

STRICTLY PRIVATE AND CONFIDENTIAL

To:

Name: _____

Address: _____

Date: _____

Dear Sir, Madam,

Re: Confidentiality Agreement

You have expressed an interest in a possible investment in Voyager Park (the **Project**) through the (possible) acquisition or issuance of shares in Willems Ventures (the **Company**). Besides the Project, the Company also holds ownership in the following two projects: McBläck and Sollefteå24.

In order to further assess and evaluate the indirect - through acquisition or issuance of shares in the share capital of the Company - investment in the Project (the **Investment**), you will be provided with confidential information concerning the Project and the Company on the condition that you shall have committed yourself to comply with the terms and conditions set out in this confidentiality agreement (the **Confidentiality Agreement**).

More specific, in consideration of the Company, the current shareholders or the Company will provide you with certain information (the **Confidential Information**) to enable you to ascertain whether you wish to make the Investment. On this basis, the Company and you and your affiliates hereby agree as follows:

More specific, in consideration of the Company, the current shareholders or the Company will provide you with certain information (the **Confidential Information**) to enable you to ascertain whether you wish to make the Investment. On this basis, the Company and you and your affiliates hereby agree as follows:

1. For a period of two (2) years from the date hereof, you shall keep and shall procure that you keep the Confidential Information confidential and you shall apply no lesser security measures and degree of care than those which you would apply to your own confidential information and to take all reasonable steps to ensure that the Confidential Information is at all times securely kept and that access thereto is physically restricted to those persons who are entitled to such access.
2. You shall use the Confidential Information, and shall provide such information to your representatives, only to the extent reasonably necessary for the purpose of evaluating, negotiating, financing and concluding the Investment and subject to the obligations pursuant to this Confidentiality Agreement.
3. You shall (i) not make copies or otherwise produce or duplicate Confidential Information, except as may be reasonably necessary for the purposes of evaluating the Project and the Company; (ii) shall treat the Confidential Information in accordance with all applicable data protection laws; and (iii) acknowledge and agree that the Confidential Information will remain the exclusive property of the Company and that no right or license is granted to you or them in relation to the Confidential Information other than as expressly set forth in this Confidentiality Agreement.
4. You shall disseminate the Confidential Information, whether to your or your affiliates' employees, officers, directors, agents or professional advisers, only in confidence and only to such individuals whose duties justify the need to know and you shall procure that all such individuals are bound by the same restrictions as laid down in this Confidentiality Agreement as to confidentiality.
5. Parties agree that this undertaking is strictly confidential. No party shall, without the prior written consent of the other party disclose to any person or entity, or make a public announcement regarding parties' discussions (in respect of the Investment), this Confidentiality Agreement or the Confidential Information, or the fact that discussions are or may be taking place between the parties, unless required to be disclosed to the extent required by law, provided that, in such case the relevant party shall promptly notify the other party in writing of any such obligation.

6. The obligation of confidentiality will further not apply to any part of the Confidential Information which:
 - a. is, at the time of disclosure, publicly known;
 - b. becomes at a later date publicly known through no breach of the terms of this Confidentiality Agreement or a wrongful act on part of you;
 - c. you can demonstrate by written records that the information was in its possession or known to it before receipt of the Confidential Information and which was not previously acquired under an obligation of confidentiality;
 - d. was disclosed to you without restriction on disclosure by a third party who has the lawful right to disclose such information.
7. The Company, the current shareholders and its advisors and their respective directors, employees and advisers make no representations with respect to and do not warrant the accuracy of any Confidential Information but shall furnish the same in good faith to the best of their knowledge and ability.
8. You and your affiliates shall not, without Company's written consent, approach any person who to your knowledge is connected in any way with the Company and/or the Project other than after written approval of the Company.
9. At any time upon the request of the Company or its advisors or on conclusion of our evaluation of the Company, you confirm that you will return or procure the return of each and every copy of Confidential Information given by the Company in written form within five days of demand. You shall however be entitled to keep one set of copies of Confidential Information for administrative purposes. Further, you may retain copies of Confidential Information that are stored on your IT backup and disaster recovery systems until the ordinary course deletion thereof, and in such event, you shall continue to be bound by the terms and conditions of this Confidentiality Agreement with respect to such retained Confidential Information.
10. This undertaking may not be assigned by either party without the prior written consent of the other party.
11. This Confidentiality Agreement shall become effective on the date of signing and is concluded for a period of 2 years, unless terminated by either party upon 30 days' notice. The obligations of confidentiality survive expiration or earlier termination of this Confidentiality Agreement for 2 years.
12. This Confidentiality Agreement may be executed in one or more counterparts (including electronically-transmitted counterparts), each of which shall be deemed an original and all of which together shall constitute one and the same agreement.
13. This Confidentiality Agreement shall be governed by, and construed in accordance with, the laws of the SWEDEN, VÄSTERNORRLAND without regard to the choice of law provisions thereof. The exclusive place of jurisdiction is SWEDEN, VÄSTERNORRLAND.

Willems Ventures.

Nayiem Willems.
Statutory Director

Acceptance of the conditions, as stated above, under which Confidential Information concerning the Company will be given to you, is acknowledged and agreed by:

Name:

Signature: