

TECHNOLOGY DESIGN & ENGINEERING RETAINER AGREEMENT

CUSTOMER: Little Saint James - Private Residence
ADDRESS: Little Saint James, US Virgin Islands
PROJECT: IMAX Private Theater - PLATINUM
DATE: 08/14/2018

Thank you for your time, the information and documentation you shared with us during our initial meetings. This Retainer Agreement is intended to provide all the design and engineering concerning this project.

Upon receipt of a **\$208,000.00** retainer (non-refundable fee) we shall custom design and deliver a complete Technology Systems Engineering Package including, but not limited to:

1. **ELECTRONICS SYSTEMS DESIGN & ENGINEERING PACKAGE:** Pre-Wire Diagrams, Lighting Control Plans, Lighting Load Schedule and Plans, Master Equipment Schedule, Headend & Local Equipment Racks, Private Theater, Television and Panel Elevations, Equipment Specifications and Cut Sheets, Wattage, BTU/Thermal Dissipation and Ventilation Requirements, Network Topology Maps, IP Address Tables, Block Schematics, One-Line Diagrams and Connection Documents. \$100,000.000
2. **INTERIORS CONCEPT, DESIGN, ENGINEERING & CONSTRUCTION PACKAGE:** Wall/Floor/Ceiling Treatments, Millwork/Cabinetry, Seating, Acoustic Isolation, Engineered Room Acoustics: \$108,000.000

PROCESS:

1. Discovery & Theater Functional Concept

We begin every project with our detailed client discovery process to ensure that we fully comprehend your unique private theater needs and desires. BEAUMONT SELECT then coordinates with other project contacts such as the architect, interior designer, system integrator, mechanical and electrical engineers to gather necessary construction plans and detailed information.

Upon creation of a 3D CAD model of the room, we conduct preliminary engineering studies so we can understand the room's unique characteristics for sound isolation requirements, acoustical behavior, speaker and listener positioning, projector, screen and viewer positioning characteristics. We use this information to conduct room space planning and create a "functional concept" of your private theater including ideal room size, dimensional allocations for sound isolation and room acoustics, optimal speaker positioning, projector and screen positioning, seating and platform configurations. The result is the ideal room configuration for your high performance private theater.

Your private theater functional concept is presented to you in a meeting where you can see the room in 3D views. We solicit feedback, make necessary adjustments and submit a final concept for you to approve.

2. Theater Interior Design Concept

BEAUMONT SELECT creates a unique interior concept or we collaborate with your design team to conceptualize a design that embraces both aesthetic and performance. The interior concept development phase of the custom theater design is critical to ensuring the performance characteristics of the room are uncompromised, while ensuring the aesthetic is equally astounding. Every detail is considered and interior design criteria are coordinated with the performance design to ensure extraordinary results. 3D renderings are produced for presentation to the client.

We solicit your feedback, make any necessary adjustments and submit a final interior concept for you to approve.

3. Theater "Chassis" Design, Engineering & Construction Documentation

Utilizing the approved functional and interior concept direction, BEAUMONT SELECT completes comprehensive engineering and design to finalize the preliminary studies completed in the functional concept stage. Coordination with mechanical and other trades is conducted to ensure our standards are being met. Upon completion of the chassis design & engineering, BEAUMONT SELECT completes comprehensive documentation to support the successful construction of this Performance Theater Chassis. Documentation includes plan view, reflected ceiling plan, front/ rear/ side elevations and sound isolation construction details. This detailed documentation aids the onsite contractors to complete the build out of your BEAUMONT SELECT Chassis.

4. Theater Interior Construction Documentation

BEAUMONT SELECT then creates complete documentation to support the successful construction of your private theater interior. Documentation includes the final seating plan, lighting design, acoustic treatment locations, interior construction details delivered as plan view, reflected ceiling plan, front/ rear/ side elevations and construction details/ section views. Private theaters are highly technical rooms of great beauty. Detailed construction documents make private theaters possible.

At the completion of this design and engineering phase you shall own the documents produced. If you decide to move forward, your retainer shall be credited towards the cost of your system.

We look forward to producing a detailed plans to achieve your project goals. Please indicate your approval and authorization to proceed by initialing below and submitting your payment.

INITIALS: _____

Thank you kindly,
Beaumont Select