

2017-2018
CONFIDENTIAL WHOLESALER CONTRACT BETWEEN
RUBELL HOTELS
ALBION SOUTH BEACH
AND OCEAN HOLIDAYS

OPERATOR: OCEAN HOLIDAYS

DATE: June 23rd, 2017

KEY CONTACT: Mr. Simon Hilton

ADDRESS: North House, St.Edwards Way, Romford Essex, RM13AE, England

E-MAIL: simon.hilton@ocean-holidays.co.uk

TELEPHONE: 011-44-208-823-9825

All rates listed below are NET per room, per night quoted in U.S. dollars based on **double occupancy** room only. These rates are to be used only for individual travel. Group bookings will be negotiated on an individual basis. Children Eight (8) and under stay free in room with parents requiring no additional bedding

ALBION- SOUTH BEACH – Tax rate at 14%

DATE	04/16/17 10/31/17	11/01/17 12/31/17	01/01/18 01/31/18	02/01/18 04/15/18	04/16/18 10/31/18	11/01/18 12/31/18
Room Type:						
Deluxe Petite room	\$121.00	\$140.00	\$155.00	\$175.00	\$125.00	\$145.00
Deluxe Standard King	\$135.00	\$160.00	\$175.00	\$185.00	\$140.00	\$165.00
Deluxe 2 Queen beds	\$145.00	\$170.00	\$190.00	\$210.00	\$150.00	\$180.00

Person requiring a rollaway \$ 50.00

Additional person in Double Queen room will be \$ 25.00

Max Guests in Petite room is 2 – THIS ROOM IS LEAD IN ROOM and only 180sq feet in size. Best for single traveler

- These rates are subject to applicable state and local taxes as stated above. Sales tax is applicable to the room rate (subject to change without notice).

Summer Promo-2017 and 2018 -5th Night Free-

Stay 5 nights- Pay 4 (consecutive nights) - Valid May 1st-Sept 30th,

Not valid over Special Event or Holiday periods

NOT VALID ON PETITE ROOM RESERVATIONS

RESERVATIONS: FOR ANY OF RUBELL HOTELS:

When booking your NET rate please mention your company name, country and location. Please also advise us as to which one of the Rubell Hotels you are booking.

Please make all RESERVATIONS:

- **Via Fax: (305) 674-0507**
- **Reservation Direct Telephone: (305) 913-1005**
- **In the USA, Toll free - 1-877-Rubells**
- **Via email: Reservations@RubellHotels.com**

Group reservations: Reservation of 10 or more rooms Please contact your sales manager directly. Your Sales Manager is Mr. Richard Betteridge and his direct Telephone number is 305-913-1102, Fax number 305-913-1018 or via E-mail: Richard@RubellHotels.com

PAYMENT:

Unless direct billing is approved, full payment must be received no later than (14) days in advance of guest's arrival or the reservation will be cancelled **and if the guest arrives to the front desk without prepayment then we will charge the guest credit card upon check-in. Please make check payable to either the **ALBION SOUTH BEACH**. Payment must be made to the hotel housing the guests and sent to the appropriate address:

ALBION SOUTH BEACH

Accounting
1650 James Avenue
Miami Beach, FL 33139
Tel: 305.913.1000 Fax: 305.674.0507

If direct billing is approved by the Hotel, payment must be received no later than 30days after the invoice date. Hotel reserves the right to charge the guest credit card if payment hasn't been received by the due date.

ALLOTMENTS – ALBION

High Season	(3)	Jan 1- April 15
Low Season	(6)	April 16- October 31
Shoulder Season	(3)	November 1-Dec 31

SPECIAL EVENT DATES-ALBION : CLOSE OUT/EVENT DATES 2017-2018

The Albion hotel is pleased to extend to you a list of dates where "on-request" rates will apply. Please review, sign and return the attached sheet.

Additional event dates will be faxed in advance and will take effect immediately.

