

NOVOTEL

DANANG PREMIER HAN RIVER

ACCOMMODATION AGREEMENT

HỢP ĐỒNG LƯU TRÚ

No. 1107/24092024

THIS ACCOMMODATION AGREEMENT (hereinafter referred to as the "**Agreement**") is made on 20th Sep 24 by and between Han River Sun Company Limited herein referred Party A and the Customer herein referred Party B.

HỢP ĐỒNG THUÊ CĂN HỘ này (sau đây gọi là "**Hợp đồng**") được thực hiện và kí kết vào ngày 20 tháng 09 năm 2024 giữa Công ty TNHH Mặt Trời Sông Hàn sau đây gọi tắt là Bên A và Khách hàng sau đây gọi tắt là Bên B.

WHEREAS: The Customer desires to use and Han River Sun Company Limited agrees to provide the Accommodation (hereinafter defined) under the terms and conditions specified herein.

XÉT RẰNG: Căn cứ vào nhu cầu sử dụng của Khách Hàng và khả năng đáp ứng của Công ty TNHH Mặt Trời Sông Hàn, Bên A đồng ý cung cấp căn hộ cao cấp (được định nghĩa dưới đây) theo các điều khoản và điều kiện quy định trong tài liệu này.

NOW IT IS HEREBY AGREED as follows:

Han River Sun Company Limited agrees to let and provide, and the Customer agrees to rent the Novotel Apartment and accept the regulations of Party A with the following terms:

Công ty TNHH Mặt Trời Sông Hàn đồng ý cung cấp và Khách hàng đồng ý thuê Căn Hộ Novotel và chấp nhận các quy định của bên A với các điều khoản sau đây:

"Party A" means:

Name of company	:	HAN RIVER SUN COMPANY LIMITED
Tên công ty	:	CÔNG TY TNHH MẶT TRỜI SÔNG HÀN
Represented by	:	Mr. Marc Emmanuel
Đại diện bởi	:	Ông Marc Emmanuel
Designation	:	General Manager of Novotel Danang Premier Han River
Chức danh	:	Tổng quản lý khách sạn Novotel Danang Premier Han River (As per letter of Authorization No 35/GUQ/NTTT-MARC dated 17/07/2023 by Ms. Nguyen Thi Thanh Truc-Director- Legal representative of Han River Sun Company Limited Trading authorizing Mr. Marc Emmanuel – General Manager of Novotel Danang Premier Han River./ Theo giấy uỷ quyền số 35/GUQ/NTTT-MARC ký ngày 17/07/2023 của bà Nguyễn Thị Thanh Trúc – Giám Đốc – Người đại diện theo pháp luật của

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Công ty TNHH Mặt Trời Sông Hàn cho ông Marc Emmanuel –
Tổng Quản lý khách sạn Novotel Danang Premier Han River)

Address : 36 – 38 Bach Dang Street, Thach Thang Ward, Hai Chau District,
Da Nang City, Viet Nam

Địa chỉ : 36 – 38 Bạch Đằng, phường Thạch Thang, quận Hải Châu, thành
phố Đà Nẵng, Việt Nam

Telephone/ Điện thoại : +84 236 392 9999
Fax : +84 236 392 9998
Tax code/ Mã số thuế : 0401.337.219
Website : www.accorhotels.com

“Party B” means:

Name of company : **BA NA SUOI MO GOLF COURSE JOINT STOCK COMPANY**
Tên công ty : **CÔNG TY CỔ PHẦN SÂN GÔN BÀ NÀ SUỐI MƠ**
Red Certificate No. : 0401680793 issued by Department of Planning and Investment
of Da Nang city, the first time issuance dated 04/06/2015, the
first change dated 15/03/2017.

Giấy CNĐKDN : Số 0401680793 do Sở Kế hoạch và Đầu tư TP Đà Nẵng cấp lần
đầu ngày 04/06/2015, cấp thay đổi lần thứ 01 ngày 15/03/2017

Represented by : Ms. Nguyen Tran Thu Thuy
Đại diện bởi : Bà. Nguyễn Trần Thu Thủy
Designation : Deputy Director
Chức danh : Phó Giám Đốc Chi Nhánh
(As per letter of Authorization No 01/2023/GUQ/LP/NTTT-NTTT
dated 06/03/2023./ Theo giấy uỷ quyền số 01/2023/GUQ/LP/NTTT-
NTTT ký ngày 06/03/2023)

Address : An Son Village, Hoa Ninh commune, Hoa Vang district, Da Nang
city, Viet Nam

Địa chỉ : Thôn An Sơn, xã Hòa Ninh, huyện Hòa Vang, thành phố Đà
Nẵng, Việt Nam

Telephone/ Điện thoại : +84 236 392 4888
Fax : +84 236 392 4888
Tax code/ Mã số thuế : 0401 680 793

Name of Resident : Mr. Simon James Mees

Tên khách lưu trú : Ông. Simon James Mees

Passport No. : 133581929

Nationality : United Kingdom of Great Britain and Northern Ireland

Quốc tịch : Vương quốc Liên hiệp Anh và Bắc Ireland

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"Novotel Accommodation" means the provision of services by Novotel to its Customer to rent the Novotel Apartment and use all available facilities in the Novotel Apartment and common area of the Novotel Building, including cleaning and related services therefore.

"Dịch vụ căn hộ Novotel" bao gồm các dịch vụ cung cấp bởi khách sạn Novotel cho Khách hàng của mình và quyền sử dụng các tiện nghi có sẵn trong căn hộ Novotel và khu vực chung của tòa nhà Novotel, bao gồm dịch vụ lau dọn và các dịch vụ liên quan khác khi thuê căn hộ Novotel.

"Novotel Apartment" means the Novotel Apartment No. 1107 Type: Two bedroom apartment located on the 11th Floor in the Novotel Building, maximum capacity up to 4 adults and 2 children under 16 year-old with names registered as below:

- Head of household: Mr. Simon James Mees
- Wife: Mrs. Tran Tang Xuan Thom – PP no.: C4047430

"Căn hộ Novotel" là Căn hộ cao cấp Novotel số 1107 Loại Phòng: Căn hộ hai phòng ngủ Tầng: 11 trong khách sạn Novotel, sức chứa tối đa 4 người lớn và 2 trẻ em dưới 16 tuổi được đăng ký như sau:

- Chủ hộ: Ông. Simon James Mees
- Vợ: Bà. Trần Tăng Xuân Thơm – PP no.: C4047430

"Novotel Building" means Novotel Danang Premier Han River at 36 – 38 Bach Dang Street, Hai Chau District, Danang City, Vietnam.

"Tòa nhà Novotel" là khách sạn Novotel Danang Premier Han River tọa lạc tại 36 – 38 đường Bạch Đằng, quận Hải Châu, thành phố Đà Nẵng, Việt Nam.

"Room Rate" means VND 31,290,000net per month applied for 01 year rental package from 24th Sep 24 to 24th Sep 25 as following

"Tiền thuê căn hộ" có nghĩa là số tiền thuê căn hộ mà Bên B phải trả là VND 31,290,000net/tháng được áp dụng cho gói thuê căn hộ trong vòng 1 năm ngày từ ngày 24/09/2024 đến 24/09/2025 như sau:

No. STT	Time Period Thời gian lưu trú	Apartment Type Loại căn hộ	Rate (VND net) Giá tiền
1	24/09/2024 – 01/10/2024	Two bedroom apartment	7,301,000
2	01/10/2024 – 01/11/2024	Two bedroom apartment	31,290,000
3	01/11/2024 – 01/12/2024	Two bedroom apartment	31,290,000
4	01/12/2024 – 01/01/2025	Two bedroom apartment	31,290,000
5	01/01/2025 – 01/02/2025	Two bedroom apartment	31,290,000

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6	01/02/2025 – 01/03/2025	Two bedroom apartment	31,290,000
7	01/03/2025 – 01/04/2025	Two bedroom apartment	31,290,000
8	01/04/2025 – 01/05/2025	Two bedroom apartment	31,290,000
9	01/05/2025 – 01/06/2025	Two bedroom apartment	31,290,000
10	01/06/2025 – 01/07/2025	Two bedroom apartment	31,290,000
11	01/07/2025 – 01/08/2025	Two bedroom apartment	31,290,000
12	01/08/2025 – 01/09/2025	Two bedroom apartment	31,290,000
13	01/09/2025 – 24/09/2025	Two bedroom apartment	23,989,000

Total contract amount: VND 375,480,000NET

(In word: Three hundred seventy-five million four hundred eighty thousand dong./.)

