

DRAFT LEASEHOLD AGREEMENT

*** FOR REVIEW PURPOSES ONLY ***

1. CONTRACTING PARTIES

This agreement is made between the Project Developer (Lessor) and the Resident (Lessee) for the lease of residency rights in Baan Puttharaksa.

2. OBJECTIVE AND TERM

2.1 The Lessor agrees to lease, and the Lessee agrees to take on lease, the specified residential unit for wellness residency purposes.

2.2 The term of lease shall be as specified under Thai Law (Leasehold or Sap-Ing-Sith).

3. ENTRY FEE AND CHARGES

3.1 The Lessee agrees to pay 100% of the Entry Fee upon signing to secure construction costs and residency rights.

4. BUYBACK GUARANTEE

4.1 The Lessor guarantees a buyback of the residency rights at 60% of the Entry Fee upon maturity or specified termination.

5. DISPUTE RESOLUTION

5.1 Any disputes arising from this agreement shall be settled through negotiation or under the jurisdiction of Thai courts.

For the Lessor

The Lessee