

Caines Plantation Estate (4½ stars)

Location St Kitts, West Indies  
Reference CAI/CPE11/12/CP12  
Contract Date 16 May '11  
Signed off by:

Currency	US Dollar
Booking Dates	11 Apr '11 to 31 Jan '13
Stay Dates	03 Jan '12 to 31 Jan '13
Price On Arrival	No
Maximum Rooms	0
Completed Stays Only	Yes
Deposit	\$0

Room Types	Meal Basis	Extra Bed Type	Attributes			Occupancy			Adults		Max	Allow	Child Ages		Teen Ages	
			AR	DF	SR	Min	Std	Max	Min	Max	Children	Infants	From	To	From	To
1. The Great House tgh (Garden View gard)	Bed and Breakfast		No	No	No	1	2	2	0	2	0	No	0	0	0	0
2. One bedroom Villa with Pool vwp (Sea View Sea View)	Bed and Breakfast		No	No	No	1	2	2	0	2	0	No	0	0	0	0
3. Two bedroom Villa with Pool 2BVWP (Sea View Sea View)	Bed and Breakfast		No	No	No	2	4	4	0	2	2	No	2.00	16.99	0	0

Room Attributes AR=Adjoining Rooms; DF=Disabled Facilities; SR=Smoking Rooms  
Bed Types for Rooms 1. The Great House (gard) - King size; 2. One bedroom Villa with Pool (Sea View) - King size; 3. Two bedroom Villa with Pool (Sea View) - King size, Twin Double;

Rates

1. The Great House	1 Person pr	2 People pr	2. One bedroom Villa with Pool	1 Person pr	2 People pr	3. Two bedroom Villa with Pool	2 Adults pr	3 Adults pr	4th Ad Rate
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Notes Children aged 2 - 16 will stay free with 2+ paying adults  
1 Person pr=One Person per room per night, 2 People pr=Two People per room per night, 1 Adult pr=One Adult per room per night, 2 Adults pr=Two Adults per room per night, 3 Adults pr=Three Adults per room per night, 4th Ad Rate=Fourth Adult Rate per night

Contract Basis

Room Type	Contract Basis
All	Sell & Report

Allocations & Release Periods

Room Type	Dates		Rel.
All	03 Jan '12	15 Apr '12	2
	16 Apr '12	31 May '12	2
	01 Jun '12	31 Oct '12	2
	01 Nov '12	15 Dec '12	2
	16 Dec '12	02 Jan '13	2

Taxes

Government Tax (not included in room rates)				
Room Types	All	Date Range		Value
		03 Jan '12	02 Jan '13	9%

Service Charge (not included in room rates)				
Room Types	All	Date Range		Value
		03 Jan '12	02 Jan '13	10%

Supplements

Half Board Supplement					
Room Types	All	Date Range	Adult	Ch.	
Type	Meal Basis	03 Jan '12 31 Jan '13	57.00	35.00	
	Upgrade				
Meal Basis	Half Board				
Basis	Per Person Per Night				

Cancellation Policy

Date Cancelled	Cancellation Charge
Within 14 days of arrival	50.00%
Within 7 days of arrival	100.00%

Other Information

Terms and Conditions	
Strict Terms &Conditions: This offer is EXCLUSIVE to Virgin Holidays on the strict basis that Virgin Holidays will not brochure the direct competitor hotel on the island of St Kitts.	

Addresses

Main	
Address	Dieppe Bay St Kitts (869) 465-7260
Telephone	(869) 465-4019
Fax	
Email	karen@rawlinsplantation.com
Website	www.goldenlemon.com
Contact	Karen Bennett
Position	Marketing Manager
Email	karen@rawlinsplantation.com

Accounts	
Address	17-19 Richmond Road Dukes Park Chelmsford Essex CM2 6UA UK
Telephone	01245 459900
Fax	01245 462978
Email	payments@resort-marketing.co.uk
Website	www.resort-marketing.co.uk
Contact	Wendy Edgar
Position	Accounts Manager
Telephone	01245 459900
Fax	01245 462978
Email	wendy@resort-marketing.co.uk

Addresses

Contracting	
Address	17-19 Richmond Road Dukes Park Chelmsford Essex CM2 6AU UK
Telephone	01245 459900
Fax	01245 462978
Email	kym@resort-marketing.co.uk
Website	www.resort-marketing.co.uk
Contact	Colin Pegler
Position	Managing Director
Telephone	01245 459 900
Fax	01245 459 901
Email	colin@resort-marketing.co.uk

Reservations	
Address	17-19 Richmond Road Dukes Park Chelmsford Essex CM2 6UA UK
Telephone	01245 45 99 00
Fax	01245 46 29 78
Email	res@resort-marketing.co.uk
Contact	Mark Larner
Position	Reservations manager
Telephone	01245 459900
Fax	01245 462978
Email	res@resort-marketing.co.uk

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Location St Kitts, West Indies  
Reference CAI/CPE11/12/CP12  
Contract Date 16 May '11  
Signed off by:

Contract Agreement

Signed on behalf of the hotel:	
Signed:	.....
Name:	.....
Position:	.....
Date:	.....

