

# APARTMENT RESERVATION AGREEMENT

Made at:

INTERNATIONAL LAW OFFICE, Patong Beach Co., Ltd.  
55 Rat-U-Thit 200 Pee Road, Tambon Patong  
Amphur Kathu, Phuket, 83150 Thailand

**Project: Sawara Residence located at 62/14 Moo 6, Tambon Rawai,  
Amphur Muang, Phuket.**

This agreement is made on ..... 2013.

## Between

**Greenbrook Phuket Co. Ltd.**, a registered Thai company, registration number 0837354708518. - **Mr Stephen Andrews** authorised director; the first party to this agreement hereinafter called "**The Lessor**".

## And

....., of ..... Nationality, holding Passport number ....., residing at ..... ; the second party to this agreement hereinafter called "**The Lessee**".

## RECITALS

- A. The Lessor is the **freehold** owner of one plot of land under **Chanote** title deed no. 35925 located at Tambon Rawai, Amphur Muang Phuket, Phuket Province (the "**Land**").
- B. The Lessor is the owner of a residential apartment building known as Sawara Residence identified by the registered no. 62/14 Moo 6, Tambon Rawai, Amphur Muang Phuket, Phuket Province that is located on the above Land.
- C. The Lessor wishes to lease and the Lessee wishes to take a lease over an apartment # ..... in Sawara Residence in accordance with the terms and conditions of the annexed Apartment Lease Agreement.

**Both parties agree to make this Apartment Reservation Agreement subject to the following:**

Clause 1. The Agreement

The Lessor agrees to lease to the Lessee apartment # ..... of the above project for a total period of 90 (ninety) years comprising three periods of 30 (thirty) years. (See attached **Apartment Lease Agreement** for conditions and details), for the sum of **4,950,000 THB** (Four million, nine hundred and fifty thousand Thai Baht).

Clause 2. Payment Schedule

Payments shall be made in accordance with the following schedule:

1. A 30-day non-refundable deposit of 5% on signing this Apartment Reservation Agreement.
2. A final payment of 95% on signing the Apartment Lease Agreement.

Clause 3. Deposit

To reserve the aforesaid apartment #....., the Lessee shall pay to the Lessor a 5% deposit of **247,500 THB** (Two hundred and forty seven thousand, five hundred Thai Baht) at the time of signing this agreement.

Clause 4. Reservation Period

The reservation period shall be 30 days from the time of signing this agreement.

The Lessor agrees to reserve the stated apartment for this period, and the Lessee agrees, after reviewing the Apartment Lease Agreement, to sign the Apartment Lease Agreement within this period. Failure of the Lessee to sign the Apartment Lease Agreement within this 30-day period shall result in forfeit of the deposit.

Clause 6. Remittances

All payments are to be made in United States Dollars and remitted to the bank account of the Lessor's legal office as detailed below:

Account name: International Law Office Patong Beach Co. Ltd.  
Bank: Siam Commercial Bank  
Branch: Patong Beach  
Account number: 601-2-57200-7  
Swift Code: SICOTHBK

Both parties acknowledge, understand and agree to all the terms in this agreement.  
This agreement is made in three copies, each copy being of equal tenor and effect.  
The parties shall retain one copy each and a third copy shall be kept at the  
International Law Office, Patong Beach Co., Ltd.  
The parties hereto affix their signatures in the presence of witnesses bearing  
testimony.

Dated.....

Signature..... Lessor  
(.....)

Signature..... Lessee  
(.....)

Signature ..... Witness  
(.....)

Signature ..... Witness  
(.....)