RESIDENTIAL LEASE AGREEMENT  
  
This Lease Agreement ("Agreement") is entered into on January 1, 2011, by and between:  
  
LESSOR: Shantou Yunjia Fashion Clothing Co., Ltd. ("Landlord")  
LESSEE: Shantou Big Tree Toys Co., Ltd. ("Tenant")  
  
PROPERTY: The Landlord hereby leases to the Tenant the residential property located at:  
South Part 1, Pengnan Industrial Park, Shantou City  
  
1. TERM OF LEASE  
The term of this lease shall commence on January 1, 2011 and shall terminate on December 31, 2021. This Agreement shall be considered a fixed-term lease.  
  
2. RENT  
The Tenant agrees to pay the Landlord a monthly rent of $6,000. Rent is due on the 1st day of each month. If rent is not received by the 5th day of the month, a late fee of $50.00 will be assessed.  
  
3. SECURITY DEPOSIT  
Upon execution of this Agreement, Tenant shall deposit with Landlord the sum of $10,000 as a security deposit. This deposit shall be held by the Landlord as security for the faithful performance by the Tenant of all terms, covenants, and conditions of this Agreement.  
  
4. USE OF PREMISES  
The premises shall be used and occupied by the Tenant exclusively as a private residential dwelling. No part of the premises shall be used for any business or commercial purpose.  
  
5. UTILITIES  
The Tenant shall be responsible for payment of all utilities and services, including but not limited to electricity, gas, water, sewer, trash removal, cable, and internet services.  
  
6. MAINTENANCE AND REPAIRS  
The Tenant shall maintain the premises in good, clean, and sanitary condition. The Tenant shall promptly notify the Landlord of any damage, defects, or dangerous conditions on the premises.  
  
7. ALTERATIONS  
The Tenant shall not make any alterations, additions, or improvements to the premises without the prior written consent of the Landlord.  
  
8. PETS  
No pets shall be allowed on the premises without the prior written consent of the Landlord. If permission is granted, an additional pet deposit may be required.  
  
9. SUBLETTING  
The Tenant shall not sublet the premises or any part thereof, nor assign this lease, without the prior written consent of the Landlord.  
  
10. RIGHT OF ENTRY  
The Landlord reserves the right to enter the premises with reasonable notice (except in cases of emergency) for the purpose of inspection, repairs, or showing the property to prospective tenants or buyers.  
  
11. TERMINATION  
Upon termination of this lease, the Tenant shall surrender the premises in as good condition as when received, reasonable wear and tear excepted. The Tenant shall remove all personal property and clean the premises thoroughly.  
  
12. DEFAULT  
If the Tenant fails to pay rent when due or breaches any other term of this Agreement, the Landlord may terminate this lease with proper notice as required by law.  
  
13. GOVERNING LAW  
This Agreement shall be governed by the laws of the state in which the property is located.  
  
14. ENTIRE AGREEMENT  
This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations, representations, or agreements, whether written or oral.  
  
15. SEVERABILITY  
If any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions shall continue in full force and effect.  
  
16. ADDITIONAL TERMS AND CONDITIONS  
[Space for any additional terms agreed upon by both parties]  
  
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SIGNATURES  
  
LANDLORD:  
Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_  
Print Name: Shantou Yunjia Fashion Clothing Co., Ltd.  
  
TENANT:  
Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_  
Print Name: Shantou Big Tree Toys Co., Ltd.  
  
ACKNOWLEDGMENT  
By signing above, both parties acknowledge that they have read, understood, and agree to be bound by all terms and conditions of this Lease Agreement.