Tổng giá trị hợp đồng: VND 375,480,000NET

(Bằng chữ: Ba trăm bảy mươi lăm triệu bốn trăm tám mươi nghìn đồng chẵn./.)

The Room Rate is inclusive of:

- Service Charge & Value Added Tax (VAT). Value added tax rate will be modified in accordance with regulations and policies of the State, effective at the time of issuing VAT invoice.
- Electricity, domestic water fee, Wi-Fi, IPTV services, internet accessing
- Equipment and furniture in apartment
- 3 times per week cleaning provided

Tiền thuê trên đã bao gồm:

- Phí phục vụ và thuế giá trị gia tăng. Thuế suất thuế giá trị gia tăng sẽ được điều chỉnh theo quy định và chính sách của Nhà nước, có hiệu lực tại từng thời điểm xuất hóa đơn GTGT.
- Phí tiền điện, nước sinh hoạt, internet, wifi, truyền hình cáp
- Các vật dụng và đồ dùng trong căn hộ
- Phí dọn vệ sinh 3 lần mỗi tuần

The Room Rate is exclusive of:

- Daily breakfast
- Telephone fee
- Parking fee (if any)
- Bottles of mineral water
- Monthly laundry fees up to VND 5,000,000 (Including taxes and fees) will be paid by the Party B. The difference in the laundry fee in excess of VND 5,000,000 (if any) will be paid directly by the guest in room 1107 at the counter.

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- Other fees (if any)

Tiền thuê trên chưa bao gồm:

- Ăn sáng hàng ngày
- Phí điện thoại
- Phí đỗ xe (nếu có)
- Nước uống
- Phí giặt ủi hàng tháng từ VND 5,000,000 trở xuống (Đã bao gồm thuế và phí) sẽ được thanh toán bởi Bên B. Phần chênh lệch phí giặt ủi vượt trên VND 5,000,000 (nếu có) sẽ được khách lưu trú phòng 1107 thanh toán trực tiếp tại quầy lễ tân.
- Các khoản chi phí khác phát sinh (nếu có)

Moreover, Party A provides additional Benefits for Party B:

- Free access to L5 Inbalance Fitness Centre (max. 4 adults with name registered on arrival date).
- Free access to L4 Swimming pool
- 20% discount on food and non-alcoholic beverage (up to 10 persons) & 15% discount for alcohol beverage (up to 10 persons). Applying at The Square/The Balcony, Splash Pool, Gourmet Bar & Room service
- 20% off Laundry service (normal laundry)
- 20% off Spa treatment
- 10% off Sky 36
- 24 hour reception service
- 24 hour security service
- 24 hour room service

Ngoài ra, Bên A cung cấp những lợi ích khác dành cho Bên B như sau:

- Sử dụng miễn phí Trung Tâm Thể Dục Thể Hình-Inbalance Fitness Centre tại tầng 5 (tối đa 4 người lớn đăng ký lúc nhận phòng)
- Sử dụng miễn phí hồ bơi tại Tầng 4
- Giảm 20% trên các hóa đơn đồ ăn và đồ uống không cồn (lên tới 10 khách) & Giảm 15% cho các hóa đơn đồ uống có cồn (lên tới 10 khách). Áp dụng tại The Square/The Balcony, Splash Pool, Gourmet Bar & Dịch vụ phòng
- Giảm 20% Dịch vụ giặt là (giặt thường)
- Giảm 20% Spa trị liệu
- Giảm 10% Sky 36
- Dịch vụ lễ tân 24 giờ
- Dịch vụ bảo an 24 giờ
- Dịch vụ phòng 24 giờ

36 Bach Dang Street, Hai Chau District, Danang City, Vietnam

Tel: +84 (0) 236 392 9999 Fax: +84 (0) 236 392 9998 Email: H8287@accor.com

www.novotel.com www.novotel-danang-premier.com

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“Term” means 01 year commencing from 24th Sep 24 and expiring on 24th Sep 25.

“Thời hạn thuê” là 01 năm bắt đầu từ ngày 24/09/2024 và hết hạn vào ngày 24/09/2025.

The Customer acknowledges and agrees that the General Terms and Conditions as attached to this Agreement shall form an integral part of this Agreement and that the Customer shall fully comply with all provisions contained therein.

Khách hàng thừa nhận và đồng ý rằng các Điều Khoản và Điều Kiện Chung được đính kèm với Hợp đồng này là một phần không thể tách rời của Hợp đồng này và khách hàng sẽ thực hiện đầy đủ các quy định như đã đề cập ở trong đó.

IN WITNESS WHEREOF, this Agreement has been executed on the day and year first above written. Trước sự chứng kiến giữa 2 bên, hợp đồng này đã được thực hiện vào ngày được đề cập ở phần mở đầu của hợp đồng này.

This Agreement is made in 03 originals in English and Vietnamese bingual languages with equal validity from the signed date. Han River Sun Company Limited (Party A) shall keep 02 originals and the Customer (Party) B shall keep 01 original

Hợp đồng này được lập thành 03 bản Tiếng Anh và Tiếng Việt song ngữ và có giá trị ngang nhau. Bên A giữ 02 bản và bên B giữ 01 bản.

ON BEHALF OF PARTY A:



Mr. MARC EMMANUEL
General Manager of
Novotel Danang Premier Han River
HAN RIVER SUN COMPANY LIMITED

ON BEHALF OF PARTY B:



Ms. NGUYEN TRAN THU THUY
Deputy Director
BA NA SUI MO GOLF COURSE JOINT STOCK COMPANY

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GENERAL TERMS AND CONDITIONS ĐIỀU KHOẢN VÀ ĐIỀU KIỆN CHUNG

These General Terms and Conditions (the "Conditions") form an integral part of the Accommodation Agreement made between Novotel Danang Premier Han River and the Customer (the "Agreement"). Unless provided otherwise in these Conditions, words and/or expression defined or construed in the Agreement shall bear the same meanings or construction when used herein.

Các Điều khoản và Điều kiện Chung (các "Điều kiện") là một phần không thể tách rời của Hợp đồng thuê căn hộ được thỏa thuận giữa khách sạn Novotel Danang Premier Han River và Khách hàng ("Hợp đồng"). Trừ khi được quy định khác trong các điều kiện, ngôn từ và diễn đạt được định nghĩa và hướng dẫn trong Hợp đồng phải cùng ý nghĩa hoặc cùng hướng dẫn thực hiện khi được thực hiện như ở đây.

NOW THEREFORE, The parties under the Agreement agree as follows:

TRÊN CƠ SỞ ĐÓ, Các bên đi đến thỏa thuận của Hợp đồng như sau:

1. **Contracting Parties**: The Contracting Parties in principle are Novotel Danang Premier Han River (Party A) and the Customer (Party B). If Novotel Apartment is occupied or used for accommodation by any third party related to Party B, e.g. employees, guests, staffs, etc., as agreed by Party A, Party B shall procure such third party to comply with all provisions of the Agreement/Conditions, including all rules and regulations of Party A.

Các Bên ký kết: Trên nguyên tắc, Các Bên ký kết bao gồm khách sạn Novotel Danang Premier Han River (Bên A) và Khách hàng (Bên B). Nếu Căn hộ Novotel được ở hoặc sử dụng bởi bất kỳ bên thứ ba có liên quan cho bên B, ví dụ như: nhân viên, khách hàng, vv, được sự đồng ý của bên A, thì bên B có trách nhiệm đảm bảo bên thứ ba đó tuân thủ tất cả các quy định đã đề cập trong Hợp đồng/ Các điều kiện, bao gồm tất cả các quy tắc và quy định của Bên A.

