

Design Agreement.

Private residence · Dong Dok Castle · Lot D2, Dongdok, Vientiane Capital

REF MLH.DSN.2026.002 · EXECUTED COPY

EXECUTED · E-SIGNED 12 MAY 2026

The Client	Mr. Cameron Stovold and Ms. Sunny Stovold
The Company	Modern Lao Sole Co., Ltd., trading as Modern Lao Homes
Dated	8 May 2026 (effective date)
E-signed	Tuesday 12 May 2026, 22:52 (GMT+7) · 2026-05-12 15:52:32 UTC
Agreement ref	MLH.DSN.2026.002
Integrity	SHA-256 af7b988a8a73000a-c9f35dbd

This executed copy is generated from the portal signing record.
Verify any time against the record at clients.modernlaohomes.com



SCAN TO VERIFY

SUMMARY

At a glance.

Agreement no.	MLH.DSN.2026.002
Effective date	8 May 2026
Project	Dong Dok Castle, Private Residence, Vientiane
Parties	Modern Lao Sole Co., Ltd. and Cameron & Sunny Stovold
Design fee	USD 3,000, paid in full
Status	Signed & recorded

PARTIES

The parties.

This Residential Design and Engineered Drawings Agreement (the Agreement) is made on 8 May 2026 (the Effective Date) between the two Parties below.

Modern Lao Homes

Modern Lao Sole Co., Ltd., trading as Modern Lao Homes (MLH), registered at Don Koi Village, Sisattanak District, Vientiane Capital, Lao PDR. Contact the client team.

The Client

Mr. Cameron Stovold and Ms. Sunny Stovold, together the Client, building a private residence on Lot D2, Linda Land, Ban Nongviengkham, Dongdok, Vientiane Capital (the Site).

01 · PREAMBLE

Recitals.

MLH is registered in the Lao People's Democratic Republic and provides residential design, engineering, and construction services. The Client is acquiring land in Vientiane Capital and intends to build a private residence on it, and engages MLH to prepare conceptual, architectural, and engineered construction drawings for that residence, with MLH intended as the appointed contractor for its construction.

The Design Fee is offered at a preferential rate. A credit of USD 1,200 from the design contract is applied toward the construction of the residence.

Definitions.

- Drawings: all conceptual sketches, architectural plans, elevations, sections, structural calculations, and any other documents MLH prepares under this Agreement.
- Site: the parcel of land owned or to be acquired by the Client in Vientiane Capital, Lao PDR, on which the residence is to be built.
- Design Fee: the total compensation payable by the Client to MLH under Section 4.
- Construction Contract: a separate written agreement under which MLH is appointed as principal contractor for the construction of the residence based on the Drawings.

Scope of services.

MLH prepares the Drawings to the standard ordinarily required for residential construction in Lao PDR. The scope of services includes:

2.1 • Conceptual design phase

- Initial site assessment and orientation analysis
- Floor plan layout (ground floor and any upper floors)
- Conceptual elevations (front, rear, two side views)
- Indicative material and finish palette
- Initial 2D and 3D massing models for review of building form and scale

2.2 • Architectural detailed design phase

- Dimensioned floor plans, elevations, and cross-sections
- Roof plan and roofing detail
- Door and window schedules
- Internal and external finish specifications
- Site layout including driveway, fencing, gate, and landscaping zones (basic)

2.3 • Engineering phase

- Structural foundation design appropriate to the soil conditions disclosed at the time of design
- Structural framing, beam, and column schedules
- Electrical layout including lighting, power, and main panel positioning
- Plumbing layout including water supply, drainage, and septic positioning
- Drawings stamped and signed by a licensed Lao engineer where required for permitting

2.4 · Deliverables

- One full printed set of construction drawings (A3 format)
- One digital set in PDF format
- 3D rendered visualisations (minimum two exterior views, one interior key space)

04 · EXCLUSIONS

Exclusions and assumptions.

