



LOCAL VOLUME RATE AGREEMENT

PREPARED FOR: SOUTH COAST UROGYNECOLOGY

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TERMS: Valid January 1, 2007- December 30, 2007

RATE: In consideration of the anticipated annual volume business that your company represents, the St. Regis Resort, Monarch Beach is pleased to extend the following net, non-commissionable guestroom rate options:

Sunday-Thursday Rates:

DATES	FROM	TO	FROM	TO	FROM	TO
	JANUARY 1, 2007	MAY 3, 2007	MAY 4, 2007	SEPTEMBER 29, 2007	SEPTEMBER 30, 2007	DECEMBER 30, 2007
	RACK RATE	CORPORATE RATE	RACK RATE	CORPORATE RATE	RACK RATE	CORPORATE RATE
GARDEN VIEW	\$595	\$325	\$645	\$325	\$595	\$325
RESORT VIEW	\$645	\$355	\$695	\$355	\$645	\$355
POOL VIEW	\$695	\$425	\$745	\$425	\$695	\$425
EXECUTIVE SUITE GARDEN VIEW	\$945	\$625	\$995	\$625	\$945	\$625

This rate is subject to availability. Should the preferred rate not be available, the best available house rate will prevail. Please note that the above rates are available for stays between Sunday and Thursday only and are applicable to individual reservations only. Group bookings are considered to be ten (10) rooms or more.

- *Corporate rates are not available Friday and Saturday*
- *All reservations and room rates are not based on last room availability.*

Guest room rates are offered on a net, non-commissionable basis and are subject to our state tax of 10 % and local/tourism tax of 0.16%.

For comparison our rack rate range is \$595-\$995. Preferred rates are applicable to single or double occupancy and will be confirmed based on the specific room inventory available at the time a reservation is made.

The St. Regis Resort, Monarch Beach commits to honor this rate and SOUTH COAST UROGYNECOLOGY agrees to communicate with its frequent travelers, naming The St. Regis Resort, Monarch Beach as the preferred hotel vendor in Dana Point. In addition, it is agreed that The St. Regis Resort, Monarch Beach will be prominently positioned in any printed or electronic rate directories published by SOUTH COAST UROGYNECOLOGY.

PRODUCTION: This rate is based on an estimated 50 room nights per year. This agreement shall be subject to quarterly reviews, at which time production will be evaluated.

BLACKOUT DATES: The above rates are subject to availability at all times and blackout dates will apply as well as certain minimum night stay restrictions.

DURATION: These rates are valid from the dates specified above and do not automatically renew thereafter. At the expiration of this period a new rate may be negotiated.

RESERVATIONS: Individual reservations can be made through your preferred travel agency or our reservation department at 1-800-722-1543. When making reservations, your travelers need to identify themselves and request the preferred corporate rate using the company name.

TRACKING: Tracking will be coordinated by the The St. Regis Resort, Monarch Beach. Callers must request the SOUTH COAST UROGYNECOLOGY rate at time of booking. Guests are asked to present corporate identification at time of check in. This will ensure that the proper rate and tracking credit are given.

MEETINGS AND CONVENTIONS: Due to the difference in nature of individual and group bookings, we are unable to guarantee that the preferred rate will be offered for groups. Group rates will be negotiated on a case by case basis according to market conditions and the meeting's specifications. **The proposed rates are for individual travel only and may not be utilized for group or convention attendees.**

REQUEST FOR SPECIAL ACCOMMODATIONS: Requests for specific rooms, suites or bed types will be accommodated whenever possible. We consider it part of our standard of service to arrange for any necessities your valued associates may require while in Dana Point.

GUARANTEE: Reservations can be guaranteed for late arrival with a credit card or deposit. In the event that a reservation is guaranteed for late arrival and the guest "no-shows", the appropriate room and tax charges will be charged against the form of payment used to guarantee the room for late arrival. Reservations can be cancelled without penalty prior to 7 days before the date of arrival. A

cancellation number should be obtained from the reservations agent for reference.

