

EVENT VENUE BOOKING AGREEMENT

This Event Venue Booking Agreement (the "Agreement") is made in Bangkok, Kingdom of Thailand, by and between:

Luxury Beach:

Name: Luxury Beach Event Creation Co., Ltd.
Nationality: Thai
Registered Number: 0105567112245
Registered Office: 26 Sathorn Prime Building, Unit number 1006, Level 10, Naradhiwas Rajanagarindra Road, Yannawa Sub-district, Sathorn District, Bangkok 10120 (Hereinafter referred to as the "Luxury Beach").

Customer:

Customer Name:
(Hereinafter referred to as the "Customer").

Collectively, the Luxury Beach and the Customer shall be referred to as the "Parties."

RECITALS

WHEREAS, Luxury Beach Event Creation Co., Ltd. holds the rights to rent out and the right to enter into an Event Venue Booking Agreement to authorize the Customer to use Villa ANDA, located at 16/36 Moo 6, Kamala Sub-district, Kathu District, Phuket, Thailand, and Villa AMANN, located at 16/37 Moo 6, Kamala Sub-district, Kathu District, Phuket, Thailand, as an event venue, hereinafter referred to as "Villa"

WHEREAS, the Customer desires to directly book the Villa as an event venue for hosting wedding, private event, including its event planner, organizer, contractors, workers, and guests, hereinafter referred to as "Customer";

NOW, THEREFORE, in consideration of the premises and the mutual covenants contained herein, the Parties hereby agree as follows:

1. EVENT DEFINITION

An "Event" is defined as any gathering where the total number of people in attendance exceeds 12 people at Villa ANDA & 18 people at Villa AMANN. Such events include, but are not limited to, weddings, corporate events, and private gatherings. The determination of what constitutes an event is at the sole discretion of Luxury Beach. Permission to hold events is granted at the discretion of Luxury Beach.

2. CUSTOMER DEFINITION

The term "Customer" refers to any individual, group, or entity, including the event's host, that enters into an agreement with the Customer to rent the Villa and/or utilize the venue for events. This includes, but is not limited to, event organizers, guests, and any other parties involved in the planning, execution, or participation in events held at the Villa.

3. PAYMENT

The payment terms and conditions shall be as below:

3.1 Payment Recipients:

- Rental fees shall be paid to: Anda Luxury Beach Villa Co., Ltd. and Aman Luxury Beach Villa Co., Ltd., as per Luxury Beach's payment instruction and invoices.
- Event fees shall be paid to: Luxury Beach Event Creation Co., Ltd.

3.2 Deposit Payment:

The Customer shall remit 50% of the total rental fee and event fee to the respective companies.

3.3 Balance Payment:

The remaining 50% of the total rental fee and event fee shall be paid no later than 45 days before the rental date.

3.4 Late Bookings:

In the event that a confirmed booking is made less than 45 days before the rental date, the Customer shall remit 100% of the total rental fee and event fee immediately upon confirmation.

3.5 Exchange rate:

The rental fees and event fees are quoted in USD; if all parties agree to pay in THB or any other alternative currency, the exchange rate will be determined based on the rate provided by a bank designated by Luxury Beach.

3.6 Bank fees:

If the Customer processes the payment, the Customer will be responsible for the outgoing bank fees, and Luxury Beach will cover the incoming fees.

4. BANK ACCOUNTS

The Customer shall make all payments to the following bank accounts:

Villa ANDA Rental Fee Payments:

- **Account Name:** Anda Luxury Beach Villa Co., Ltd.
- **Bank Name:** Kasikorn Bank Public Company Limited
- **Branch:** Empire Tower / Branch Code: 0646
- **SWIFT Code:** KASITHBK

- **Account Number:** 169-8-56309-1
- **Bank Address:** 1 Empire Tower, B1 floor, South Sathorn Road, Yannawa, Sathorn, Bangkok, Thailand 10120

Villa AMANN Rental Fee Payments:

- **Account Name:** Aman Luxury Beach Villa Co., Ltd.
- **Bank Name:** Kasikorn Bank Public Company Limited
- **Branch:** Empire Tower / Branch Code: 0646
- **SWIFT Code:** KASITHBK
- **Account Number:** 188-1-31970-1
- **Bank Address:** 1 Empire Tower, B1 floor, South Sathorn Road, Yannawa, Sathorn, Bangkok, Thailand 10120

Event Fee Payments:

- **Account Name:** Luxury Beach Event Creation Co., Ltd.
- **Bank Name:** Kasikorn Bank Public Company Limited
- **Branch:** Empire Tower / Branch Code: 0646
- **SWIFT Code:** KASITHBK
- **Account Number:** 188-1-33284-8
- **Bank Address:** 1 Empire Tower, B1 floor, South Sathorn Road, Yannawa, Sathorn, Bangkok, Thailand 10120

5. CANCELLATION

If the Customer cancels the booking:

- 5.1 Within 45 days before the start of the rental period, the Customer will be charged 100% of the total rental fee and event fee.
- 5.2 Between 31 and 180 days before the start of the rental period, the Customer will be charged 70% of the total rental fee and event fee.
- 5.3 At least 180 days before the start of the rental period, the Customer will be charged 50% of the total rental fee and event fee.

6. SECURITY DEPOSIT

The security deposit amount is specified in the Quotation as defined in the TERMS & CONDITIONS SHEETS and will be collected by Luxury Beach together with the balance payment. The deposit will be returned to the Customer within 7 days after check-out, provided there is no damage to the Villa. In the event of any damage, the costs will be deducted from the security deposit. If the damages exceed the deposit amount, the Customer will be responsible for handling all negotiations and communications with its guests, with Luxury Beach engaging solely with the Customer to address and resolve the

matter. The security deposit must be made to the bank details of Luxury Beach Event Creation Co., Ltd. provided in Clause 4.

7. LIABILITIES

- 7.1 Luxury Beach shall not be held liable for any loss, damage, or injury arising from the reservation or use of the Villa.
- 7.2 Luxury Beach is not liable for the actions or any resulting loss caused by any third-party service providers involved in the event or its management, nor for any loss their actions may cause to the event organizer, the Customer, or the Customer's guests.

8. EVENT VENUE PREPARATION

All furniture and fixtures must remain in place and can only be moved with the authorization of Luxury Beach or its representative. If the Customer shall be allowed to enter the Villa with shoes on, the floors must be adequately protected. Any potential damage to the furniture, fixtures, and Villa's equipment must be prevented and/or properly safeguarded. Additionally, no foaming Customers or other substances are permitted to be added to the pool water.

Staging and walkways over the pool areas are permitted as setup props; however, these structures cannot be erected in the pool itself, and all supports must be placed outside the pool area. These structures must be properly built and installed to ensure safety and avoid damage to the pool finishes. Staging and walkways can only be used for the ceremony and the first dance, but they are not allowed for general guest dancing.

9. RESTRICTIONS

The Customer must comply with the following restrictions;

9.1 Fireworks, Lanterns & Fire Shows;

For any fireworks or fire shows, the event planner must inform and agreed with Luxury Beach in advance. All fireworks displays must be conducted by a professional operator and launched from a barge on the ocean, with all necessary precautions taken to protect the roofs of the Villa, neighboring properties, and surrounding landscapes from fire hazards. The placement of fireworks and fire shows must account for wind direction and be positioned downwind of the properties. Fireworks and fire shows are prohibited during the dry season and must be completed by 10 pm.

The Event planner and/or its Customer are required to obtain both liability and comprehensive insurance that covers any potential damage to the Property,

neighboring properties, and landscapes. Luxury Beach shall not be held liable for any claims or accidents related to the use of fireworks or fire shows.

All relevant license and/or permit(s) must be obtained for this purpose. Luxury Beach reserved its right to request for the said license and/or permit(s) at any time and has the right to prohibit the fireworks, its preparation or any performance or action that may cause damage to the Villa or its neighbors. In this regard, the Agent already is aware that lanterns are prohibited under Thai laws.

9.2 Environmental restrictions

The Customer agrees to ensure that all activities under this Agreement adhere to strict environmental standards. The Customer must prevent the creation or allowance of excessive noise, strong odors, harmful smells, or any other environmental hazards that could negatively impact the Villa, neighboring properties, or the surrounding environment. Non-compliance with these environmental restrictions may result in the immediate termination of this Agreement and potential legal action.

9.3 Health and Safety Compliance

The Customer must ensure that all events comply with local health and safety regulations, including fire safety, food safety, and any other relevant laws. Any violation of health and safety regulations may result in immediate termination of this Agreement and may lead to prosecution.

9.4 Prohibited Activities

The Customer shall not allow any illegal activities, gambling, the use of illegal substances, or any other activities that may be deemed unlawful or inappropriate by Luxury Beach. The discovery of such activities may result in immediate termination of the event and this Agreement, with no refund provided.