RELEASE DATE/ CANCELLATION POLICY:

The exact number of rooms will be required seven (7) days in high season and three (3) days in low and shoulder season, prior to scheduled arrival date. All unreserved allotment will be automatically released back to hotel at this time. We will continue to accept reservations on a space/rate availability basis after the cut-off date/ release date, at the hotel's discretion. Failure to cancel reservations seven (7) days in high season and seventy two (72) hours in low and shoulder season prior to scheduled date of arrival, will result in the first night's accommodation charge. No-shows will be charge (1) night room and tax.

MATERIALIZATION:

Rubell Hotels require that a 70% materialization of block space be maintained every month, which will be summarized and reviewed quarterly. If the materialization percentage is not maintained in any one quarter, the hotel reserves the right to adjust or cancel the remainder to that corresponding percentage in all following months remaining on this agreement. Should your percentage of usage in any quarter fall below 50%, the hotel reserves the right to review and modify or cancel the allotment for the remainder of the agreement.

CHECK-IN/CHECK-OUT TIMES:

Check in time is any time after 3:00 PM and Check out time is by 11:00 AM on the scheduled date of departure. Early checkout fees apply to all individual or group reservations departing prior to confirmed departure date.

OPERATOR agrees to promote the Hotel in every way possible. Operator is required to supply copies of all promotional materials, brochures and sample vouchers. Copies of all promotional materials and brochures are to be forwarded to the sales office for approval before printing.

OPERATOR and **OPERATOR'S** customers shall be jointly and liable for payment of all charges specified on the voucher/rooming list. Acceptance of payment tendered by the **OPERATOR'S** customer (hotel guests) shall not relieve the **OPERATOR** of its liability hereunder.

In order to serve your firm better please list the following names of your Department Heads along with telephone number and email address for our records.
Scott Grafton

Your Accounting Manager

Fax Number

payables@oceanbeds.com

Telephone Number

E-mail

Danielle Charman

Your Reservations Manager

Fax Number

stopsales@ocean-holidays.co.uk

Telephone Number

E-Mail to be used to send close out days.

Each year by when do you need our rate so you have it on time: soon as possible ____/____
MM/DD

Do you have a web site to promote LAST minute or SPECIALS: yes /No, www. _____ we are a recpetive so many tour ops are able
If you do how and when should we send you SPECIALS _____ to load last min specials

Do you have other ways to promote special or Last minute: _____

This agreement shall not be binding upon **Rubell Hotels** unless a signed copy is returned to the sales office within 30 days of receipt of contract. The parties of this agreement will treat the contents of this agreement as confidential.

Thank you for including Rubell Hotels in your 2017-2018 programs. We look forward to receiving your signed acceptance. **PLEASE FAX TO: 305-913-1018**

Best regards,

ACKNOWLEDGED TO AND ACCEPTED



Mr. Richard Betteridge
Corporate/Group and FIT Contract Manager
E-mail: Richard@RubellHotels.com

Signature
Simon Hilton, Head of product

Please Print Name and Title

21st july 2017

DATE:


ALBION HOTEL -2017-2018

MONTH	SPECIAL EVENT	DATES	
DECEMBER 2017	ART BASEL MIAMI	2-10	SOLD OUT
DEC 2017-	NEW YEAR'S EVE	29- 31	ON REQUEST
FEB-2018	BOAT SHOW	15-19*	ON REQUEST
FEB-2018	FOOD AND WINE FESTIVAL	22-27*	ON REQUEST
MARCH -2018	WINTER MUSIC CONFERENCE	17-19*	ON REQUEST
MARCH -2018	ULTRA MUSIC FEST	23-26*	ON REQUEST
MAY 2018	MEMORIAL DAY WEEKEND	26-28	ON REQUEST
JULY	SWIMWEAR SHOW	20-25	ON REQUEST
DECEMBER	ART BASEL MIAMI	2-10	SOLD OUT
DEC 2018	NEW YEAR'S EVE	29- 31	ON REQUEST

-
- * DENOTES TENTATIVE DATES

Please contact Maximo Soncini in reference to booking the above dates these are on request.
RESERVATIONS@RUBELLHOTELS.COM – 305-913-1005

Richard Betteridge, Sales and Marketing Director,

Albion Hotel - June 23rd  2017

Simon Hilton, Head of Product USA,

Ocean Holidays UK June _____ 2017