The Design Fee excludes the following, which, if required, are procured separately by the Client at the Client's cost or, by mutual agreement, arranged by MLH and reimbursed at cost plus a 10% coordination fee:

- Topographical or land survey of the Site
- Geotechnical and soil bearing tests
- Government permitting fees, stamp duties, and submission charges
- Third-party engineering certifications beyond standard residential requirements
- Interior design beyond basic finish specification
- Detailed landscape architecture, swimming pool engineering, or specialised civil works
- Smart-home, audio-visual, or low-voltage system design
- Any redesign required by changes to the Site, government requirements, or Client-driven scope changes after conceptual sign-off

05 · COMPENSATION

Compensation and payment.

4.1 · Design fee

The Client pays MLH a total Design Fee of USD 3,000.00 (Three Thousand United States Dollars) for the two conceptual designs. Once the Client decides which design to proceed with, MLH completes the design and architectural drawings needed for construction and permit application.

4.2 · Payment schedule

The total Design Fee of USD 3,000.00 is payable in full on signature of this Agreement, in United States Dollars, to the account set out in Schedule A. The Client bears sending bank charges; MLH bears receiving bank charges within Lao PDR.

Timeline and revisions.

5.1 · Indicative timeline

- Conceptual design phase: fifteen (15) business days from receipt of the Design Fee and the completed Design Brief (Schedule B)
- Architectural detailed design phase: twenty (20) business days from conceptual sign-off
- Engineering phase: fifteen (15) business days from architectural sign-off

All durations are indicative and contingent on timely Client responses, third-party deliverables (surveys, soil tests where applicable), and force majeure conditions.

5.2 · Client response

The Client provides written feedback, approvals, or change requests within seven (7) business days of receiving any deliverable. No response within this period is deemed acceptance of the deliverable as issued, and the project progresses to the next phase.

5.3 · Revisions

The Design Fee includes three (3) rounds of revisions distributed across the design phases. A round is a single, consolidated set of written change requests following review of a deliverable. Almost every project lands within that. Where further rounds are needed, each is charged at USD 150.00 and agreed in writing before work on that round begins. Substantive scope changes, including changes in floor count, gross floor area exceeding 10%, a change in the primary structural system, or relocation of the building footprint, are a Variation and are quoted separately as an addendum.

Client obligations.

The Client shall:

- Complete and return the Design Brief (Schedule B) within seven (7) business days of signing. Information already provided before signing need not be resubmitted; the seven-day period applies only to outstanding items.
- Provide accurate land documentation, including title, boundary survey, and any prevailing local restrictions
- Promptly disclose any matters affecting the Site, including easements, setbacks, height restrictions, or neighbour disputes
- Designate a single primary point of contact authorised to give approvals
- Make payments in accordance with Section 4
- Refrain from sharing the Drawings with any third party except as permitted under Section 7

Ownership and licence.

The provisions of this section are fundamental to the commercial basis of the Agreement and the Design Fee. The Client acknowledges and accepts these terms.

7.1 · Ownership of drawings

All drawings, design concepts, calculations, working files, and methods MLH prepares under this Agreement (the Drawings) remain MLH's property until a separate Construction Contract is executed with MLH. On execution of that contract, ownership and full usage rights in the Drawings pass to the Client for the construction of the residence on the Site.

7.2 · Limited construction licence

On full payment of the Design Fee, MLH grants the Client a non-transferable, non-sublicensable, single-use licence to use the Drawings for the sole purpose of building the residence on the Site.

7.3 · Non-refundable design fee, and use without MLH construction

The Design Fee of USD 3,000.00 paid under this Agreement is non-refundable in all circumstances, including where the Client elects not to proceed to construction, terminates this Agreement, or engages a third party to construct the residence.

Should the Client elect to construct the residence without engaging MLH as the principal contractor, or engage any third party to construct from the Drawings in whole or in part:

- the Client shall forfeit the USD 1,200.00 construction credit described in the Recitals and Section 4.1 of this Agreement, and no portion of the Design Fee shall be refunded or credited;
- the limited construction licence granted under Section 7.2 shall remain valid for the construction of the residence on the Site only, on the express condition that the Design Fee has been paid in full;
- reuse of the Drawings on any other site, or for any other project, or by any party other than the Client for the original Site, shall remain prohibited without MLH's prior written consent.

