

NON-DISCLOSURE AND INTELLECTUAL PROPERTY RIGHTS AGREEMENT

Effective as of 01 January 2023, this Agreement is

by and between,

C BAT SA (Pty) Ltd (“Owner”, “We”, “Us”, “Our(s)”)

and

Website User (“User”).

WHEREAS Owner has developed through substantial effort, research, time, and expense certain inventions, design concepts, methodologies, technical know-how, copyrightable material, and trade secrets directed and related to **Construction and Built-Environment Industry** (“Information”).

WHEREAS Owner desires to disclose the Information on a confidential basis to User solely for the purposes of evaluating the Information for possible future business arrangements; and

WHEREAS Owner wishes to maintain the confidentiality of the Information and the protection of Owner’s intellectual property rights.

NOW, THEREFORE, in consideration of the mutual promises, covenants, and conditions contained herein, the sufficiency of which is hereby acknowledged, the parties agree as follows:

1) CONFIDENTIAL INFORMATION

- a) Owner agrees to disclose Information to User to facilitate possible future business dealings between the parties. **NOTE:** Owner is compliant with Act No. 4 of 2013, as amended: Protection of Personal Information Act, 2013.
- b) User agrees to receive such information and to refrain from copying, disclosing, using, selling, or offering for sale all said information, other than at the request of Owner, with the exceptions as provided in paragraph C herein. User agrees to keep confidential and refrain from disclosing all information, and to take all necessary and reasonable steps to prevent unauthorized disclosure or use of all the Information.
- c) Notwithstanding paragraph “b”, User shall not be liable for disclosure or use of Information only if, and only to the extent that, said Information was in the public domain at the time it was disclosed by Owner, or was known to and recorded in writing by User prior to the time of disclosure by Owner, or is received from a third party or passes into the public domain without breach of this Agreement. With respect to any Information known by User prior to the time of disclosure by Owner that User believes to constitute the Information, or any portion thereof, User shall disclose to Owner an adequate written description of the Information within fourteen (14) days of the disclosure by Owner.
- d) This is not an offer for sale or license. No right or license is granted by Owner to User in connection with the technical information or inventions disclosed under this agreement. All documents or materials constituting the Information and all reproductions thereof shall always remain the sole property of Owner and shall promptly be returned by User upon request.
- e) This Agreement shall remain in force despite disclosure of the Information by Owner in the form of patent applications, copyright applications, or other disclosures by Owner.

2) RESTRICTIONS

a) Except for the express written consent of Owner, User agrees:

- i) Not to use or disclose to another person or entity any confidential information of Owner.
- ii) Not to make, or cause to be made, any copies, facsimiles or other reproductions including data files of any documents containing confidential information of Owner; and
- iii) To use all other reasonable means to maintain the secrecy and confidentiality of the confidential information of Owner.

b) User further agrees, at the request of Owner:

- i) To immediately return to Owner all the items in the possession of User which relate to, or which disclose in whole or in part any confidential information of Owner; and
- ii) To refrain from using or disclosing to any other person or entity any confidential information of Owner.

3) INTELLECTUAL PROPERTY

A. Title and Copyright Assignment

- 1. All products and results of User's services rendered hereunder (the "Work") are works made for hire. User acknowledges and agree that the Work (and all rights therein, including, without limitation, copyrights)

belongs to and shall be the sole and exclusive property of Owner.

2. Notwithstanding the foregoing, User also hereby assigns and transfers to Owner, its successors and assigns, the entire right, title, and interest in and to all copyrights in the Work; all registrations and copyright applications relating thereto and all renewals and extensions thereof; all works based upon, derived from, or incorporating the Work; all income, royalties, damages, claims and payments now or hereafter due or payable with respect thereto; all causes of action, either in law or in equity for past, present, or future infringement based on the copyrights; and all rights corresponding to the foregoing throughout the world.
3. If the Work is one to which the provisions of the South African Copyright Act of 1978 as amended apply, User hereby waives and appoints Owner to assert on User's behalf User's moral rights or any equivalent rights regarding the form or extent of any alteration to the Work (including, without limitation, removal or destruction) or the making of any derivative works based on the Work, including, without limitation, photographs, drawings or other visual reproductions of the Work, in any medium, for Owner's purposes.
4. User agrees to execute all papers and to perform such other proper acts as Owner may deem necessary to secure for Owner or its designee the rights herein assigned.

B. Patent Assignment

1. User may invent new, original, and ornamental or useful inventions during or related to User's business relationship with Owner ("the Inventions").
2. User hereby assigns and/or transfers to Owner, its successors or

assigns, the entire right, title, and interest in and to said Inventions, and any patent and patent applications deriving there from for any such invention in the Republic of South Africa and throughout the world, including the right to file foreign applications directly in the name of Owner and to claim for any such foreign applications any priority rights to which such applications are entitled under international conventions, treaties, or otherwise; and to cooperate with Owner as may be necessary or desirable for obtaining, sustaining, reissuing, or enforcing said patent or patent applications in the Republic of South Africa and throughout the world for said Inventions, and for perfecting, recording, or maintaining any such title in Owner.

3. Notwithstanding the above, User shall not assign and / or transfer any invention for which no confidential information of Owner was used, unless the invention results from any work performed by User for Owner.

c. **Ownership of Trademarks**

User hereby acknowledges that Owner shall retain all right, title, and interest in all trademarks, trade dress, and good will that results from the Information or any use or offer to sell thereof.

4) COVENANT NOT TO SUE

User shall not institute any action or suit at law or in equity against Owner, nor institute, prosecute or in any way aid in the institution or prosecution of any claim, demand, action, or cause of action arising out of the Information or any INTELLECTUAL PROPERTY (“Intellectual Property”) thereof, including but not limited to, claim, demand, action, or cause of action for invalidating any Intellectual Property of Owner.

5) DAMAGES AND SPECIFIC PERFORMANCE

User agrees that should User breach any of the promises contained in this Agreement that Owner would suffer irreparable harm and Owner would be without adequate remedy at law and that Owner may obtain injunctive relief, including specific performance of the Agreement, as well as monetary award for damages suffered by Owner for User's breach of this Agreement.

6) NO WAIVER

Failure at any time to require performance of any of the provisions herein shall not waive or diminish a party's right thereafter to demand compliance therewith or with any other provision. Waiver of any default shall not waive any other default. A party shall not be deemed to have waived any rights hereunder unless such waiver is in writing and signed by a duly authorized officer of the party making such waiver.

7) SEVERABILITY

Should a court of competent jurisdiction find that any portion of this Agreement is invalid, illegal, or unenforceable, the remaining provisions shall remain in full force and effect, and the parties shall use reasonable efforts to substitute a valid, legal, and enforceable provision that implements purposes of the provision so held invalid, illegal, or unenforceable to any extent permissible under the law.

8) MERGER / MODIFICATION IN WRITING

User agrees that this Agreement shall supersede all prior agreements and shall not be modified by either party except in writing or by agreement between both parties. Notwithstanding this paragraph, User shall honor all prior obligations concerning

confidentiality of Owner's confidential Information.

9) CHOICE OF LAW

This Agreement shall be governed by, construed, and enforced in accordance with the laws of the Republic of South Africa. Any dispute involving the terms or conditions of this Agreement shall be brought in the District of the Owner's Domicilium citandi et executandi or court of competent subject matter jurisdiction therein. Each of the parties hereby submits to the personal jurisdiction of said court.

IN WITNESS WHEREOF, the parties have executed this agreement as of the latest date indicated below.

OWNER:

USER:

C BAT SA

Website User