10. STAFF OF THE VILLA

Villa staff members are exclusively responsible for the Villa's regular operations. They shall not be demanded to assist with event preparation, catering, post-event cleaning, or any involvement in the event, from preparation, setup to the restoration of the Villa afterward.

11. RETURN OF VILLA

The Villa must be returned within the agreed-upon time specified in the TERMS & CONDITIONS SHEET. A late penalty may apply for any delays. The Villa should be returned in good condition, with all furniture and fixtures restored to their original positions as before the event. The cleaning process must also include deodorization to ensure the Villa is left in a clean and fresh state.

12. DURATION AND TERMINATION

This Agreement is entered into for the purpose of reserving Villa ANDA & Villa AMANN as an event venue and shall remain in full force and effect until the completion of the return of the Villa to Luxury Beach in its original condition.

In the event that any direct or indirect damages are discovered after the return of the Villa, Luxury Beach reserves the right to claim compensation for such damages from the Customer, including costs for repairs, replacements, or any related expenses.

Luxury Beach also reserves the right to terminate this Agreement at any time prior to the event by providing the Customer with 30 days' prior written notice in cases of unforeseen circumstances or non-compliance with the terms and conditions stated herein.

13. OTHER TERMS & CONDITIONS

Other terms and conditions are outlined in the TERMS & CONDITIONS SHEET provided at the time of this Agreement. These terms must be strictly adhered to and are considered an integral part of this Agreement.

14. INTELLECTUAL PROPERTY

All intellectual property rights, including but not limited to trademarks, logos, branding, marketing materials, and any proprietary information related to Luxury Beach and the Villa, are and shall remain the exclusive property of Luxury Beach. The Customer is granted a limited, non-exclusive, non-transferable license to use such intellectual property solely for the purpose of fulfilling its obligations under this Agreement. The Customer shall not use, reproduce, distribute, or otherwise exploit Luxury Beach's intellectual property for any purpose outside the scope of this Agreement without prior written consent from Luxury Beach. Any unauthorized use of Luxury Beach's intellectual property may result in the immediate termination of this Agreement and legal action.

15. ENTIRE AGREEMENT

This Agreement contains the entire agreement between the Parties concerning the subject matter hereof and supersedes all prior and contemporaneous understandings, agreements, representations, and warranties; and no change, amendment, modification, alteration, supplement, termination, cancellation, revocation, rescission, or waiver of any provision of this Agreement, not consent to any departure by either party therefrom, shall in any event be effective unless the same shall be in writing and signed by both of Luxury Beach and the Customer, and such waiver or consent shall be defective only in the specific instance and for the specific purpose for which it is given.

This Agreement shall be and remain in full force and effect until all and the whole of the indebtedness, debts, and obligations effected, evidenced and/or secured by this Agreement and/or payments required to be made or payable by or for the account of Luxury Beach to or to the account of the Customer hereunder, shall have been duly and fully paid and satisfied to Luxury Beach.

16. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the Kingdom of Thailand. The courts of the Kingdom of Thailand shall have non-exclusive jurisdiction to settle any dispute arising out of or in connection with this Agreement. In the event that any provision of this Agreement is determined to be invalid or unenforceable by a competent authority, or court in accordance with the laws of the Kingdom of Thailand, then such provision shall be ineffective to the extent of such invalidity or unenforceability, without affecting the other provision of this Agreement, which shall remain in full force and effect. In such case, the parties may agree to replace the ineffective provision by a new one which is effective in achieving the purpose of the replaced provision, and which shall be legally valid, binding and enforceable.

17. AMENDMENTS

No modification, amendment, or alteration to this Agreement shall be effective unless it is made in writing and duly executed by both Luxury Beach and the Customer. This requirement applies to all changes, whether they involve the principle Loan Amount, repayment terms, interest rates, or any other provisions of this Agreement. Any attempt to modify this Agreement verbally or through any means other than a written and signed amendment shall be deemed null and void.

18. INTERPRETATION

This Agreement, including its attachment(s), amendment(s), and all other documents produced as part of or in relation to this Agreement, is made or shall be made in English Language. In the event of translation of this Agreement and/or its attachment(s), amendment(s), and all other documents produced as part of or in relation to this Agreement into any other language and in the event of a conflict between the English language version and any of such other language versions, the English language version shall prevail and supersede all discrepancies in language.

IN WITNESS WHEREOF, the Parties hereto have executed this Event Venue Booking Agreement as of the date first above written.

Luxury Beach:

Luxury Beach Event Creation Co., Ltd.

Witness:

(_____)

Customer:

Name:

Date:

Witness:

(_____)