For the avoidance of doubt: the Client retains the right to use the Drawings on the Site with a third-party builder upon full payment of the Design Fee, but does so without the USD 1,200.00 construction credit and without any further consideration owed to MLH beyond the Design Fee already paid.

7.4 · Reservation of rights

MLH may reuse the design language, methods, and details developed during this engagement on other projects, provided nothing uniquely identifying the Client's residence is reproduced verbatim.

7.5 · Promotional use

With the Client's reasonable consent (not to be unreasonably withheld), MLH may use non-identifying photographs, renders, and descriptions of the finished residence for promotion. The Client's name and the exact Site address are not disclosed without the Client's prior written approval.

09 · CONFIDENTIALITY

Confidentiality.

Each Party treats as confidential all non-public information disclosed by the other in connection with this Agreement, including the Client's personal information, design preferences, budget, and the commercial terms, and does not disclose it to any third party except as required by law or with the disclosing Party's prior written consent. This obligation survives termination for a period of three (3) years.

10 · TERMINATION

Termination.

9.1 · Termination for convenience

The Client may terminate this Agreement at any time on written notice to MLH. All sums paid before the date of termination are retained by MLH and are non-refundable.

9.2 · Termination for cause

Either Party may terminate immediately by written notice if the other commits a material breach which, if capable of remedy, is not remedied within fourteen (14) days of written notice requiring its remedy.

11 • LIABILITY

Limitation of liability.

MLH's total aggregate liability under or in connection with this Agreement, whether in contract, tort (including negligence), or otherwise, does not exceed the total Design Fee actually paid by the Client. MLH is not liable for indirect, consequential, special, or punitive damages, including loss of profit, loss of opportunity, or delay damages relating to construction or occupation of the residence. Nothing in this Agreement limits either Party's liability for fraud, wilful misconduct, or any liability that cannot be limited under Lao law.

12 • FORCE MAJEURE

Force majeure.

Neither Party is liable for any failure or delay in performing its obligations to the extent it results from causes beyond its reasonable control, including acts of God, flooding, earthquake, fire, epidemic, pandemic, war, civil unrest, government action or restriction, prolonged power outage, or material delays in obtaining necessary government permits or approvals. The affected Party notifies the other in writing as soon as reasonably practicable, and the timeline is extended by a period equal to the duration of the event.

13 • GOVERNING LAW

Governing law and disputes.

12.1 • Governing law

This Agreement is governed by and construed in accordance with the laws of the Lao People's Democratic Republic.

12.2 • Amicable resolution

In any dispute, the Parties first attempt in good faith to resolve the matter amicably through written and verbal discussion within thirty (30) days of written notice of the dispute.

12.3 • Mediation and arbitration

If amicable resolution fails, the dispute is referred to the Centre for Economic Dispute Resolution (CEDR) of the Lao National Chamber of Commerce and Industry for mediation. If mediation is unsuccessful within sixty (60) days, the dispute is finally resolved by binding arbitration administered by CEDR under its rules. The seat of arbitration is Vientiane. The language of the proceedings is English, with Lao translation where required by law. The arbitrator's decision is final and binding.

14 • GENERAL

General provisions.

Entire agreement. This Agreement, with its Schedules, is the entire understanding between the Parties and supersedes all prior agreements on its subject matter.

Amendments. No amendment is effective unless in writing and signed by both Parties.

Severability. If any provision is held invalid or unenforceable, the rest continues in full force, and the invalid provision is replaced with a valid one that most closely reflects the original intent.

No waiver. Failure or delay in enforcing any provision is not a waiver of it or of any later breach.

Assignment. The Client does not assign or transfer rights or obligations without MLH's prior written consent. MLH may assign this Agreement to an affiliated or successor entity on written notice to the Client.

Notices. All notices are in writing and are validly given when delivered by hand, by courier, or by email to the addresses at the head of this Agreement.

Counterparts and electronic execution. This Agreement may be executed in counterparts, including by electronic signature or scanned PDF, each an original and all together one instrument.

