



**Efuel EFN, Corporation**  
1212 South Main Street  
Wildwood, Florida 34785

email: [efuelefn@yahoo.com](mailto:efuelefn@yahoo.com)  
phone: (352) 326-8381  
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March 29, 2015

eFUEL EFN CORPORATION announcing, to their shareholders, business activity for first quarter of 2015, that they had signed agreement to purchase property at 301 and Ronald Regan Turnpike in Florida. Else, company signed lease agreement on build board sign with Blue Sky Leisure Corporation DBA Woody's BB-Q.

Ljubica Stefanovic, President

## SELLING AND PURCHASING AGREEMENT

This Selling and Purchasing Agreement made this 3<sup>rd</sup> day of February, 2015 between eFUEL EFN, CORPORATION, a Florida Corporation and Ljubica Stefanovic, an individual, (the "Buyer"), or assigns, to enter into an Agreement for Sale and Purchase (the "Agreement"), with Owner of Record Euro-American Finance Network Inc. a Florida Corporation (the "Seller"), in form to be negotiated by parties, to acquire the above referenced real property free and clear of all debt, notes, lien, and in compliance with Environmental Agency upon the following terms.

1. **Property:** The Real property is commonly referred to as the Cherokee Trading Post located at 1212 S. Main Street, Wildwood, FL 34785. See attached survey.
2. **Purchase Price:** The purchase price, which assumes a purchase money mortgage financed transaction, shall be one Million Seven Hundred Fifty Thousand U.S. Dollars (\$1,750,000.00), and 500,000,000 (five hundred million) of company Common stock with price of .01 cent per share.
3. **As-Is-Where-Is, With All Faults Sale:** The sale of the Property is being made on an "as-is-where-is-with -all-faults" basis. As such, it is assumed that the Buyer has toured the property and is aware of its condition and that the Seller will not be responsible for making any capital improvements to the Sproperty as part of the transaction.
4. **Earnest Money Deposits:** Upon execution of Buyer(s) finding required financial support from mortgage institution in 90 days, Buyer(s) will deliver at closing 500,000,000 (five hundred million) of company common stock to Seller.
5. **Escrow Agent:** Title insurance company or attorney will be agreeable by both parties.
6. **Due Diligence Period:** Buyer shall complete any due diligence before execution of the purchase sale contact.
7. **Conditions to Closing:** The closing shall be contingent upon the following conditions: (a) Cash at closing with approved financial support to the Buyer, and (b) certification of company's shares of common stocks.

the Buyer, and certification of company common shares.

- 8. **Close of Escrow:** The Closing shall occur immediately upon Buyer was approved to finances from the bank(s).
- 9. **Assignment of Agreement:** The Agreement shall be assignable to a party agreeable by both, Buyer and Seller.
- 10. **Cost and Expenses of Transaction:** Cost and expenses of transaction shall be paid as follows:

TITLE POLICY	BUYER <u>  X  </u>	SELLER <u>      </u>
DOCUMENT STAMPS ON DEED	BUYER <u>  X  </u>	SELLER <u>      </u>
DOCUMENT STAMPS ON MORTGAGE	BUYER <u>  X  </u>	SELLER <u>      </u>
SURVEY ( included with this notes)	BUYER <u>  X  </u>	SELLER <u>      </u>
DEED RECORDING FEES	BUYER <u>  X  </u>	SELLER <u>      </u>
CLOSING COST	BUYER <u>  X  </u>	SELLER <u>      </u>

All parties understand that this is a binding Agreement to Sell and Purchase only and is subject to the Buyers approval from the bank(s) on mortgage to finance Selling and Buying Agreement, and is a only contract between Seller and Buyer.

Seller, upon execution of a binding Agreement incorporating the above terms, shall provide to Buyer with a copy of any and all property-related documents in the Seller's possession or control.

This Sell and Purchase Agreement indicate Seller and Buyer desire to bind this Agreement that includes the above terms by signing in the space provided.

*Ljubica Stefanovic*  
 Ljubica Stefanovic, and, on behalf of  
 eFUEL EFN, CORPORATION

*Slavoljub Stefanovic*  
 Slavoljub Stefanovic, and ,on behalf of  
 EURO-AMERICAN FINANCE  
 NETWORK, INC.

On this 26<sup>th</sup> day of January, 2015

STATE OF FLORIDA  
COUNTY OF Sumter

The foregoing instrument was acknowledged  
 before me this 3 day of February, (Year) 2015  
 by Ljubica Stefanovic  
 (Name of Person Acknowledging)

NOTARY SEAL  
Cathy H. Watson  
 (Official Notary Signature)  
Cathy H. Watson  
 (Name of Notary Typed, Printed  
 or Stamped)

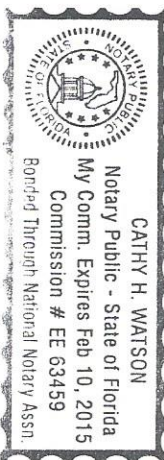
Personally known: \_\_\_\_\_  
 or Produced Identification   ✓   and Buy Purchasing Agreement- 2  
 Identification Produced.   ✓    
FL.DL. 531520505260

STATE OF FLORIDA  
COUNTY OF Sumter

The foregoing instrument was acknowledged  
 before me this 3 day of February, (Year) 2015  
 by Slavoljub Stefanovic  
 (Name of Person Acknowledging)

NOTARY SEAL  
Cathy H. Watson  
 (Official Notary Signature)  
Cathy H. Watson  
 (Name of Notary Typed, Printed  
 or Stamped)

Personally known: \_\_\_\_\_  
 or Produced Identification   ✓    
 Identification Produced.   ✓    
FL.DL. 5315780511870





## SIGN LEASE AGREEMENT

This Agreement is made and entered into this 27 day of FEB 2015, between eFUEL EFN, CORPORATION ("Lesser"), whose address is 1212 S. Main Street, Wildwood, Florida 34785 and Blue Sky Leisure Corporation DBA WOODY'S BB-Q whose address is 1220 S. Main Street, Wildwood, Florida 34785 ("Lessee").