Terms And Conditions  
Terms and Conditions apply. See original full contract or apply for a copy of full terms care of RMI. Full terms and conditions apply and form part of this contract.

CONTRACTUAL AGREEMENT  
This contract is between "the Hotel" and the Tour Operator Stated.  
BOOKING PROCEDURE  
All reservations must be made with the Hotel's London based exclusive agent, Resort Marketing International. The contact information is as follows:  
Resort Marketing International Ltd  
17 – 19 Richmond Road  
Dukes Park, Chelmsford, CM2 6UA  
Telephone: +44 (0) 1245 459902  
Facsimile: +44 (0) 1245 459903  
E-mail: res@resort-marketing.co.uk  
The reservation must include the hotel booked, name and initial of guest, arrival and departure dates, Meal plan and room category, special offers, flight arrival airline and flight number, children ages where applicable.  
DAILY SALE andREPORT FREESALE PROCESS  
All reservations are on a free sale basis, in conjunction with the Hotel's availability and close outs issued and must be reported on a daily basis to Resort Marketing International up to the cut-off dates.  
CLOSE OUTS

The Hotel reserves the right to close out a rate category or room type at any time. Such close outs are effective immediately the close out notification is received by the operator.  
On advice of close-out the tour operators will submit all bookings covering all or any part of the closed-out period within 1 working day. No name changes to reservations will be accepted by the Hotel once full rooming lists submitted.  
Any rooms required after the cut-off date has been reached will be on a space available basis requested via the Agent.  
It is a condition of contract that the tour operator supplies details of the relevant person to receive close out notifications, details to be supplied below:  
Close Out Recipients Name: .....  
Email Address: .....  
PAYMENT andINVOICING  
This contract is between "the Hotel" and the Tour Operator Stated.  
The Hotel does not pay the bank charges of wire transfers. All payments for booking are due in full without any offset for bank charges. Bank charges are the sole responsibility of and must be paid by the Tour Operator.  
In the event of non-payment by the Tour Operator, the Hotel reserves the right to charge guests directly for any unpaid room nights and related charges. If the Hotel charges the guest pursuant to this clause, and Tour Operator has already accepted

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full or partial payment from the guest but has not paid the Hotel, then Tour Operator shall be liable for refunding the guest appropriately.  
For the Christmas/New Year period, the full amount of the reservation is due (and billable) as of 01 November or upon booking for reservations made thereafter.  
LEGAL JURISDICTION  
This contract is written in the English language which shall be considered the authentic language and it shall be construed and take effect according to the Laws of the Country the Hotel is based and the parties hereto submit to the non-exclusive jurisdiction of the Country the Hotel is based courts.  
OPERATING TERMS AND CONDITIONS  
A. Tour Operator's Obligations  
1. In consideration of the grant to it of the preferential rates and/or the allocation the Tour Operator shall include the Hotel in its Programme and brochure of inclusive holiday tours for the period of this contract, the brochure description thereof to include descriptive copy and current photographs: and provide the Hotel. with a Terms And Conditions minimum of equal display in the Tour Operator's brochure in comparison with any competitive property, relative to both descriptive copy, photographs, and placement (see section E).  
2. Not to disclose or discount the Hotel's rates, and not to offer the Hotel otherwise than as part of a package in which the Hotel is only one element. These rates are strictly FIT and cannot be promoted as accommodation only rates in any form. Full Rack Rates will apply if rates are not packaged with an air element.  
3. To reserve on a SELL and REPORT basis by final rooming list, delivered either by fax or E-mail. The Hotel reserves the right to close out the Hotel when necessary.  
4. The certified rooming list shall serve as a final document upon which the Hotel or its agents may invoice the Tour Operator. Any rooms requested and sold to the Tour Operator on a space available basis after the agreed release date will be added by the Hotel to the final rooming list and invoiced at the agreed rates in US\$ in the manner described above.  
5. All special offers and special requests shall be included in the rooming lists. Failure to do so will result in the offers or requests being invalidated.  
6. The Tour Operator warrants that it is a travel organizer as defined in the European Community Directive on Package Travel Holidays and Package Tours and the UK Package, Travel Package and Package Tours Regulations 1992 and that it is aware of its liability to its clients there under and of the legal liability which it is bound to assume there under to its own clients.  
7. The Tour Operator will have no liability under this contract in the event of force majeure or other circumstances arising (which shall without prejudice to the generality of the forgoing include weather, epidemic, fire or other damage to the hotel) which in the opinion of the Tour Operator would render it unsafe or inadvisable for the Tour Operator to send clients to the hotel or to the premises in which the Hotel is situated.  
8. If damage is suffered by the Tour Operator by reason of the breach by the Hotel for whatever cause or any other party, the tour operator has no right to set off its claim for damages against other monies due to the hotel which shall be paid without any deduction or offset whatsoever, whatever may be the circumstances. Provided that the Tour Operator shall not be excused from its payment obligations in respect of any room nights consumed at the Hotel by the Tour Operator's clients.  
9. No tour operator contract will be signed unless the attached rate sheet and this contract are returned and duly signed by both parties.  
B. The Hotel's Obligations

