



Letter: SM-2019-02

17 September 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:** 1 October 2019 – 31 October 2020

**Stay Period:** 1 November 2019 – 31 October 2020

**Special Instruction:** The Prebuy agreement cannot be applied to any already existing bookings or any booking which made before 1 November 2019.

**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:**

Stay From 1 November 2019 - 31 October 2020					
Room Type	Weekday (Mon - Thu)		Weekend (Fri -Sun)		Cutoff date
	Room Rate	Allotments	Room Rate	Allotments	
Deluxe included breakfast	1300	10	1500	5	3
Premier included breakfast	1500	3	1700	3	3
Suite Room included breakfast	2200	On request	2200	On request	-
Quattro Room included breakfast	2600	On request	2600	On request	-

**Surcharge :** @ THB 200 net. / night during on period 30 , 31 Dec 2019 – 1 Jan 2020 (New Years) and 24-26 Jan 2020 (CNY)

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

**Payment Terms:**

1. The prebuy amount of 500,000 Thai Baht must be paid to Klub Hotel within 18 October, 2019 in order for this agreement to be completed and active.
2. Klub Hotel will inform CIT once the prebuy amount remains 100,000 Thai Baht so that CIT will replenish it to be 500,000 Thai Baht within 7 days.
3. All advance payments are non-refundable. 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



*Handwritten signatures*

KLUB hotel

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

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**Rate Discrepancy:**

1. Klub Hotel will endeavor to ensure that CIT (Thailand) Co., Ltd. receives competitive pricings.

**Additional Negotiated Terms and Conditions:**

1. Once definite bookings exceed the agreed room allotments (200 room nights per month), Klub Hotel will extend room allotments to CIT (Thailand) Co., Ltd. upon request and availability if it is required.
2. Once Klub Hotel is running high occupancy, the hotel will inform CIT (Thailand) Co., Ltd. and request for releasing of unused room allotments regardless of any cut-off dates.
3. In case that CIT (Thailand) Co., Ltd. cannot achieve the agreed room allotments for 3 months consecutively, Klub Hotel will notify CIT (Thailand) Co., Ltd. in advance and may revert this Pre-buy Agreement to the original room rate agreements at the hotel's discretion.
4. From November 1st, 2019 onwards, any unused of the agreed room allotments will be considered guest stays.
5. All special room rates offered in this agreement could be only applied to reservations made during the effective period of the agreement.
6. In case of any rate discrepancy, Klub Hotel will endeavor to solve the problem. If the hotel fails to do so, CIT (Thailand) Co., Ltd. may terminate this Pre-buy Agreement.

**Signed on behalf of hotel:**  
**KLUB HOTEL, Bangkok**

Khun Kiattichai Charoenphongsaphan  
General Manager

Khun Chalinee Mongkonrattanawong  
Managing Director

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

Annie He  
Product Manager