Language. This Agreement is executed in English. Where a translation is prepared, the English version prevails.

15 • EXECUTION

Execution.

In witness whereof, the Parties have executed this Agreement as of the Effective Date first above written, intending to be legally bound.

For Modern Lao Homes
under company seal

The authorised signatory, Managing Director, Modern Lao Sole Co., Ltd.,

The Client

Mr. Cameron Stovold and Ms. Sunny Stovold

Effective Date

8 May 2026

Witnesses (optional)

Two witnesses are optional and not required for this Agreement. Each witness signs the page, prints their full name and ID or Passport number, and dates the signature. Witnesses must be over 18 and unrelated to either Party. The agreement was executed without witnesses, as permitted.

The design agreement was signed and recorded. It is done. There is nothing to sign here. Any future agreement, such as mobilization, is signed through Odoo Sign when it is ready.

METHOD

How it was signed.

Five steps: read, identify, sign, verify, confirm. A counter-signed copy landed in the Client's inbox. This is the record of that flow, each step completed.

The full agreement was scrolled to the end and the read-through confirmed. The agreement checkbox unlocked at the bottom of the panel.

The Client's details, which print onto the signed PDF, were confirmed: full legal names Cameron Stovold and Sunny Stovold, the date of signing, and the email on file.

A signature was captured for Cameron Stovold and Sunny Stovold, drawn on screen or uploaded as a PNG, affirming authority to sign. Witnesses were optional and not added.

A 6-digit code was sent to the email on file and entered to confirm the inbox. The email one-time code is the legal record of identity.

Submitting bound the Client to MLH.DSN.2026.002. The team was notified at once, a SHA-256 hash of the executed document was recorded, and the counter-signed PDF was issued.

RECORD

The story so far.

- 12 May 2026Design fee received in fullPaid
- 8 May 2026Agreement signed and recorded, MLH.DSN.2026.002Signed

EXECUTED COPY

Who signed, and when.

Agreement	MLH.DSN.2026.002
Signed	8 May 2026, Effective Date
The Client	Cameron Stovold and Sunny Stovold
Modern Lao Homes	Modern Lao Sole Co., Ltd., countersigned
Execution	Electronic signature, English counterpart

A recorded copy is held on file. Questions about the executed agreement go to the client team by email, see the contact panel below.

The two schedules attached to the agreement: the payment details, and the design brief the drawings are built from.

SCHEDULE A

Payment details.

Beneficiary	MODERN LAO GROUP CO., LTD.
Bank	Banque Pour Le Commerce Extérieur Lao Public (BCEL)
Account (USD)	0101100653632
SWIFT	COEBLALA
Bank address	BCEL Head Office, Pangkham Street, Vientiane Capital, Lao PDR
Reference	MLH.DSN.2026.002 / Stovold

Collection is in United States Dollars. Send proof of transfer to the team on the day of payment. Funds are deemed received once they clear.

SCHEDULE B

Design brief.

To be completed and returned within seven (7) business days of signing. MLH does not begin conceptual design until the brief is received in full. It covers:

- Site address and orientation
- Total floor area and number of storeys
- Bedroom and bathroom count, kitchen type, garage, pool
- Architectural style references and material preferences
- Climate considerations and target construction budget
- Accessibility requirements and any other special requirements

Open your brief

Signed and sealed.

THE CLIENT

Cameron Stovold

Cameron Stovold

cameron.stovold.cs@gmail.com

Electronically signed · 12 May 2026, 22:52 (GMT+7)

Portal sign flow · read-verified · identity-checked

Server receipt 2026-05-12 15:52:57 UTC

MODERN LAO HOMES



Modern Lao Sole Co., Ltd.

Trading as Modern Lao Homes

Countersigned and sealed

VERIFICATION

Document integrity · SHA-256 of the contract text as signed

af7b988a8a73000a91fc267efb5999f6

be7e6557d7bcf2cf93939859c9f35dbd

The signing record (name, timestamp, hash, server receipt) is held on the portal.



This electronic record was executed through the Modern Lao Homes client portal. The electronic signature above is the signature to the agreement; this copy is generated from the original signing record.