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1. The Hotel shall not be allowed to increase the rates throughout the period of this contract provided however, that should any governmental authority increase any applicable tax then the amount of the increase be passed on by the hotel to the Tour Operator as tax is implemented.  
2. The Hotel and its Agent shall be excused from its performance of any obligations under this contract when prevented from doing so by a Force Majeure event which shall include, without limitation, all labour disputes, government regulations or controls, fire or other casualty, inability to obtain any materials, or inability to the provide the goods and services contemplated by this contracts due to acts of God, including, without limitation weather, hurricanes, windstorm, fire, acts of war, terrorism, travel supplier strikes and delays, equipment failures, or any other Force Majeure event beyond the hotel's control.  
C. Safety of Clients  
Throughout the term of this contract the hotel warrants and represents as follows:  
1 That the Hotel holds all necessary certificates with all applicable national and local laws, decrees, regulations and codes of recommended practice(including those promulgated by trade associations of which the Hotel is a member) relating to hygiene, fire and general safety of those using the Hotel or any of its amenities. The Hotel shall indemnify and keep indemnified the Tour Operator against all losses, liabilities, claims or expenses for or in respect of injury, (including death) loss or damage to persons or property which may arise from any cause whatsoever out of or in connection with the supply of services to the Tour Operator (excluding the negligence or default of the Tour Operator, its servants or agents but including any failure on the Hotel's part to comply with the laws, decrees, regulations and codes of recommended practice referred to above). Provided always that, in the event of an indemnity claim, the Hotel shall have the right to defend itself prior to making any indemnity payments, and the Tour Operator shall not seek indemnity from the Hotel unless the Tour Operator has notified the Hotel in writing of any actual or potential claims and given the Hotel and its counsel an opportunity to defend  
2 That the Hotel is comprehensively insured with a reputable insurance company in respect of its liability for death, illness, personal injury or other loss or damage suffered by third parties, however caused in a sum assured of not less than one hundred thousand US Dollars for each and every individual third party for each and every incident but without limit of indemnity in respect of costs, fees and expenses: Without limiting the obligations of the parties' insurers, nothing in this sub-clause shall serve to limit the liability of the Hotel to indemnify the Tour Operator under the terms of Clause (a) above.  
3 That the Hotel will at once inform the Tour Operator by the fastest available method if the Hotel or any of its facilities or amenities no longer comply with any of the said safety standards etc. or if there are any changes in its said insurance or if it ceases to be so insured.  
4 That if the Hotel to sub-contracts any of its obligations under this contract for whatever reason, then the Hotel will procure that the sub-contractor also complies with the said safety standards and maintains insurance as aforesaid. The Hotel further agrees that in the event of the negligence of any sub-contractor or if any sub-contractor fails to comply with the said safety standards or to maintain the said insurance the Hotel will indemnify the Tour Operator and its clients against any loss, damage or expense (including costs) incurred by the Tour Operator in relation to claims which may be made against the Tour Operator whether for death, illness, personal injury or other loss or damage however caused.  
5 Notwithstanding anything to the contrary, the Hotel shall not be liable, and the Tour Operator shall not hold the Hotel liable or seek indemnity in the event of any

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Location

St Kitts, West Indies

Reference

CAI/CPE11/12/CP12

Contract Date

16 May '11

Signed off by:

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losses, claims, or damages based on any Hotel guest's use or intended use of any off site premises, services, activities, or events operated by third parties including without limitation any transportation, theme parks, golf courses, shows, attractions, or rides even if such premises, services, activities or events are advertised at the Hotel.