2. **Customer's Obligations**: Party B agrees with Party A that Party B shall:

Trách nhiệm của Bên B: Bên B đồng ý với Bên A rằng Bên B sẽ:

a) Rent the Novotel Apartment and/or use the Novotel Accommodation for accommodation purposes only, and shall use all furniture and fixture, fittings and the Novotel's properties in the Novotel Apartment or on the Novotel Building in accordance with the purpose of use in which they are designed.

Thuê căn hộ Novotel và/ hoặc sử dụng căn hộ Novotel chỉ với mục đích làm chỗ ở, và sẽ sử dụng tất cả các đồ nội thất và vật cố định, phụ kiện và các tài sản của Novotel trong căn hộ hoặc trong tòa nhà Novotel phù hợp với mục đích sử dụng đã được thiết kế.

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- b) Procure that its dependents and guests shall register at the check-in counter before entering the Novotel Apartment.

Thực hiện nghiêm túc các thủ tục đăng kí cho người bảo hộ và khách ở cùng tại các quầy check-in trước khi vào Căn hộ.

- c) Pay the charge of the Room Rate together with all relevant service charges and other payments required to be paid according to the use of the Novotel Accommodation under the Agreement when due.

Thanh toán tiền thuê căn hộ cùng với tất cả các phí dịch vụ liên quan và các khoản phải cần phải thanh toán khác tùy theo mức sử dụng tại căn hộ Novotel như đã thỏa thuận trong hợp đồng khi đến hạn.

- d) Indemnify Party A from all proceedings, liabilities, losses, damages and any other expense incurred by Party A caused by or suffered as a consequence of any failure by the Customer to observe and perform any of its obligations contained in the Agreement/Conditions and to make such payments and take such other action as may be required by Party A on demand.

Bồi thường cho bên A tất cả các chi phí phát sinh từ thủ tục tố tụng, trách nhiệm pháp lý, tổn thất, thiệt hại và bất kỳ chi phí phát sinh khác mà bên A phải chịu do hậu quả của bất kỳ sai phạm của bên Khách hàng trong việc tuân thủ và thực hiện bất kỳ nghĩa vụ của mình được đề cập trong Hợp đồng / Điều kiện, thanh toán các khoản này cũng như thực hiện các hành động khác được yêu cầu bởi bên A.

- e) Permit Party A or its representatives or staffs to enter the Novotel Apartment at any reasonable time to inspect the apartment and to carry out any works or services to or from the Novotel Apartment, in this case Party A shall inform 01 day in advance to Party B.

Cho phép bên A hoặc các đại diện hoặc nhân viên của bên A vào căn hộ Novotel tại bất kỳ thời gian hợp lý để kiểm tra căn hộ và để thực hiện bất kỳ hoạt động hoặc dịch vụ nào cho hoặc từ căn hộ Novotel, trong trường hợp này Bên A phải báo trước cho Bên B 01 ngày.

- f) Pay interest at the rate of 15 (fifteen) % per annum on late payment for the charge of the Room Rate or any sum due under the Agreement/Conditions calculated from the applicable date due until the date of payment in full.

Phải trả lãi suất ở mức 15% (mười lăm) % mỗi năm cho những khoản thanh toán tiền thuê căn hộ trả chậm hoặc bất kỳ khoản phải trả nào quá hạn thanh toán theo như Hợp đồng/ điều kiện được tính từ ngày hết hạn thanh toán cho đến ngày thanh toán đầy đủ.

- g) Fully comply with all rules, regulations and notices of Party A in relation to the occupation and use of the Novotel Accommodation and/or the Novotel's properties in or on the Novotel Building. A copy of the rules and regulations is available in the apartment.

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Hoàn toàn tuân thủ tất cả quy tắc, quy định và thông báo của Bên A liên quan đến việc ở và sử dụng căn hộ ở Novotel và/hoặc tài sản trong căn hộ Novotel hoặc trong tòa nhà Novotel. Bản sao của các quy tắc và quy định có sẵn trong căn hộ.

- h) Hand over the Novotel Apartment with vacant possession and to remove all of the Customer's belongings and property from the Novotel Apartment by 12.00 pm of the last day of the Term; failing to do so, Party A be entitled to charge the Customer at the daily room rate per day (as may be stipulated/published by Party A from time to time. (related to the termination term); or Party B must hand over the apartment within 24 hours of receiving official notice from Party A that Party A terminates the contract with Party B.

Bàn giao căn hộ Novotel khi đã dọn hết tất cả các tài sản cá nhân của Khách Hàng đến 12:00 trưa của ngày cuối cùng trong thời hạn thuê căn hộ; Nếu Bên B không thực hiện đúng như trên, bên A có quyền tính phí theo giá thuê căn hộ theo ngày (được qui định/ công bố theo từng giai đoạn); hoặc bên B phải bàn giao căn hộ trong vòng 24 giờ kể từ khi nhận được thông báo chính thức từ bên A là bên A chấm dứt hợp đồng với bên B.

- i) Not assign or transfer or sublease any right under the Agreement and/or other related agreements to nor share the right of possession or occupation of the Novotel Apartment with any person.

Không được phép chuyển nhượng hoặc cho thuê lại các quyền lợi trong hợp đồng này/ hoặc các thỏa thuận liên quan đến hợp đồng này, cũng như không chia sẻ quyền sở hữu và được ở đối với Căn hộ Novotel với bất kỳ người nào.

- j) Not carry out any modification, addition or relocation of any part of the Novotel Apartment and/or the Novotel's properties thereon or therein.

Không được xây dựng lại, bổ sung hoặc thay đổi vị trí của bất kỳ phần nào trong căn hộ Novotel và/hoặc tài sản của Novotel.

- k) Not use nor permit the use of the Novotel Apartment for any illegal or immoral purpose or for any dangerous, noisy or offensive purpose nor for any purpose which may cause or create a nuisance, annoyance or disturbance to Party A or other customers in the Novotel Building.

Không được sử dụng và không cho phép sử dụng các căn hộ Novotel cho bất kỳ mục đích bất hợp pháp hoặc trái đạo đức hoặc cho bất kỳ mục đích nguy hiểm nào, hoặc cho những mục đích gây ra sự ồn ào hoặc khó chịu hoặc cho bất cứ mục đích có thể gây ra hoặc tạo ra một mối phiền toái, khó chịu hoặc xáo trộn cho Bên A hoặc cho những khách hàng khác trong tòa nhà Novotel.

3. Payment for Room Rate and Incidental bills:

Thanh toán tiền thuê căn hộ và những khoản phát sinh khác:

- a) Party B will settle payment for Party A within 30 days from receipt of the invoice.
Bên B thanh toán cho Bên A trong vòng 30 ngày kể từ ngày nhận Hóa đơn GTGT.

36 Bach Dang Street, Hai Chau District, Danang City, Vietnam

Tel: +84 (0) 236 392 9999 Fax: +84 (0) 236 392 9998 Email: H8287@accor.com

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- b) All the payments stipulated in this Agreement will be settled by cash, other methods or bank transfer to the bank account of Party A as follows:

Tất cả các khoản thanh toán quy định trong Hợp đồng này sẽ được thanh toán bằng tiền mặt, hình thức khác hoặc chuyển khoản qua tài khoản ngân hàng của bên A như sau:

Name of bank Account : VP Bank – Headquarter
Name of Company : Han River Sun Company Limited
Bank account number : 64716123 (VND)

4. Term Extension: If Party B desires to extend the Term of the Agreement, Party B shall inform Party A in writing at least 30 (thirty) days before the expiration of the Agreement. Subject to the ability of Party B to perform obligations under the Agreement/Conditions and the availability of the Novotel Apartment, the Term for the Novotel Accommodation shall be extended; provided that Party A shall be entitled to alter its room rate and agree on new terms and conditions of the Novotel Accommodation.

Gia Hạn Hợp Đồng: Nếu Bên B mong muốn gia hạn hợp đồng, Bên B sẽ thông báo cho Bên A bằng văn bản ít nhất 30 (ba mươi) ngày trước ngày hết hạn của hợp đồng. Tùy thuộc vào việc tuân thủ và thực hiện các nghĩa vụ của bên B theo Hợp đồng/điều kiện và sự sẵn có của căn hộ Novotel, thì hợp đồng sẽ được gia hạn. Trên cơ sở đó, Bên A sẽ cung cấp giá thuê căn hộ mới và các điều khoản và điều kiện mới của Căn hộ Novotel.

5. Termination: Party A shall forthwith be entitled to terminate the Agreement/Conditions or cease to provide any Novotel Accommodation to Party B if there is objective justification, such as: (a) for reasons of force majeure (or other circumstances beyond the control of Party A causing that Party A becomes impossible to fulfill its obligation under the Agreement/Conditions; (b) Novotel Apartment is reserved on the basis of misleading or false information/statement which regard to material facts, e.g. Party B's identity or purpose of use of the Novotel Apartment; (c) Party A has justified cause to believe that Party B's use of the Novotel Accommodation may jeopardize the smooth business operation, security or public reputation of Party A.

Bên A có quyền chấm dứt Hợp đồng/điều kiện hoặc ngừng cung cấp căn hộ Novotel cho Bên B ngay lập tức trong những trường hợp như: (a) Vì lý do bất khả kháng hoặc các trường hợp khác ngoài sự kiểm soát của mình mà Bên A không thể thực hiện được nghĩa vụ của mình theo Hợp đồng/điều kiện; (b) Căn hộ Novotel được đặt chỗ theo các thông tin sai lệch có liên quan đến thông tin quan trọng, ví dụ như danh tính của Bên B hoặc mục đích sử dụng căn hộ Novotel; (c) Bên A có bằng chứng để tin rằng việc sử dụng căn hộ Novotel của Bên B có thể gây nguy hiểm cho hoạt động kinh doanh, sự an toàn và uy tín trước công chúng của Bên A.

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In addition to Party A's right of termination mentioned above, in the event that (a) the charge of Room Rate or other sum or sums due under the Agreement are unpaid (whether formally demanded or not); or (b) Party B is in breach or fails to comply with any of the terms and conditions of the Agreement/Conditions; or (c) Party B becomes insolvent, bankrupt or enters into liquidation or a receiver has been appointed to any part of Party B's assets or business or Party B suffers any distress or execution on any properties of Party B, then Party A shall be entitled to serve notice on Party B stating the nature of Party B's default and in case such default is considered by Party A to be capable of remedy giving Party B a reasonable period to remedy such default and if Party B fails to comply with such notice within the period specified then Party A shall be entitled to exercise any or more of the following rights:

Ngoài việc Bên A có quyền chấm dứt hợp đồng như đề cập ở trên, trong trường hợp (a) Tiền thuê căn hộ hoặc các chi phí khác phải trả theo Hợp đồng/điều kiện này chưa thanh toán (cho dù là đã gửi yêu cầu thanh toán hay chưa); hoặc (b) Bên B vi phạm hoặc không tuân thủ bất kỳ điều khoản và điều kiện của Hợp đồng/điều kiện; hoặc (c) Bên B vỡ nợ, phá sản hoặc bị thanh lý, tịch thu bất kỳ phần nào của tài sản hoặc doanh nghiệp của Bên B, hoặc Bên B đang chịu thi hành án đối với tài sản của bên B; Thì bên A có quyền ra thông báo về tình trạng mất khả năng thanh toán của Bên B và sẽ cho Bên B một khoảng thời gian hợp lý để khắc phục tình trạng này, và khi bên B không thể khắc phục được trong thời gian quy định; thì Bên A có quyền thực hiện bất kỳ hoặc nhiều hơn các quyền sau đây:

- (i) to suspend or terminate the supply of utilities and provision of any services or Novotel Accommodation including to stop providing water, electricity supplies and telephone services; and/or
Đình chỉ hoặc chấm dứt việc cung cấp các dịch vụ tiện ích cho căn hộ Novotel như ngừng cung cấp nước, điện và dịch vụ điện thoại; và/hoặc
- (ii) to terminate the Agreement/Conditions by serving notice to Party B; and/or
Chấm dứt Hợp đồng/điều kiện bằng cách thông báo cho bên B; và/hoặc
- (iii) to require Party B to pay on demand (in addition to interest payable under the Agreement/Conditions) any damages until such default has been fully remedied.
Yêu cầu bên B phải trả theo yêu cầu (kèm theo lãi phải trả theo Hợp đồng/ điều kiện) bất kỳ thiệt hại nào cho đến khi các trường hợp trên (a,b,c) được khắc phục hoàn toàn.

Force Majeure : Either Party shall not be deemed to breach this Agreement and not be fined or liable to indemnify damages, losses as a result of force majeure which cause to delay agreed upon obligations under this Agreement and which is understood to be including acts of governmental authorities, acts of God, flood, wars, riots, rebellion, insurrection, sabotage, rules, regulations, orders or directives of any government authorities, and other circumstances of such nature, which result in either Party's inability to fulfill its obligations and liabilities subject to this Agreement, however provided that, the Party affected by such Force Majeure shall use



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its best effort to remedy consequences of such Force Majeure and implement this contract so far as practicable as possible and notify the other Party of, as soon as it becomes aware of, its incapacity to comply with this contract on account of such Force Majeure. Upon force majeure, liabilities and obligations of Parties shall not be relieved and not be discharged and Parties shall continue to implement their obligations set out this Agreement."

Bất khả kháng: Mỗi Bên sẽ không được coi là vi phạm hợp đồng này và không bị phạt hoặc chịu trách nhiệm bồi thường thiệt hại, tổn thất do bất khả kháng mà gây ra để trì hoãn thỏa thuận các nghĩa vụ theo hợp đồng này được hiểu là bao gồm cả chỉ thị của chính phủ cơ quan chức năng, thiên tai như lũ lụt, chiến tranh, bạo loạn, nổi loạn, phá hoại, các quy tắc, quy định, lệnh hoặc chỉ thị của bất kỳ cơ quan chính phủ, và các trường hợp khác có tính chất như vậy, mà dẫn đến hoặc không có khả năng của mỗi bên để thực hiện đầy đủ nghĩa vụ và trách nhiệm pháp lý đối với thỏa thuận này, tuy nhiên với điều kiện là, Bên bị ảnh hưởng bởi bất khả kháng như vậy phải dùng tới nỗ lực hết sức mình để khắc phục hậu quả của bất khả kháng như vậy và thực hiện hợp đồng này cho đến nay càng tốt và thông báo cho Bên kia, ngay khi nó trở thành ý thức của, không đủ năng lực để thực hiện theo hợp đồng này vào tài khoản bất khả kháng như vậy. Sau khi các vấn đề bất khả kháng qua đi, trách nhiệm và nghĩa vụ của các bên sẽ không được thuyên giảm và các bên sẽ tiếp tục thực hiện các nghĩa vụ của họ đưa ra trong thỏa thuận này.

6. **Consequence of Expiration/Termination:** At the expiration of the Term (and if such Term has not been extended in accordance with this Agreement), or the earlier termination of this Agreement, Party B shall be deemed to have moved out, and shall require to surrender and yield up of the Novotel Apartment, give up all keys or access Card to the Novotel Apartment, and remove all Party B's properties and personnel from the Novotel Apartment. Party A shall forthwith be entitled to re-enter the Novotel Apartment and/or change the lock or disconnect the door card and remove Party B's properties and/or dispose of or sell such properties for a settlement of any money owed to Party A; provided however that Party A shall remain its right to pursue any action that Party A may have against Party B for breach of the Agreement/Conditions and to retain the Security Deposit hereunder.

