



Letter: SM-2019-01

10 July 2019

Subject : Prebuy Agreement

To : CIT (THAILAND) Co Ltd.

Room 3079, 3 /F , Summer Hill 1106 Sukhumvit Rd, Prakhanong, Klongtoey, Bangkok 10110 Thailand

Contact Person:

Annie He (Product Manager)

Mail : annie.he@huizhi-intl.com

Tel: 0950578146 (Thai)

On behalf of the management of the KLUB HOTEL, we would like to thank you for your interest in our property. We are delighted to establish commitment relationship between Klub Hotel and Convergent International Travel Development Co. , Ltd. (CIT) to boost up the market and business .

Conditions of Prebuy as below:

Book Period: 20 July – 31 October 2019

Stay Period: 1 August – 31 October 2019

Special Instruction: The Prebuy agreement cannot be applied to any already existing bookings or any booking which made before 20 July 2019 (as file attached)

Guarantee room nights: 200 Room nights / month (\*After using out the fix allotments, can still sell according to hotel's free sale chart)

Room Rate:

Room Type	Room Rate (THB)	Weekday (Mon-Thu) Fix allotments/ day	Weekday (Fri -Sun) Fix allotments/ day	Cutoff date
Deluxe Room included breakfast	1200	10	5	3 Day
Premier Room included breakfast	1400	3	3	3 Day

CIT will pay in advance for all bookings that are under this agreement as conditioned below.

**Payment Terms:**

1. The prebuy amount of 300,000 Thai Baht must be paid to Klub Hotel within July 17, 2019 in order for this agreement to be completed and active.
2. Klub Hotel will inform CIT once the prebuy amount remains 70,000 Thai Baht so that CIT will replenish it to be 300,000 Thai Baht within 3 days.
3. All advance payments are non-refundable and cannot be used for any bookings which is made after Oct 31st, 2019. Except both Klub Hotel and CIT agree to do as such within clearly indicated duration.

Bank Details: Kasikorn Bank

Account name: Sanctuary Living Co., Ltd.

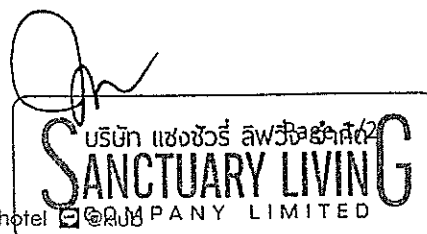
Account number: 005-1-19000-9

KLUB hotel

22/1 Soi Somprasong 2 (Peichaburi 15), Phayathai, Ratchathewi, Bangkok, Thailand, 10400

T +66 2082 9910, F +66 2082 9919, M +666 3464 1011, E info@klub-hotel.com

WWW.KLUB-HOTEL.COM





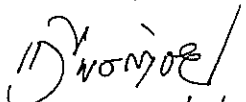
**Rate Discrepancy:**

1. Klub Hotel shall endeavor to ensure CIT receive competitive pricings.

**Additional Negotiated Terms & Conditions:**

1. In case when CIT requires more rooms than fix allotment agreed upon, Klub Hotel shall extend more room to CIT upon request and upon availability.
2. In case when Klub Hotel is nearing full capacity on certain days, Klub Hotel may notify CIT to request for release of unused allotments before cut off date.
3. If CIT is unable to commit to room guarantee of 200 room nights per month after 3 repeated occasions, Klub Hotel may revert to original room price agreements at Klub Hotel's discretion upon advanced notification to CIT.
4. If CIT (Thailand) Co.,Ltd have some shortfall guarantee RN, can be delay till mid of November 2019.
5. The Guarantee room nights will calculates as guests stay from 1<sup>st</sup> August onward.
6. Special Rate offered in this contract applies to bookings made during effective periods of contract only. Rates do not apply to reservations made prior to this contract.
7. If CIT (Thailand) Co.,Ltd find lower rates in the market, Klub Hotel should help to solve this problem. If over 3 times hotel can not solve rate disparity problem, CIT (Thailand) Co.,Ltd can terminate the exclusive rates agreement.

Signed on behalf of hotel:  
KLUB HOTEL, Bangkok

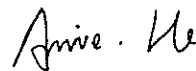
  
16/7/19

Khun Kiattichai Charoenphongsaphan  
General Manager



17/07/62  
Khun Chalinee Mongkonrattanawong  
Managing Director

Accepted and confirmed by:  
CIT (THAILAND) Co Ltd.



Annie He  
Product Manager



**บริษัท แชนซ์วีร์ ลิฟวิ่ง จำกัด สำนักงานใหญ่**

22/1 ซอยสมประสงค์ 2 ถนนเพชรบุรี แขวงถนนพญาไท  
เขตราชเทวี กรุงเทพมหานคร 10400  
โทร. 02-0829910 โทรสาร.02-0829918  
เลขประจำตัวผู้เสียภาษี : 0105557180591

Original/ต้นฉบับ

**ใบแจ้งหนี้ / ใบวางบิล**

ชื่อบริษัท COMPANY CIT (Thailand) Co.,Ltd (Prebuy)

ที่อยู่ ADDRESS 103 Onnut 17 Lane, Junction 9, Suan Luang sub-district,  
Suan Luang District, Bangkok 10250

Tel. 0950578146 (THAI)

TAX ID

เลขประจำตัวผู้เสียภาษีอากร

เลขที่เอกสาร REF.NO I190700055

วันที่ DATE 17/07/2019

เงื่อนไขการชำระเงิน CREDIT TERM 3

ชำระเงินภายในวันที่ DUE DATE 16/08/2019

ลำดับ NO	ชื่อรายละเอียด DESCRIPTION	Booking No.	C/I Date	C/O Date	จำนวนเงิน AMOUNT
1	ROOM CHARGE DEPOSIT (AS / AGREED ON LETTER: SM-2019-01) THE AMOUNT IS INCLUSIVE OF SURCHARGE & VAT.	/ / /	/ / /		300,000.00
ราคารวม NET AMOUNT					300,000.00
ภาษีมูลค่าเพิ่ม 7% VAT 7%					0.00
จำนวนเงินรวม GRAND TOTAL					300,000.00

จำนวนเงินรวมทั้งสิ้น (ตัวอักษร)  
Grand Total (Alphabet) THREE HUNDRED THOUSAND AND 00/100 BAHT

ลายเซ็นลูกค้า  
CUSTOMER \_\_\_\_\_แจ้งหนี้โดย  
PREPARE BY 18/7/19