

Cable TV Service Agreement

Agreement No. CNVLK66100036

October 19th, 2023

“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” Grande Asset Hotels and Property Public Company Limited
(Branch 0003)**

Address: 1 Soi Sukhumvit 13 (Sangchan), Sukhumvit Road,
Klong Toei Nuea Sub-district, Wattana District, Bangkok 10110

Taxpayer Identification Number: 0107546000164

By: Mr. Sammy Carolus General Manager

Tel: (02) 098 1234

“The Service Receiving Location” Hyatt Regency Bangkok Sukhumvit

Address: 1 Soi Sukhumvit 13 (Sangchan), Sukhumvit Road,
Klong Toei Nuea Sub-district, Wattana District, Bangkok 10110

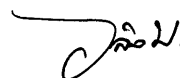
Tel: (02) 098 1234

There are 273 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 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.

In addition, throughout using the service "**the Service Receiver**" agrees to pay electricity bills arising from the use of the service under this agreement (if any) to the relevant agencies.

3.3 If the agreement is terminated. Whether any case, **The Service Receiving** will allow **The Service Provider** to remove equipment that **The Service Provider** installed to provide cable television service at **The Service Receiving Location** area. **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



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 by paying the service fee to **The Service Provider** at a rate of **27,573 baht per month (excluding VAT)**

5.3 **The Service Receiver** will pay monthly service charges to **the Service Provider** before receive Cable TV service from **November 2023 onwards**.

5.4 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 November 2023 – 31st October 2025**, 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.

If **The Service Receiver** terminate this Agreement during the Initial Term not on the behalf The Service Provider's fault, The Service Receiver shall have to pay the Service Fee of remaining period of the Agreement including the outstanding payment (if any) which must have been fully paid before the termination date.

9) Breaching the Agreement

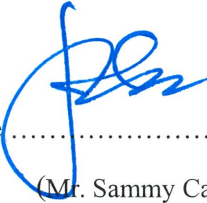
In case a party breaches a section in the Agreement, the other party shall give him a warning in writing for correction. Otherwise, the other party can terminate the Agreement and demand compensation for damage.



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:

Grande Asset Hotels and Property Public Company Limited
(Branch 0003)

Signature  Service Receiver,
(Mr. Sammy Carolus)
General Manager


Signature  Witness
(Khun Alisa Promphuth)
Director of Finance

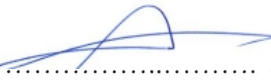
Signed for and on Behalf of:

Charoen Cable TV Network Company Limited

Signature  Service Provider,
(Mr. Teerapat Aurareevorakul)



Signature  Witness,
(Mr. Theerachai Surayothin)

Signature  Witness
(Mr. Subin Kitcharoen)