

PROJECT COMPANY GmbH
Address . . . state . . . street . . .
[e-mail address](#)

Copy:
Outsourcing: East Electric Company, Ltd.
20, Felix Kanitc St.
1606 Sofia, Bulgaria



Client Code : LC.42/328

LETTER CONTRACT *

Dear Mr. _____,

Re. Project: PREFABRICATED HOUSES and HALLS

This Letter Contract (LC) is to confirm that we, International Investment Council, (IIC) DBA* formation of East Electric Company LLC., Washington, D.C., U.S.A. - are ready and have the ability to provide you, . . . **PROJECT COMPANY GmbH . . .**, as [Project Company \(PC\)](#) through our European autocuing, East Electric Company Ltd., Bulgaria, professional service as follow:

Project financial modeling—full set of documents for project finance*

as we have been requested in your letter dated 28/11/2023. This confirmation follows our long-term communications with you and Advisory Board Resolution of 39 September 2023. We hereby propose the following general terms and conditions in two phases:

A. [Project Development Phase:](#)*

1. **Confirmation** of this **LC** – date of confirmation means the last of both, the date you return this **LC** signed and formed and receiving admission fee* down payment wire transfer.
2. **Project Overview**, incl. the first official budgeting of cash flows to meet the requirements of credit institutions and insurers, such as the US Export Credit Agency (ECA - EXIM) - and such other certificates, contracts and other documents and information that any ECA may request upon completion of applications.
3. **Information**. PC shall provide all necessary technical data and other information on date-to-date bases about the **Project**—production facility and technology in connection thereof (specification and commercial information), full corporates financial information and about the business environment on the area where the **Project** domiciles – all required for making business & environmental planning, submitted on a day-to-day bases in close cooperation and permanent direct contact with our CEO, referring the following topics:
 - Annual returns of for the last three years of PC with comments by your accounting services provider in terms of creditworthiness;
 - Engineering project (if any);
 - PC's profile; *and*
 - Business environmental review on the place of business where the PC's project domiciles;
 - All required for making environmental study and business plan.

One month

from the date of your confirmation of the LC

4. **Own Funds Participation**. PC shall apply for participate in the credit transaction without so called “own funds” and/or in an amount, equal to 15 percent of the export buy-sell contract (depending on the EXIM’ decision, based on the financial project), wired to each separate U.S. exporter or a lump sum directly to the EXIM.

* with links (URL) for facilitating online terminology-specific support when you read it online

5. **Admission Fee Deposit Quota.** Admission Fee Deposit Quota disbursement encompassing as follows: client registration fee for online privilege access, filing fee of the ECA, regular round business trip(s) expenses and outsourcing office overheads properly covering those costs integrally connected to the Project (allowance hereunto does not include IIC experts' salaries and profit).

€ 15,000.-
payable in two parts

6. **Business Plan.** IIC shall make the first issue of financial modeling for loan application and project managing, including [i] Cash-flow Pro-Forma Budgeting, [ii] all kind of profitability evaluations, required by the ECA, [iii] Online Cash-flow Control System based on dynamic software, and [iv] quantitative financial risk assessment. It will be made by IIC's training outsourcing companies in order to be escaped any possible dependence of the results from both—PC and IIC.

Service Remuneration, unavoidable for startup regardless of and influencing the end result, including get to know exchange information and pre-design expert financial risk assessment (if the results of ordinary risk assessment so required) – 1st part as a preliminary / advance payment.

€ 3,000.-

7. **EIGHTER (8R) 7+1 Factor Risk Assessment Program** is an extremely important part of the Project's financial model for its approval by the lender (ECA)—to grant the loan—and the insurer—the insurance part of the total value of the interest. Both - our experts, your one (in the capacity of the legal-licensed owner of the software), and an independent expert will make risk assessment expertise.

€ 12,000.-

B. "Steps-to-Follow" Phase,* strictly:

- a) **Professional Service Cost-Plus Fixed Fee (CPFF) Contract*** conclusion; to be delivered to for review and approval process.
- b) **SWAT Analyses**, modification of the Cash-flow Pro-forma of the Business Plan into Excel-active program file of action plan and financial remote control system;
- c) **Indemnity (optional).** IIC may prepare (if required), print and provide corporate first-mortgage equity bonds as security, backed by the PC's (or Joint Venture PC's) shares and bond indenture draft that the parties therein will sign; the number of the bonds is equal to the number of installments that amortize the debt; the bond maturity terms co-exist with the debt life.
- d) IIC works on **"arm's-length principle"*** and **"Client-Centered" investment advisor "fee-only bases"**, therefore it does not collect commission or bonuses.

The bulk of IIC's obligations will be redirected to our EU outsourcing in Bulgaria – East Electric Company Ltd., using free our licensed software. Thus, we are going to walk you through the loan application process, and hopefully you'll be able to see the results right online.

We await your approval.

RESPECTFULLY SUBMITTED,


Prof. George Angelow, CEO

Confirm outsourcing service,
East Electric Company, Ltd.,

Kaloijan Penkov, CEO

APPROVED,

....., CEO

 **International Investment Council**

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INITIALS: