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Cable TV Service Agreement

Agreement No. CNVPY65060001

June 20th, 2022

"The Service Provider" Charoen Cable TV Network Company Limited
Address: 19/112, 12th Floor, Sukhumvit Suite Building, Sukhumvit 13 Lane,
Klongtoey Nue Sub-district, Wattana District, Bangkok 10110
Taxpayer Identification Number: 0105544120080
By Mr. Teerapat Aurareevorakul, attorney-in-fact,
Tel: (02) 253 3399, Fax: (02) 255 7690



"The Service Receiver" Saladeang Place Company Limited (Branch 00001)
Address: 345 Moo 3, Na Jomtien,
Sattahip, Chonburi 20250
Taxpayer Identification Number : 0105546009615
By : Mr. Ranjeet Yeshwant Rajebhosale Authorized Person
Tel: (038) 221 234

"The Service Receiving Location" Andaz Pattaya Jomtien Beach
Address: 345 Moo 3, Na Jomtien,
Sattahip, Chonburi 20250
Tel: (038) 221 234
There are 206 rooms in the building

The Service Provider agrees to provide Cable TV service to **the Service Receiver** at **the Service Receiving Location** with the following terms and conditions:

1) Audio and video signal

The Service Provider shall provide clear audio and video signals in Internet Protocol Television (IPTV) system for **The Service Receiver**. **The Service Provider** shall transmit 41 channels, programs as listed in the Appendix 1. In case of any changes on the programs listed in Appendix 1, **The Service Provider** shall notify **The Service Receiver** at least 30 days prior to the change except in emergency case that the change occurs from the broadcaster, **The Service Provider** shall notify **The Service Receiver** immediately.

2) Scope of services

The Service Provider agrees to sell and **the Service Receiver** agrees to buy audio and video signals in no. 1) through the Cable TV system. For that, **the Service Receiver** will receive the audio and video signals only in **the Service Receiving Location**.

3) System and signal line installation

3.1 **The Service Provider** shall be responsible for wiring the cable line and maintenance of the Cable TV lines to ensure the standard of signals from the Service Provider's Head End to the **Service Receiving Location**. Ownership of wiring and the Cable TV lines belongs to **the Service Provider** only.

3.2 Wiring Cable TV lines and maintenance of the system in **the Service Receiving Location** shall be responsible by **the Service Receiver** at his own expenses.

3.3 **The Service Provider** have installed equipment for the Receiver Payment service fees are follows :

- Digital TV system installation fee 75,000 Baht (exclude vat.)

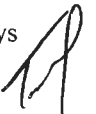
3.4 If the contract is terminated, **The Service Provider** will repair **the Service Receiving Location** to return in all good condition same as before installation and will responsible for all cost

4) Responsibility for the copyright of the video signal

4.1 **The Service Provider** shall be responsible for the copyright for every channel of the Cable TV signals in no. 1) **The Service Receiver** shall pay for the service fees to **The Service Provider**.

In case that **the Service Receiver** would like to subscribe to other additional channels after signing agreement at the Service Receiving Location without consent from **The Service Provider**. **The Service Receiver** shall be responsible for all addition cost and legal issue it may caused

In case **the Service Provider** changes the programs listed in Appendix 1 to an additional extra payment, **the Service Provider** shall notify the Service Receiver at least 30 days before changes and add the channels for instead the new one.



4.2 In case that **the Service Receiver** desires to watch the copyrighted channels, **the Service Receiver** shall send the notice to **The Service Provider**, then **the Service Provider** will provide the copyrighted channels to **the Service Receiver**.

If **the Service Receiver** does any act to watch the copyrighted channels under paragraph one without the consent of **the Service Provider**, **the Service Receiver** agrees to be responsible for such damage, and if **the Service Provider** is liable for damages or pay any expenses to third parties as a result of such acts of **the Service Receiver**, **the Service Receiver** must compensate for damages and/or such expenses to **the Service Provider** within 30 days after written notice thereof is given by **the Service Provider**.

5) The Service Receiver agrees

5.1 Not to send audio and video signals remitted by **the Service Provider** to anywhere outside the permitted Service Receiving Location.

5.2 **The Service Receiver** will pay service charges to **the Service Provider** before receive Cable TV service.

5.3 To pay service charges to **the Service Provider** as follows:

-During the period listed below, **the Service Receiver** shall pay the service fees to **the Service Provider** the amount mentioned in each period instead of the regular price.

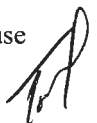
- Between 1st January 2023 – 31st March 2023, the monthly fee for the period is 10,000 Baht/month (exclude vat.)

- Between 1st April 2023 – 31st December 2023, the monthly fee for the period is 21,000 Bath/month (exclude vat.)

- The service fee from 1st January 2024 onwards, **the Service Receiver** shall pay at the regular price of 30,000 Baht/month (exclude vat)

5.4 **The Service Receiver** will pay monthly service charges to **the Service Provider** before receive Cable TV service within **January 2023**.

5.5 If **the Service Receiver** receives the service of copyrighted channels under Clause 4.2, **the Service Receiver** agrees to pay the service fee to **the Service Provider**.



6) Video signal deficiencies

In case of deficiency on Cable TV signal or **the Service Provider** cannot transmit signal to **the Service Receiver** under any circumstances, for 3 days, **the Service Receiver** can reduce the service fees proportionate to the signal lost.

7) Force majeure

Both parties shall be protected from failure to comply with the Agreement caused by force majeure such as natural disasters, an act of the government or authorities or state enterprises or other reasons.

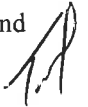
The party affected by the force majeure shall immediately notify the other party and contractual obligations shall be temporarily suspended until the force majeure is over. **The Service Provider** has agreed to reduce service fees for **the Service Receiver** proportion of the service fee.

8) Agreement period

This Agreement shall remain in effect for two years from 1st January 2023 – 31st December 2024, If either party wishes to terminate the Agreement, that party shall notify the other party in writing at least 30 days before the expiration of the Agreement. The Agreement will be continue annually by writing will authorized signature before the end of Agreement.

9) Breaching the Agreement

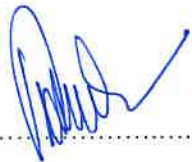
In case a party breaches a section in the Agreement, the other party shall give him a warning in writing for correction. Otherwise, the other party can terminate the Agreement and demand compensation for damage.



This Agreement is made in two duplicates. Both parties having read and understood all the terms and conditions therein, affix their signatures and corporate seal (if any) before witness:

Signed for and on Behalf of:

Saladeang Place Company Limited
(Branch 00001)

Signature  Service Receiver,
(Mr. Ranjeet Yeshwant Rajebhosale)
Authorized Person



Signature  13.103.123 Witness,
(Mr. Thanate Likhittumrongkawin)

Signed for and on Behalf of:

Charoen Cable TV Network Company Limited



Signature  Service Provider,
(Mr. Teerapat Aurareevorakul)

Signature  Witness,
(Ms. Chantraporn Supapwanich)

Signature  Witness,
(Ms. Tanyawan Soonchai)