Hết hạn/Chấm dứt hợp đồng: Ngay tại thời điểm hết hạn của hợp đồng (nếu hợp đồng này không được gia hạn), hoặc hợp đồng này được chấm dứt trước thời hạn, Bên B có trách nhiệm phải chuyển ra ngoài, và bàn giao lại căn hộ Novotel, giao lại các chìa khóa hoặc thẻ ra vào căn hộ Novotel, và chuyển tất cả tài sản cá nhân của bên B ra khỏi căn hộ Novotel. Bên A có quyền ngay lập tức vào lại căn hộ Novotel và/hoặc thay đổi khóa hoặc ngắt kết nối thẻ ra vào và di chuyển những tài sản bên B ra khỏi căn hộ và/hoặc xử lý hoặc bán tài sản đó để thanh toán phần tiền bên B còn nợ bên A; Tuy nhiên rằng bên A vẫn có quyền thực hiện bất kỳ hành động

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pháp lý nào đối với các vi phạm của bên B đã đề cập trong Hợp đồng/điều kiện và giữ lại các khoản tiền đặt cọc đảm bảo.

7. Diplomatic clause: Beside termination clauses and security deposit clause above, if The Lessee have to relocate his job to another province or country after 6 months of the first living 12 months, Party B can terminate the leasing agreement but have to inform Party A in advance 30 days before termination and provide all the documents related to The Lessee's job transfer. The rental fee will be adjusted as actual staying time of The Lessee and deducted on the Security Deposit. Any request of termination under 6 months will be applied as stated in Term 6 & 7 of this contract.

Điều khoản ngoại giao: Ngoài các trường hợp chấm dứt hợp đồng và tiền cọc đảm bảo kể trên, nếu khách thuê căn hộ có quyết định chuyển công tác đến vùng hoặc nước khác 6 tháng sau khi hợp đồng thuê bắt đầu, Bên B có thể chấm dứt hợp đồng thuê căn hộ nhưng phải thông báo cho Bên A ít nhất 30 ngày trước khi kết thúc hợp đồng và có trách nhiệm cung cấp các giấy tờ liên quan đến quyết định điều chuyển công tác của khách thuê căn hộ. Số tiền thuê căn hộ sẽ được điều chỉnh lại với mức giá tương đương cho thời hạn thực tế Bên B sử dụng căn hộ và cần trừ vào khoản tiền đặt cọc. Bất kỳ yêu cầu chấm dứt hợp đồng trước thời hạn 6 tháng sẽ được áp dụng theo điều 6 & 7 của Hợp đồng này.

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ACCOMMODATION AGREEMENT

HCfP DONG LL/U TRU

No. 1107/24092024

THIS ACCOMMODATION AGREEMENT (hereinafter referred to as the "**Agreement**") is made on 20th Sep 24 by and between Han River Sun Company Limited herein referred Party A and the Customer herein referred Party B.

Hdp LEASE PAYMENT of this apartment (hereinafter referred to as "**Hdp SERATE**") is due thdc present and signed on September 20, 2024giufa Mat Trdi Song Han Co., Ltd. hereinafter referred to as Ben Ava The customer is hereinafter referred to as Ben B.

WHEREAS: The Customer desires to use and Han River Sun Company Limited agrees to provide the Accommodation (hereinafter defined) under the terms and conditions specified herein.

CONSIDERING that: In light of the Customer's demand for housing and the ability of Song Han Mat Co., Ltd., Party A agrees to provide a high-end apartment (sufficient for the definition of a full-fledged apartment) in accordance with the terms and conditions set forth in this document.

NOW IT IS HEREBY AGREED as follows:

Han River Sun Company Limited agrees to let and provide, and the Customer agrees to rent the Novotel Apartment and accept the regulations of Party A with the following terms:

Mat Trdi Song Han Co., Ltd. agrees to supply and the Customer agrees to rent Novotel Apartment and accepts the provisions of Party A vdi the following terms:

"**Party A**" means:

Name of company	HAN RIVER SUN COMPANY LIMITED
Ten Company	SONG HAN TRC FL MAT CO., LTD
Represented by	: Mr. Marc Emmanuel
Dai dien bdi	: Ong Marc Emmanuel
Designation	: General Manager of Novotel Danang Premier Han River
ChCtc Name	: Tong quan ly khach san Novotel Danang Premier Han River (As per letter of Authorization No 35/GUQ/NTTT-MARC dated 17/07/2023 by Ms. Nguyen Thi Thanh Truc-Director- Legal representative of Han River Sun Company Limited Trading authorizing Mr. Marc Emmanuel - General Manager of Novotel Danang Premier Han River./Theo giay uy quyen so 35/GUQ/NTTT-MARC ky ngay 17/07/2023 cua ba Nguyen Thi Thanh True - Giam Doc - Ngddi daj dien theo phap luat cua

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Han River Mat Co., Ltd. for Mr. Marc Emmanuel -
Tong Military Manager of Novotel Danang Premier Han River Hotel)36-38
Bach Dang Street, Thach Thang Ward, Hai Chau District, Da Nang City,
Vietnam
36 - 38 Bach Dang Street, Thach Thang District, Hai Chau District,
Da Nang City, Vietnam
+84 236 392 9999+84 236 392 99980401.337.219
www.accorhotels.com

Address *Dia chi*

Telephone/ *Dien thoqi*

Fax

Tax code/ *Ma so thué*

Website

“Party B” means:

Name of company *Tên*

công ty Red Certificate

No.

Cidy CNDKDN

Represented by *Dai dien*

bài Designation Chủc

danh

**BA NA SUOI MO GOLF COURSE JOINT STOCK COMPANYCONG TY
CO PHAN SAN CON BA NA SUOI Md**

0401680793 issued by Department of Planning and Investment of Da
Nang city, the first time issuance dated 04/06/2015, the first change dated
15/03/2017.

So 0401680793 two SDK Hoch wa DDU TD TP's Nang Cap lan

At the beginning of 04/06/2015, she changed things! lan 01 on 15/03/2017

Ms. Nguyen Tran Thu Thuy

Three. Nguyen Tran Thu Thuy

Deputy Director

Deputy Director of Branch Reading

(As per letter of Authorization No 01/2023/GUQ/LP/NTTT-NTTT dated

06/03/2023./Theo giay uy quyen so OI/2023/GUQ/LP/NTTT-NTTT ky ngay
06/03/2023)

Address

An Son Village, Hoa Ninh commune, Hoa Vang district, Da Nang city, Viet
Nam

Dia chi

Telephone/ *Dien thoqi*

Fax

Tax code/ *Ma so thue*

Name of Resident Ten

khach Idu tru Passport

No. Nationality Quoc tich

An Sdn, Hoa Ninh Commune, Hoa Vang District, Da Nang City, Vietnam

+84 236 392

4888+84 236 392

48880401 680 793

Mr. Simon James Mees Ong. Simon James Mees 133581929

United Kingdom of Great Britain and Northern Ireland Vddng quoc Lien

hiep Anh va Bac Ireland

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“Novotel Accommodation” means the provision of services by Novotel to its Customer to rent the Novotel Apartment and use all available facilities in the Novotel Apartment and common area of the Novotel Building, including cleaning and related services therefore.

“Novotel Apartments” includes the provision of Novotel flooring services to your customers and the use of courtyard facilities in Novotel apartments and the common **area** of the Novotel building, including cleaning services and other related services when renting Novotel scales.

“Novotel Apartment” means the Novotel Apartment No. 1107 Type: Two bedroom apartment located on the 11th Floor in the Novotel Building, maximum capacity up to 4 adults and 2 children under 16year-old with names registered as below:

Head of household: Mr. Simon James mees Wife: Mrs. Tran Tang Xuan Thom - PP no.: C4047430

“Novotel Apartments” is Novotel Luxury Scales No. 1107 Type of Font: Scales for two rooms Flat: 11 in Novotel hotels, sdc specializing in a maximum of 4 ldn tails and 2 16-year-old dUdi children who are 16 years old: Chũ Ho: Sir. Simon James Mees Vd: Grandma. Tran Tung Xuan Thdm - PP no.: C4047430

“Novotel Building” means Novotel Danang Premier Han River at 36 -38 Bach Dang Street, Hai Chau District, Danang City, Vietnam.

