty-four (24) hours after receiving the Loan proceeds.

Within twenty-four (24) hours after receiving the Loan proceeds, Borrower shall provide Lender with screenshot proof confirming Borrower's ownership of the Property.

2. Repayment

Borrower agrees to repay the loan with 5.0% monthly fixed interest through bi-weekly payments due 14 days after issuance of the loan. As determined by the loan terms specified by the application used by Lender to issue the loan.

3. Security

The loan is secured by the Property.

The parties agree that this Security Agreement creates a Purchase Money Lien under the Property Lien Act. The Lien secures the Borrower's obligations under this Agreement, including repayment of principal, interest, late fees, court costs, and any other amounts lawfully owing.

Until paid in full, Borrower agrees not to sell, transfer, abandon, gift, further encumber, or otherwise dispose of the Property without Lender’s written consent.

Borrower agrees to maintain all requirements necessary to avoid eviction from the Property, including maintaining at least 6 hours of playtime in each 30-day period if failure to do so would cause eviction. Borrower shall not take any action that causes or materially risks eviction.

4. Purchase Money Lien

Borrower shall, immediately upon acquiring the Property and whenever requested thereafter, execute and complete all actions necessary to create, perfect, preserve, renew, migrate, or enforce the Lender's Lien under the Property Lien Act.

Borrower shall pay all costs, fees, and expenses required to create, register, perfect, renew, maintain, or otherwise administer the Lien, including any filing fee imposed by the Department of Commerce under the Property Lien Act. If Lender pays any such amount on Borrower's behalf, the amount paid shall immediately become part of the secured obligations under this Agreement and shall bear interest at the rate applicable to the Loan.

5. Default

Borrower defaults if Borrower:

a. misses a payment and fails to cure it within 72 hours after written notice;
b. uses the loan funds for anything other than the purchase of the Property;
c. fails to acquire or secure the Property within 24 hours of receipt of funds;
d. sells, transfers, abandons, gifts, further encumbers, or otherwise disposes of the Property without Lender’s written consent;
e. falls below any required playtime threshold, including 6 hours of playtime in any 30-day period, where doing so would cause eviction;
f. alters, misuses, neglects, or otherwise changes the Property or Borrower’s status in relation to the Property in a way that causes or materially risks eviction;
g. denies Lender’s security interest;
h. fails or refuses to complete any act necessary to create, perfect, preserve, migrate, or maintain the Lien under the Property Lien Act, including accepting any required SIH Agent invitation or cooperating with any Registry filing; or
i. otherwise materially breaches this Agreement.

Upon default, Lender may declare the full unpaid balance immediately due and may seek court enforcement against Borrower and the Property.

In the event of default, Borrower agrees to immediately transfer the Property to a representative of the Lender or designated by Lender. Time is of the essence.

6. Release

Once the loan is paid in full, Lender agrees to confirm the mortgage is satisfied and reasonably cooperate in releasing any security interest.

7. Law

This Agreement is governed by the laws of the Commonwealth of Redmont.