

## Rikio's Message on Earth-Loving Oases N.4

Respecting national and all humankind interests

May world people understand, love  
and further fraternize with each other

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SEP 8, 2023; <http://mopw.org/>



Harmony, Respect, Love, Good, Beauty  
和[wa] 敬[kei] 愛[ai] 善[zen] 美[bi]  
Life, Conscience, Truth, Cleanliness, Delight  
Happiness, Health, Success, Security, Calm  
Faith, Courage, Self-Control, Non-enmity, Mercy  
Kindness, Thanks, Consideration, Reflection, Forgiveness  
Rule of Law, Peaceful Settlement, Disarmament,  
Restriction of Sovereignty, World Federation

## Let's create many Earth-Loving Oases

Earth-Loving Oases (ELO) must be established  
so that all the members might participate in them,  
each participant getting profits and feeling happiness!!

I have already shown my draft UNDERSTANDING between Brazilian construction company Lavvi in San Paulo and ELFO Pres. Edmario (N.4 Meassase of SEP 11, 2023).

In order to promote, around the world, creation of Earth-Loving Oases provided for in ELFO Charter, Article 3, and members' accommodation activities, here in general form I present one of the typical UNDERSTANDINGS between a construction company and ELFO's Representative there in a given country. **Please use it for your economic activities and benefits.**

It is presupposed that the Representative is an ELFO member, and manages and operate the Earth-Loving Oasis in a given city or town. I am very happy if many ELFO members will be interested in accommodation business, and invest in this business. Now see my draft:

### Understanging between a Company and ELFO Repr. on accommodation business

A Construction Company (hereinafter referred to as CC) and Representative of Earth-Loving Oasis in a given city (hereinafter referred to as Repr.) agreed to the present Understanding as follows.

## Chapter 1 A flat and a room

### Article 1. The most wanted Flat

Repr. will purchase a flat, plan of which is shown to the right, if the flat will have 2 entrances one of which is for Repr., the other is for the guests. Like wise the flat will be divided into 2 parts for Repr. and for guests.

### Article 2. Another Flat

If the above alteration of plan is impossible, Repr. will purchase another smaller flat, plan of which is shown below. In this case he will not use this flat for accommodation but neighboring rooms and/or flats on his and/or other floors in accordance with agreements with them.

## Chapter 2. The most favored person

### Article 3. Consideration of firm determination

Considering Repr.'s firm determination of great contribution for the CC provided for in Article 9~11, the CC will treat him as one of the most favoured persons in relations with the CC as stipulated in the next 2 Arti..

### Article 4. An initial contribution [deposit 頭金] of 10 %

Though minimum of an initial contribution of [a key money] is usually XX% of price of the properties, Repr. may pay 10 % of it at the time of conclusion of contract with the CC.

### Article 5. The remainder of the loan

The remainder [balance 残金] may be paid to the CC by Repr. over 120 months (10 years) with interest, though it is usually XX months, provided that when his income can be estimated enough for refunding the balance, the CC may claim earlier payment.

## Chapter 3. Brokerage

### Article 6. Brokerage to be paid by the CC to ELFO members

Although Repr. is the most favored person in relations with the CC, all the ELFO members may receive equally brokerage from the CC on succeeding in inviting people to buy CC's properties. On the other hand, Prer. as well as any such member may receive brokerage of different sum from buyer in accordance with their agreement.

### **Article 7. Repr.'s co-broker**

Regarding properties in this building, not only Repr. may choose a co broker (s) with him, but also any ELFO member may nominate another member as one's co-broker, concluding a contract respectively.

## **Chapter4. Individual and General Lists**

### **Article 8. Buyers names to be opened**

In order to evade unnecessary concurrence and to promote prompt fair transaction, when inquired, Repr. and/or the CC will inform ELFO members of names in its individual List of buyers or possible buyers in negotiation. If an ELFO member, with an intention to be a broker, talks directly with a possible buyer not named in the above Individual List, and the latter talks afterwards with the seller, brokerage shall be paid in any case by both CC and the buyer when a contract is concluded between the CC and the buyer.

### **Article 9. Respect of Persons named in General List**

Both the CC and Repr. will respect those cooperators' readiness, whose names are mentioned in General List of cooperators such as investors, banks, and brokers etc. wishing to involve in ELFO members' business, which is in the custody of ELFO Secretay-General.

### **Article10. Priority of General List to Individual List**

Both the CC and Repr. will respect, among ELFO members, priority of the General List to the Individual List, especially if in the General List cooperators' intention is described clearly, regarding a given or future plan.

## **Chapter 5. Duties of the most favoured person**

### **Article 11. Conditions for the most favored person**

While Repr. is indebted to the CC, he shall make efforts to sell flats and other spaces in this building, at least 5 flats or rooms in a year, sum of which space will be more than 11,000 m<sup>2</sup>. Even if he cannot realize his goal, he will be immune from bad treatment.

## Article 12. The most favored company

While Rep. remains as Representative of Earth-Loving Oasis in his country, he shall make efforts, when the CC constructs a building of the present kind in other cities in the country, to treat the CC also as **the most favored company** to be estimated as experienced in accommodation business of ELFO members.

## Article 13. The most favored person's service of 3 hours

Repr. shall help the CC sell flats and other spaces in this building, if necessary, working under CC's staff's instruction, with reasonable remuneration, at least 3 hours a day, excluding Saturday and Sunday.

## Chapter 6. Final clauses

### Article 14. Settlement of conflict

It is very desirable that if conflicting parties agree to submit the case to ELFO OJCAC (One Judge Commerce Arbitration Court), the Court will have jurisdiction. If they do not agree to it, they will submit the case to conciliation in a local court, and regard its award as final settlement.

### Article 15. Effectuation of the present Understanding

Present Understanding comes into force at the time when the CC and Rep. agree to all the Articles of present Understanding.

DONE in XX city, in XX month, XX day, XX year

CC's and President's names: (sign)

Its address, tel., email address

CC's and President's names: (sign)

Its address, tel., email address