“Novotel Building” is the Novotel Danang Premier Han River building located at 36-38 Bach Dang Street, Hai Chau District, Da Nang Vice City, Vietnam.

“Room Rate” means VND 31,290,000net per month applied for 01 year rental package from 24th Sep 24 to 24th Sep 25 as following

“Rent of scales” means the amount of rent of scales that Party B pays, which is VND 31,290,000net/body, which is used to rent scales for the tenant within 1 jail day, 24/09/2024 to 24/09/2025 as follows:

No. BTI	Time Period Thời gian lufu trũ	Apartment Type Type of apartment	Rate (VND net) Cia tien
1	24/09/2024 - 01/10/2024	Two bedroom apartment	7,301,000
2	01/10/2024-01/11/2024	Two bedroom apartment	31,290,000
3	01/11/2024 - 01/12/2024	Two bedroom apartment	31,290,000
4	01/12/2024-01/01/2025	Two bedroom apartment	31,290,000
5	01/01/2025 - 01/02/2025	Two bedroom apartment	31,290,000

36 Bach Dang Street, Hai Chau District, Danang City, Vietnam

Tel: +84 (0) 236 392 9999 Fax: +84 (0) 236 392 9998 Email: H8287@accor.com

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6	01/02/2025 - 01/03/2025	Two bedroom apartment	31,290,000
7	01/03/2025 - 01/04/2025	Two bedroom apartment	31,290,000
8	01/04/2025 - 01/05/2025	Two bedroom apartment	31,290,000
9	01/05/2025 - 01/06/2025	Two bedroom apartment	31,290,000
10	01/06/2025 - 01/07/2025	Two bedroom apartment	31,290,000
11	01/07/2025 - 01/08/2025	Two bedroom apartment	31,290,000
12	01/08/2025 - 01/09/2025	Two bedroom apartment	31,290,000
13	01/09/2025 - 24/09/2025	Two bedroom apartment	23,989,000

Total contract amount: VND 375,480,000NET

(In word: Three hundred seventy-five million four hundred eighty thousand dong./.)

Total price) dong hdp: VND 375,480,000NET

(Cf: Three hundred and seven mUdi makes a million four hundred and a thousand thousand tons of tarn./.)

The Room Rate is inclusive of:

- Service Charge & Value Added Tax (VAT). Value added tax rate will be modified in accordance with regulations and policies of the State, effective at the time of issuing VAT invoice.
- Electricity, domestic water fee, Wi-Fi, IPTV services, internet accessing
- Equipment and furniture in apartment
- 3 times per week cleaning provided

Tien thue tren da bao gom:

- Service fees and rents have increased. The value-added tax rate will be sufficient to adjust according to the regulations and policies of the NUdc, which is effective at the VAT export point.
- Television, nUdc living, internet, wifi, cable TV
- Items and Supplies in the Apartment
- Phi don ve sinh 3 lan moi tuan

The Room Rate is exclusive of:

- Daily breakfast
- Telephone fee
- Parking fee (if any)
- Bottles of mineral water
- Monthly laundry fees up to VND 5,000,000 (Including taxes and fees) will be paid by the Party B. The difference in the laundry fee in excess of VND 5,000,000 (if any) will be paid directly by the guest in room 1107 at the counter.

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- Other fees (if any)

Rent on chufa includes:

- Daily Morning
- Phidiênthoai
- Taxi driver
- NUocuóng
- The monthly laundry fee is VND 5,000,000 (including taxes and fees) to be paid to Party B. The difference in the laundry fee is over VND 5,000,000 (ne'o) for LIU guests staying at 1107 to pay at the front desk.
- Contracting costs other arises (ne'u has)

Moreover, Party A provides additional Benefits for Party B:

- Free access to L5 Inbalance Fitness Centre (max. 4 adults with name registered on arrival date).
- Free access to L4 Swimming pool
- 20% discount on food and non-alcoholic beverage (up to 10 persons) & 15% discount for alcohol beverage (up to 10 persons). Applying at The Square/The Balcony, Splash Pool, Gourmet Bar & Room service
- 20% off Laundry service (normal laundry)
- 20% off Spa treatment
- 10% off Sky 36
- 24 hour reception service
- 24 hour security service
- 24 hour room service

In addition, Party A provides other benefits for Party B as follows:

- Free use of Sif Fitness Centre at Funeral 5 (4 ngUdi slick in the backdrop)
- Su dung miên phi ho bdi at Burial 4
- 20% supervision on doan and non-taper products (up to 10 guests) and 15% supervision for taper and taper (up to 10 guests). Applicable at The Square/The Balcony, Splash Pool, Gourmet Bar & Backroom Service
- Director 20% Laundry Service is (laundry)
- Director 20% Spa Treatments
- Giam 10% Sky 36
- Djch 24-hour reception
- Ditch Wu Bao Un 24 Gid
- 24 Gid Font Service

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"Term" means 01 year commencing from 24th Sep 24 and expiring on 24th Sep 25.

"Lease term" is 01 year on September 24, 2024 and expiration date on September 24, 2025.

The Customer acknowledges and agrees that the General Terms and Conditions as attached to this Agreement shall form an integral part of this Agreement and that the Customer shall fully comply with all provisions contained therein.

The customer agrees and agrees that the Drill and Drill Rig and the Joint Bonds attached to this East Hdp vdi are an inseparable part of this East Hdp and that the current subsidiaries are not included in the box.

IN WITNESS WHEREOF, this Agreement has been executed on the day and year first above written. TrücSc su1 chđng kien giũa 2 ben, hđp đong này đã đđđc thud hien vảo ngày đüđc đe cap đ phãn mđ đđđu của hđp đong này.

This Agreement is made in 03 originals in English and Vietnamese bingual languages with equal validity from the signed date. Han River Sun Company Limited (Party A) shall keep 02 originals and the Customer (Party) B shall keep 01 original

The current Hdp has 03 copies of English and Vietnamese versions of equal value. Side A has 02 tables and side B has 01 house.

ON BEHALF OF PARTY A:


MR. MARC EN EMMANUEL
General Manager of
Novotel Danang Premier Han River
HAN RIVER SUN COMPANY LIMITE

ON BEHALF OF PARTY B


MR. NGUYEN TRAN THU THUY
Deputy Director
BA NA SUOI MO GOLF COURSE
JOINTSTOCK COMPANY

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GENERAL TERMS AND CONDITIONS ĐIỀU KHOẢN VÀO ĐIỀU KIỆN CHUNG

These General Terms and Conditions (the "Conditions") form an integral part of the Accommodation Agreement made between Novotel Danang Premier Han River and the Customer (the "Agreement"). Unless provided otherwise in these Conditions, words and/or expressions defined or construed in the Agreement shall bear the same meanings or construction when used herein. Oieu Khong and Dieu Kien Chung ("Oieu Kien") is a non-profit subsidiary of Hdp Dong Rent Weighing Co., Ltd. Novotel Danang Premier Han River and Khanh Hang ("Hdp Dong"). When there is a strict stipulation in the rules, the language of the prison and the land of the people in the same number of people or with the people in the same number of people or with the people of the porch when they are in the same place .

NOW THEREFORE. The parties under the Agreement agree as follows:

ON MS. PORPO. Hdp's rude side is as follows:

1. **Contracting Parties:** The Contracting Parties in principle are Novotel Danang Premier Han River (Party A) and the Customer (Party B). If Novotel Apartment is occupied or used for accommodation by any third party related to Party B, e.g. employees, guests, staffs, etc., as agreed by Party A, Party B shall procure such third party to comply with all provisions of the Agreement/Conditions, including all rules and regulations of Party A.