#### D. Description and Amenities

1 The Hotel hereby declares that at the date of this contract the hotel consists of and conforms to and has the characteristics, description, facilities and amenities set out in the Description Sheet relating to the hotel which has been or will be agreed and signed by or on behalf of both parties and which forms part of this contract.

2 In the event of any alteration after the date of this contract in those characteristics, description, facilities and amenities of the hotel set out in the said Description Sheet, the Hotel shall forthwith give written notice to the Tour Operator or its representative of any alteration and shall sign a fresh Description Sheet incorporating all such alterations PROVIDED THAT the Hotel shall not be bound to give notice hereunder in the event of any temporary withdrawal of any facility or amenity where the same has been withdrawn for reasons of breakdown, repair, maintenance, cleaning, weather, lack of fuel or water or other such reason for temporary withdrawal.

#### E. Accuracy of Hotel Descriptions

1 The Hotel has supplied the description of the hotel and its facilities to the Tour Operator. The Tour Operator is aware of its obligations under ABTA's Code of Conduct and its legal liability in the United Kingdom or under the Tour Operator's regulatory body existent in the country from which it operates and its legal liability in said country for false trade descriptions.

2 The Hotel shall not be liable for the Tour Operator's brochure description in respect of the Hotel unless the hotel or its agent has approved and countersigned the brochure copy. In the case of the brochure copy not being ready at the date of this contract, the Hotel will not be liable unless, and until, the said copy has been delivered to and countersigned by the Hotel.

#### F Consumer Protection Plan and Booking Conditions

1 The Tour Operator will provide the hotel with a copy of its Fair Trading Bond and Booking Conditions as set out in all current Tour Operators brochures which feature the Hotel during the term of this contract. If the Tour Operator is required to make refunds to any client in respect of their stay at the hotel, then the Tour Operator will negotiate fairly with the Hotel as to which party should bear all or part of the burden thereof.

2 In the event of overbooking by the Hotel, or the hotel not being ready to receive the Tour Operator's clients on the arrival date, the Hotel shall use its best efforts provide the Tour Operator's affected clients with alternative accommodation in a hotel of similar or higher quality and with similar facilities at no extra cost to the Tour Operator. Through this client re-protection action the Hotel shall be deemed to have fulfilled its obligations to the Tour Operator and its affected clients.

3 This contract is written in the English language which shall be considered the authentic language and it shall be construed and takes effect according to the Laws of the country or jurisdiction in which the hotel is located. The parties to this contract hereby submit to the exclusive jurisdiction of the courts and authorities of the country or jurisdiction in which the hotel is located with respect to any claims or actions arising out of or in connection with this contract.

4 Travel insurance is recommended. The Tour Operator shall be responsible for advising its clients about travel insurance.

Severability If any provision of this contract is deemed void or unenforceable by a

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court of competent jurisdiction, then the remaining provisions of this contract shall remain in full force and effect, and the parties intend that the court replace the void or unenforceable provision with an enforceable provision that stays within the spirit of this contract.

No Waiver: No failure to enforce any term or condition of this contract shall by either party shall constitute an ongoing waiver or prevent either party from the enforcement of this contract.

No Third Party Beneficiaries: This contract does not create any rights or benefits on the part of any third parties whatsoever.

Costs and Expenses: In the event of a claim or action by either party to enforce this contract, the costs of enforcement including without limitation collection costs, court costs, and reasonable attorneys' fees shall be payable by the non-prevailing party. Any unpaid amounts under this contract over 30 days past due shall accrue interest at the rate of 1.5% per month or the highest interest rate allowed by law.

#### ENDORSEMENT

This contract shall not be binding upon The Hotel unless properly signed and returned to:

Resort Marketing International, 17 – 19 Richmond Road, Dukes Park, Chelmsford, CM2 6UA

A copy of this agreement must be signed by an authorised agent of the Tour Operator and returned to Resort Marketing International immediately, acknowledging the Tour Operator's full acceptance of all the terms and conditions contained herein. Resort Marketing International will return a countersigned copy of this contract to the Tour Operator.

I, the undersigned, acting as representative for the Tour Operator, fully understand and agree to be bound by the terms and conditions contained in this contract

\*\*\*Bank charges are the sole responsibility of the Tour Operator and MUST be paid by the Tour Operator (as per hotel contract clause).\*\*\*