1. Lesser hereby leases to Lessee the following property:

Located at premises at Cherokee Trading Post, 1212 S. Main Street, Wildwood, Florida 34785.

The above referenced property is to be used by Lessee for the placing of a sign, two side (North and South), on the existing metal structure.

2. This lease shall begin on Monday March 23<sup>rd</sup>, 2015 and continue for a initial term of 6 (six) months and terminate on Monday September 21<sup>st</sup>, 2015, hereinafter referred to as the "Initial Term". After the Initial Term, the lease shall expire unless extended by sole option Lessee for another one (1) year period as described in paragraph 10 below.
3. The rent during the Initial Term shall be \$125.00 per week, payable on each Monday, Lessee is responsible for applicable taxes and shall file appropriate form with Florida Department of Revenue. Lessee, at signing shall include a \$300.00 annual fee for permit, that is payable to the State of Florida by Lesser, and renew annually.
4. The monthly rent shall be due on the 1<sup>st</sup> Monday of each week in advance and all remaining payments shall be made on the 1<sup>st</sup> Monday of each week for six month thereafter.
5. In the event any payment due under this lease is not made within 3 days after it shall be due, Lessee shall pay a penalty of 10% of the payment due.
6. Lessee shall be responsible to build electrical connection to sign and electrical bills for said sign and all other construction in reference to sign structure.
7. In the event the rent provided is not paid at the time and in the manner described and the rent remains due and unpaid for more than 15 days after payment is due, Lesser may, at its or their option, consider the Lessee as a tenant at sufferance and immediately reenter the premises and the entire rent for the rental period described in this lease shall be at once due and payable and may be collected by

any legal means available to Lesser.

8. Lessee will exercise all reasonable care in the use of premises.
9. In case the sign or any part thereof shall at any time be destroyed or damaged by wind or storm or any other natural disaster as to be unfit for occupation or use Lesser shall have the option to terminate this lease or to Lessee repair and rebuild the sign and remitting the rent according to the damage to the sign sustained until the sign is reinstated and made fit for occupation and use. Lessee may quietly hold and enjoy the premises without any interruption by the Lesser or any person claiming through or under Lesser.
10. The weekly rent shall remain the same throughout the time of Initial Term. After the expiration of the Initial Term, the Lessee (at its sole option) shall be able to renew this lease at \$125 per week- for an additional one (1) year period.
11. Lessee shall be responsible for insuring all of Lessee's property on the premises. Lesser shall NOT be responsible for any damage or injury to property of Lessee on the premises.
12. If there is any default in the performance of the terms of this lease by Lessee except for the payment of rent, and such default shall continue for a period of 15 days after written notice of the default from Lesser to Lessee, the Lesser, at their option, may declare this lease terminated, enter the premises or any part thereof with or without process of law, evict the tenant, and repossess the premises, all without prejudice to any other legal remedy Lesser may have on account of the default.
13. In the event Lesser shall be adjudicated bankrupt or become insolvent or make a general assignment for the benefit of creditors, then, at the option of Lesser, this lease shall be terminated upon 15 days written notice by Lesser to Lessee.
14. Lesser shall not be liable for any damage to the property of Lessee or persons on the premises by reason of the use by Lessee or occupancy by Lessee.
15. This lease constitutes the entire agreement between the parties with respect to the subject matter of the lease. No amendment or modification of this lease shall be effective unless in writing and signed by the appropriate parties on behalf of Lesser and Lessee.

There shall be no presumption for or against Lesser or Lessee based on which prepared this lease or caused this lease to be prepared.

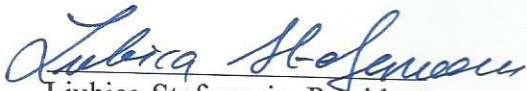
16. The various sections of this lease are intended to be severable. If any section or provision is held to be unenforceable by any court of competent jurisdiction, the lease shall continue in existence and be construed as though the section found to be unenforceable had not been included in the lease. If any provision of this lease is subject to two constructions or interpretations, one of which would render a section invalid and the other would render a section valid, then the construction or interpretation which renders the provision valid shall prevail.
17. The proper venue for any litigation arising out of the terms and conditions of this Lease is Sumter County, Florida.
18. This lease shall be governed by State of Florida Law.
19. All notices shall be sent via U.S. certified mail return receipt of acceptance to the following addresses:

Lesser: Ljubica Stefanovic, President  
eFUEL EFN, CORPORATION,  
1212 S. Main Street,  
Wildwood, FL 34785

Lessee: Blue Sky Leisure Corporation  
WOODY'S Bar B-Q  
1220 S. Main Street  
Wildwood, FL 34785

LESSER

LESSEE



Ljubica Stefanovic, President  
eFUEL EFN, CORPORATION

Mark Sharratt, President  
Woody's BBQ

Notary Public

Notary Public