Closing Parties: In principle, the Contracting Parties include the Novotel Danang Premier Han River (Party A) and the Goods (Party B). Ne'u weigh Novotel even if the umbrella or the third party is used to smear the enemy party related to party B, for example: employees, customers, w, even though the party is afraid of party A, thl party B she is responsible for the party of the third party to comply with all the provisions of the party in order to comply with the provisions of the party in the company's company. including the rules and regulations of Party A.

2. **Customer's Obligations:** Party B agrees with Party A that Party B shall:

Satisfaction of Party B: Party B agrees with Party A that Party B is:

a) Rent the Novotel Apartment and/or use the Novotel Accommodation for accommodation purposes only, and shall use all furniture and fixture, fittings and the Novotel's properties in the Novotel Apartment or on the Novotel Building in accordance with the purpose of use in which they are designed.

Renting Novotel scales and/or using Novotel scales is only for the purpose of making an umbrella, and the use of Novotel scales and other assets in the scale or in the roof of the Novotel building is intended to be used as a purpose.

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Procure that its dependents and guests shall register at the check-in counter before entering the Novotel Apartment.

Thud is currently seriously carrying out the registration procedures for the guardian and guests at the check-in counters on the Udc when entering the apartment.

Pay the charge of the Room Rate together with all relevant service charges and other payments required to be paid according to the use of the Novotel Accommodation under the Agreement when due.

Payment of the apartment rent along with all related service fees and other payables subject to the stay at the Novotel apartment as agreed in the contract when due.

Indemnify Party A from all proceedings, liabilities, losses, damages and any other expense incurred by Party A caused by or suffered as a consequence of any failure by the Customer to observe and perform any of its obligations contained in the Agreement/Conditions and to make such payments and take such other action as may be required by Party A on demand.

To indemnify Party A for all costs arising from 1 procedural procedures, liabilities, losses, damages and any other costs incurred by Party A as a result of any Client's failure to comply with and discharge any of its obligations mentioned in the Closing Document, to pay these amounts together with the Bank of Australia to take other actions to request the bdi of Party A.

Permit Party A or its representatives or staffs to enter the Novotel Apartment at any reasonable time to inspect the apartment and to carry out any works or services to or from the Novotel Apartment, in this case Party A shall inform 01 day in advance to Party B.

Permit Party A or its representatives or employees to enter the Novotel Apartment at any time of the Settlement to inspect the Apartment and to provide any activities or services to or to the Novotel Apartment, during which Party A shall guarantee to Party B for 01 day.

Pay interest at the rate of 15 (fifteen) % per annum on late payment for the charge of the Room Rate or any sum due under the Agreement/Conditions calculated from the applicable date due until the date of payment in full.

An interest rate **of** 15% (mUdi) % per annum must be paid to the deferred payment of apartment rent or any overdue payment according to the Hdp payment/condition dUdc calculated from the due date until the full payment date.

Fully comply with all rules, regulations and notices of Party A in relation to the occupation and use of the Novotel Accommodation and/or the Novotel's properties in or on the Novotel Building. A copy of the rules and regulations is available in the apartment.

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Fully comply with all rules, regulations and notices of Party A relating to the operation and use of Novotel scale and/or floor space in Novotel or in the Novotel building. The copy of the rules and rules of the courtyard of the scales.

- h) Hand over the Novotel Apartment with vacant possession and to remove all of the Customer's belongings and property from the Novotel Apartment by 12.00 pm of the last day of the Term; failing to do so, Party A be entitled to charge the Customer at the daily room rate per day (as may be stipulated/published by Party A from time to time, (related to the termination term); or Party B must hand over the apartment within 24 hours of receiving official notice from Party A that Party A terminates the contract with Party B. Handing over the Novotel scales when the warehouse was shouted at the floor of the warehouse at 12:00 p.m. on the last day of the lease of the apartment; If Party B does not pay the above, Party A shall collect the fee according to the rent on a daily basis (düdc stipulated/paid according to the period); Party B handed over the scales in the sky for 24 hours when Party A communicated the main contract with Party A, Party A fired the Eastern Party of Party B.
- i) Not assign or transfer or sublease any right under the Agreement and/or other related agreements to nor share the right of possession or occupation of the Novotel Apartment with any person.
No transfer or sublease of the property in this Winter Contract or any related property in this Winter Contract shall not be divided between the Company and the duplicate property of Novotel Property.
- j) Not carry out any modification, addition or relocation of any part of the Novotel Apartment and/or the Novotel's properties thereon or therein.
No reconstruction, relocation of any part of the Novotel scale and/or Novotel floor space will be replaced.
- k) Not use nor permit the use of the Novotel Apartment for any illegal or immoral purpose or for any dangerous, noisy or offensive purpose nor for any purpose which may cause or create a nuisance, annoyance or disturbance to Party A or other customers inthe Novotel Building. Do not use and authorize the use of Novotel for any dangerous epidemic, or cause a warm or dry epidemic to cause a disturbance, Dry chju or build for Party A or for the poor goods in the Novotel roof.

3. Payment for Room Rate and Incidental bills:

Qing Toan Tien rented a scale and shouted:

- a) Party B will settle payment for Party A within 30 days from receipt of the invoice.
Party B shall pay Party A within 30 days from the date of the VAT Holiday.

36 Bach Dang Street, Hai Chau District, Danang City, Vietnam

Tel: +84 (0) 236 392 9999 Fax: +84 (0) 236 392 9998 Email: H8287@accor.com

www.novotel.comwww.novotel-danang-premier.com

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b) All the payments stipulated in this Agreement will be settled by cash, other methods or bank transfer to the bank account of Party A as follows:

All of the funds in this East Hdp are subject to payment in cash, and the Company urgently reimburses the transfer of the following bank account to Party A:

Name of bank Account : VP Bank - Headquarter
Name of Company : Han River Sun Company Limited
Bank account number : 64716123 (VND)

4. Term Extension: If Party B desires to extend the Term of the Agreement, Party B shall inform Party A in writing at least 30 (thirty) days before the expiration of the Agreement. Subject to the ability of Party B to perform obligations under the Agreement/Conditions and the availability of the Novotel Apartment, the Term for the Novotel Accommodation shall be extended; provided that Party A shall be entitled to alter its room rate and agree on new terms and conditions of the Novotel Accommodation.

Renewal of the Dona Agreement: If Party B wishes to extend the payment contract, Party B shall notify Party A by negotiation at least 30 (three) days before the expiration date of the payment agreement. Subject to the compliance and compliance of Party B with the Novotel Compensation Agreement, the contract shall be renewed. On the CD of the chart, Party A offers the rental of Lip Scales and the terms and conditions of Novotel Scales.

5. Termination: Party A shall forthwith be entitled to terminate the Agreement/Conditions or cease to provide any Novotel Accommodation to Party B if there is objective justification, such as: (a) for reasons of force majeure (or other circumstances beyond the control of Party A causing that Party A becomes impossible to fulfill its obligation under the Agreement/Conditions; (b) Novotel Apartment is reserved on the basis of misleading or false information/statement which regard to material facts, e.g. Party B's identity or purpose of use of the Novotel Apartment; (c) Party A has justified cause to believe that Party B's use of the Novotel Accommodation may jeopardize the smooth business operation, security or public reputation of Party A.

Party A shall cease to provide Novotel scales to Party B on the basis of the following circumstances: (a) Due to the fact that Party A has not been able to terminate the contract in addition to its own contract, Party A has not been able to comply with its payment in accordance with the contract; (b) The Novotel Scales are based on false information relating to material information, such as the identity of Party B or the attempt to use the Novotel Scale; (c) Party A believes that Party B's use of Novotel is a danger to Party A's business activities, safety and reputation.

