

Resort Rooms Preferred Distributor Agreement Addendum

This document will serve as an Addendum to the current Agreement between Company listed below, referred to as "COMPANY", and Tortuga Resorts San Jose S.A. de C.V. dba Viceroy Los Cabos. Additions or amendments below will be confirmed. All other terms and policies not listed below but outlined in original agreement will continue to be in effect.

Resort	Viceroy Los Cabos: Paseo Malecón SJ, Lote 8, Zona Hotelera San Jose del Cabos, Baja, California Sur, CP 23405; Phone: +52 624 1049998 Reservations E-Mail: loscabos.reservations@viceroyhotelsandresorts.com
Represented By	SALES AND MARKETING: Lorriane Mesina Tel: +1 (650) 274-4902 Email: Lorriane.mesina@viceroyhotelsandresorts.com
Tour Operator	COMPANY NAME: Nuba México
	CONTACT NAME: Isabel Flores
	EMAIL ADDRESS/ PHONE: Isabel.flores@nuba.com 55 4500 6274
	ADDRESS: Goldsmith 60, Polanco, 11590 CDMX

Revised Inventory

ACCOMMODATIONS	SIZE	PAX	INVENTORY
Guest Rooms			
Partial Ocean View King	575 Sq. Ft.	2 Adults*	21
Ocean View King	575 Sq. Ft.	2 Adults*	47
Partial Ocean View Double Double	575 Sq. Ft.	2 Adults*	17
Ocean View Double Double	575 Sq. Ft.	2 Adults*	19
Suites			
Resort View Junior Suite	1,000 Sq. Ft.	2 Adults*	5
Partial Ocean View Junior Suite	1,000 Sq. Ft.	2 Adults*	14
Ocean View Junior Suite	1,000 Sq. Ft.	2 Adults*	14
Junior Suite with Relaxation Pool	1,000 Sq. Ft.	2 Adults*	2
Resort View Junior Suite with Plunge Pool	1,000 Sq. Ft.	2 Adults*	6
Partial Ocean View Junior Suite with Plunge Pool	1,000 Sq. Ft.	2 Adults*	6
Ocean View Junior Suite with Plunge Pool	1,000 Sq. Ft.	2 Adults*	8
Partial Ocean View One Bedroom Suite	1,300 Sq. Ft.	2 Adults*	4
Ocean View One Bedroom Suite	1,300 Sq. Ft.	2 Adults*	19
Ocean View Two Bedroom Suite (King + King)	1,615 Sq. Ft.	4 Adults**	2
Ocean View Two Bedroom Suite (King + Two Doubles)	1,615 Sq. Ft.	4 Adults**	2

Larger units			
Three Bedroom Waterside Casita	3,575 Sq. Ft.	6 Adults**	6
Three Bedroom Waterside Villa	4,717 Sq. Ft.	6 Adults**	2
Four Bedroom + Nanny Room Waterside Villa	6,633 Sq. Ft.	10 Adults**	2
Five Bedroom Penthouse Suite	8,398 Sq. Ft.	10 Adults**	1
Five Bedroom Ocean Front Villa	7,235 Sq. Ft.	10 Adults**	1
TOTAL			198

* All room configurations can accommodate one baby crib in addition to max numbers

** All room configurations can accommodate two baby cribs in addition to max numbers

The Five Bedroom Ocean View Villa can also be sold as two independent units. Please see below.

Two Bedroom Ocean Front Ground Level Suite	2,511 Sq. Ft.	4 Adults**	1
Three Bedroom Ocean Front Suite	4,724 Sq. Ft.	6 Adults**	1

This inventory count is already included in the table above and not in addition to the Total.

The hotel offers “lock-out” options instead of connecting rooms, whereby two rooms become a single unit with the use of an exterior door that locks out other guests and becomes the combined unit front door.

Lock Out Units – Junior Suite to Guest Room			
Family Suite: Two Bedroom Junior Suite Lock Out (King/King)	1,575 Sq. Ft.	4 Adults*	21
Family Suite: Two Bedroom Junior Suite Lock Out (King/Double Double)	1,575 Sq. Ft.	4 Adults*	26

This inventory count is already included in the table above and not in addition to the Total.

TERMS & CONDITIONS

- Rate agreement valid from date of signature until **April 30, 2024**.
- Dynamic Net Rate pricing of 25% off Rack Rate (Most Flexible Rate) are applicable to all accommodation types listed. Dynamic pricing can be found on hotel website, or your own Direct Connection (if applicable). Step by step instructions to access your dynamic rates via the Viceroy Los Cabos website will be sent with copy of countersigned agreement.
- Net Rates of **25% off Rack Rate (Most Flexible Rate)** are applicable to all accommodation types listed.
- Packages and promotions will be offered at a margin of **25% off published rate**. Not all promotions will be available at NET rates. Please contact the hotel for more information.
- Rates are NOT inclusive of breakfast.
- All rates are based on availability via **DIRECT CONNECT**. Rates subject to change, which includes blackout periods, and some exclusions may apply.
- Taxes, service charges and additional fees subject to change.
- Room Only rates are to be advertised and sold at Sell Rate only.
- NET rates valid for bookings until 14-days prior to arrival / until 45-days prior to arrival for FESTIVE SEASON (December 15, 2022 – January 2, 2023; December 20, 2023 to January 3, 2024).

Signed for and on behalf of COMPANY by:

Signed for and on behalf of Viceroy Los Cabos, by:

Date

Isabel Flores

Isabel Flores - Nuba Incoming México Product Manager

08/07/2022

Lorriane M. Mesina – Director of Leisure Sales

Date

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