**BILLING
PROCEDURES:**

All guestroom charges including room and tax and/or incidentals will be the responsibility of the individual traveler. If a traveler does not have a credit card, a cash deposit will be required upon check in at the front desk.

If charges are to be direct billed to SOUTH COAST UROGYNECOLOGY prior credit arrangements and notification to our reservations office is required. In addition to a completed credit application, we require a letter on company letterhead authorizing billing. This information must be updated annually. All direct billing authorized by your company is guaranteed for payment and payment is due upon receipt of invoice, but no later than ten days after The St. Regis Resort, Monarch Beach billing date.

DEPOSIT POLICY:

Reservations made by the individual, organization, travel agent, or third party representative must be guaranteed for the entire length of stay with a personal check, money order, or major credit card.

CANCELLATION POLICY:

The St. Regis Resort, Monarch Beach has a 7-day, non-refundable cancellation policy. If stay is shortened or cancelled within 7 days of arrival all deposits on file will be totally non-refundable.

EARLY

DEPARTURES:

The St. Regis Resort, Monarch Beach reserves the right to institute an early departure charge at any time based upon our local needs. Currently, the early departure charge is 1 night room and tax. This fee is subject to change without notice. Traveler has up until and including check-in to change departure without a penalty.

Check in time is 4:00 p.m. and check-out time is 12:00 p.m. (Noon)

TRAVELER

BENEFITS:

As a Preferred Account of The St. Regis Resort, Monarch Beach your travelers will receive the following amenities and services:

Guest Room Amenities:

- Plush robes & slippers
- Three (3) telephones (one cordless)
- High speed internet access
- 42" LCD High Definition TV
- Remede in room personal care products.
- Twice daily housekeeping service.
- CD/DVD audio system and library
- NXTV in-room digital music, movies, and game system
- Private safes designed for laptops
- Goose down comforters and 300-thread count Italian linen
- Five fixture marble bathrooms with double vanity
- Spacious balconies
- Private butlers service for guests while in residence of one of our 75 suites.

Frequent Guest Program - Any **SOUTH COAST UROGYNECOLOGY** business traveler can become a member of our Starwood Preferred Guest Program at no cost and with no required minimum stay. Starwood Preferred Guest is our frequent guest program designed to provide awards and benefits to the individuals that frequent any Starwood Hotel. A sample of benefits that the member receives are Airline Miles, Points to be used towards Free Nights, Vacation Packages, express Check in and out, and a complimentary Newspaper. Membership applications may be obtained at our Front Desk upon check in. Remember there are no blackout dates or capacity control with Starwood Preferred Guest.

HOTEL COMPLIMENTARY SERVICES:

The following special services are offered by The St. Regis Resort, Monarch Beach to your guests at no additional charge:

- Starwood Preferred Business membership reward points and benefits (this is not automatic membership – please contact Edward Silhacek for details)
- Unlimited access to the Fitness Center located in Spa Gaucin
- 24 hour Business Center with high speed internet access
- Daily Newspaper Delivery
- Complimentary access to our exclusive private beach club, The Monarch Bay Club.

GOLF PRIVILEGES: Resort guests receive preferred golf rates. It is recommended that tee times are arranged In advance and can be made by contacting Monarch Beach Golf Links directly at 949-248-3001.

TERMINATION: Either party may terminate this offer at anytime.

No Walk Policy - It is the intention of The St. Regis Resort, Monarch Beach to never walk one our preferred customers with a guaranteed reservation. However in the event that a guest must be walked, we will transport the guest to the hotel, pay for a phone call home and transport them back to The St. Regis Resort, Monarch Beach for a complimentary stay the next evening.

We are confident this policy will ensure the complete satisfaction of all our preferred guests and prove our intention of not inconveniencing our most valued customers.

Terms of this agreement are subject to a quarterly review at which time room night production will be measured and evaluated. The St. Regis Resort, Monarch Beach reserves the right to cancel or alter terms of this arrangement with thirty days written notice if volume is not on pace to meet the annual room night commitment.