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In addition to Party A's right of termination mentioned above, in the event that (a) the charge of Room Rate or other sum or sums due under the Agreement are unpaid (whether formally demanded or not); or (b) Party B is in breach or fails to comply with any of the terms and conditions of the Agreement/Conditions; or (c) Party B becomes insolvent, bankrupt or enters into liquidation or a receiver has been appointed to any part of Party B's assets or business or Party B suffers any distress or execution on any properties of Party B, then Party A shall be entitled to serve notice on Party B stating the nature of Party B's default and in case such default is considered by Party A to be capable of remedy giving Party B a reasonable period to remedy such default and if Party B fails to comply with such notice within the period specified then Party A shall be entitled to exercise any or more of the following rights:

In addition to Party A having the right to terminate the payment of the above-mentioned amount, in the case of (a) the Party rents the room or pays the cost of the tea according to this payment amount (whether the payment request is made or the payment is made); or (b) Party B breaches or fails to comply with the Compliance and Compliance Agreement; or (c) Party B does not have a license, breaks the floor or is liquidated or confiscated by any part of Party B's assets or enterprises, or Party B is subject to double judgment enforcement of Party B's assets; Party A shall issue a notice of the loss of payment to Party B and give Party B a chance to recover from this situation, and when Party B fails to comply with the payment within the prescribed time; then Party A shall donate the following amounts:

- (i) to suspend or terminate the supply of utilities and provision of any services or Novotel Accommodation including to stop providing water, electricity supplies and telephone services; and/or
Installing or facilitating the provision of utility services to Novotel hospitality facilities, telephone and telephone services; and/or
- (ii) to terminate the Agreement/Conditions by serving notice to Party B; and/or Chin dūt
Hdp dong / dieu sturdy for party B; and/or
- (iii) to require Party B to pay on demand (in addition to interest payable under the Agreement/Conditions) any damages until such default has been fully remedied.

Yêu cầu bên B phải trả theo yêu cầu (kèm theo lai phải trả theo Hdp đồng/ điều kiện) bất kỳ thiệt hại nào cho đến khi các trường hợp trên (a,b,c) được khắc phục hoàn toàn. Force Majeure : Either Party shall not be deemed to breach this Agreement and not be fined or liable to indemnify damages, losses as a result of force majeure which cause to delay agreed upon obligations under this Agreement and which is understood to be including acts of governmental authorities, acts of God, flood, wars, riots, rebellion, insurrection, sabotage, rules, regulations, orders or directives of any government authorities, and other circumstances of such nature, which result in either Party's inability to fulfill its obligations and liabilities subject to this Agreement, however provided that, the Party affected by such Force Majeure shall use

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its best effort to remedy consequences of such Force Majeure and implement this contract so far as practicable as possible and notify the other Party of, as soon as it becomes aware of, its incapacity to comply with this contract on account of such Force Majeure. Upon force majeure, liabilities and obligations of Parties shall not be relieved and not be discharged and Parties shall continue to implement their obligations set out this Agreement."

Reckless: Moi Ben sé is considered to be a violation of this contract and is liable to be fined or misappropriated by the damage and loss caused by this contract in order to complete the reconciliation of the obligations under this contract, even though it is a violation of the government of the Communist Party of China, the IO lut, the fighting, the riots, the riots, the riots, the riots, the riots, the rules, the regulations, the orders or the directives of the Communist Party of the Communist Party, and the Communist Party of however, the reason is, Ben Bi is so heroic that he wants to make a good fortune as if he were a skirt and screams at him in order to avenge the gift of the thief and to give this contract to this and to the other party, as soon as it becomes a symbol of the other, It's hard even though she is too lazy to follow this contract to pay for it. After the multitude of people have passed away, the duties and obligations of the people on the side of the boat and the people on the side of the boat are dedicated to the obligations of the people in this monastery.

6. Consequence of Expiration/Termination: At the expiration of the Term (and if such Term has not been extended in accordance with this Agreement), or the earlier termination of this Agreement, Party B shall be deemed to have moved out, and shall require to surrender and yield up of the Novotel Apartment, give up all keys or access Card to the Novotel Apartment, and remove all Party B's properties and personnel from the Novotel Apartment. Party A shall forthwith be entitled to re-enter the Novotel Apartment and/or change the lock or disconnect the door card and remove Party B's properties and/or dispose of or sell such properties for a settlement of any money owed to Party A; provided however that Party A shall remain its right to pursue any action that Party A may have against Party B for breach of the Agreement/Conditions and to retain the Security Deposit hereunder.

Flét Welding/Indigo Swelling: Right at the point of shouting of the closed contract (this closed contract is difficult even if it is old), or this closed contract even though the indigo is too old to support it, then B has the contaminated fish to go out, and hand over the Novotel lake, hand over the keys or get in and out of the Novotel lake, and specializing in the idle coffee floor, B went out to snort Novotel. So A has the right to rush in and out of the Novotel and/or change the lockdown or cut off the lock, whisper in and out and move the floor property, so B goes out to the shop and/or ruffles the glass or the floor table and complains about it, so B and D A; However, Ah Wan has a book to dedicate the sign of action

NOVOTE L

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what is the legal claim for the violations of party B mentioned in the Hdp payment/conditions and the return of the security deposit.

7. Diplomatic clause: Beside termination clauses and security deposit clause above, if The Lessee have to relocate his job to another province or country after 6 months of the first living 12 months, Party B can terminate the leasing agreement but have to inform Party A in advance 30 days before termination and provide all the documents related to The Lessee's job transfer. The rental fee will be adjusted as actual staying time of The Lessee and deducted on the Security Deposit. Any request of termination under 6 months will be applied as stated in Term 6 & 7 of this contract.

What are the terms: In addition to the above-mentioned contracts, if the tenant of the apartment decides to move to another region or country 6 months after the contract for payment of rent begins, Party B can delay the payment of the apartment rent The applicant must notify Party A at least 30 days before the end of the contract and is responsible for Responsible for providing TD documents related to the decision to transfer the work of apartment tenants. The amount of rent of the apartment will be adjusted by Udc to the price of the apartment for the term of the apartment and deduct 1 from the deposit. Any request to delay the payment of the current contract for a period of 6 months shall apply in accordance with Articles 6 & 7 of this current Hdp.

I hereby certify that this is a true first copy of the original document, which I have seen.

Firm: KNG International Advisors

Business Address: 7 MAGPIE CLOSE, HOLT, NORFOLK, NR256GB

Position: IFA

Name: ALASDAIR BURNIE

Signature of certifier:

Signed by:

Date: 1/13/2025

Alasdair Burnie

2F670FE216A749B...



Certificate Of Completion

Envelope Id: AD399E2C-2B8C-4895-84D7-E3DE380A05A0
 Subject: Complete with Docusign: Simon Mees - POA - 79th Group Reinvestment CERT
 Source Envelope:
 Document Pages: 28
 Certificate Pages: 4
 AutoNav: Enabled
 Envelopeld Stamping: Enabled
 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed
 Envelope Originator:
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 Mz 2, SM 11
 Cancun, WA 77500
 applications@kngadvisors.co.uk
 IP Address: 188.26.215.111


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Signer Events

Alasdair Burnie
 a.burnie@kngadvisors.co.uk
 Security Level: Email, Account Authentication
 (None)

Signature

Signed by:

 2F670FE216A749B...

Signature Adoption: Pre-selected Style
 Using IP Address: 94.126.151.19

Timestamp

Sent: 1/13/2025 4:44:44 AM
 Viewed: 1/13/2025 7:05:15 AM
 Signed: 1/13/2025 7:05:30 AM

Electronic Record and Signature Disclosure:
 Accepted: 1/13/2025 7:05:15 AM
 ID: af70bae2-7d95-410c-9a05-3196b511853c

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	1/13/2025 4:44:44 AM
Certified Delivered	Security Checked	1/13/2025 7:05:15 AM
Signing Complete	Security Checked	1/13/2025 7:05:30 AM
Completed	Security Checked	1/13/2025 7:05:30 AM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, KNG International Advisors (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

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At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact KNG International Advisors:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: applications@kngadvisors.co.uk

To advise KNG International Advisors of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at applications@kngadvisors.co.uk and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from KNG International Advisors

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to applications@kngadvisors.co.uk and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with KNG International Advisors

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to applications@kngadvisors.co.uk and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify KNG International Advisors as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by KNG International Advisors during the course of your relationship with KNG International Advisors.