

1st February, 2018

MRS. ALINA ROTENBERG  
Ulofa Palme str. 1/8, Moscow Russia

Dear Madam,

**Subject    Angsana Beachfront Residences, Building 2, Apartment Unit No. 212 OC**


According to Apartment Lease Agreement dated 1st February, 2018 (the “**Agreement**”) entered into between Bangtao Development Limited (the “**Lessor**”) and yourself (the “**Lessee**”) for the lease of Angsana Beachfront Residences, Apartment Unit No. 212 OC, Building 2.

Whereas, the Lessor and the Lessee desire to amend and/or restate the terms and conditions of the Agreement as more particularly set forth below.

Under Clause 4.2 of the Agreement the Lessor agrees the lease may be further renewed for an indefinite number of times upon the Lessee’s request.

Additionally, if the Lessee is prevented by restrictions and provisions under Thai laws from exercising his option to renew this lease as mentioned in Clause 4 of the Agreement, the Lessor shall repay to the Lessee, within 45 (forty-five) days after expiration of the lease, the amount equivalent to three fourth (in respect of the unsuccessful renewal of the lease for the first renewal) or half (in respect of the unsuccessful renewal of the lease for the second renewal) or one fourth (in respect of the unsuccessful renewal of the lease for the third renewal) of the total amount of the Rental payable to the Lessor without interest. In the event of the unsuccessful renewal of the lease after the third renewal period, the Lessor shall not be obligated to repay the Rental to the Lessee.

This letter embodies the entire Agreement with respect to the amendment of the Agreement. In the event of any conflict or inconsistency between the provisions of the Agreement and this letter, the provisions of this letter shall prevail in all respects.

Unless otherwise specifically stated herein, all of the terms, provisions, requirements and specifications contained in the Agreement remain in full force and effect. 

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(Mr. Stuart David Reading and Mr. Kuan Chiet)  
for and on behalf of the Lessor  
**BANGTAO DEVELOPMENT LIMITED**

I accept the abovementioned terms and conditions.

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(Mrs. Alina Rotenberg)  
the Lessee