**RESIDENTIAL LEASE AGREEMENT**

This Lease Agreement ("Agreement") is entered into on **June 15, 2008**, by and between:  
 **LESSOR**: **Shenzhen Shunping Industrial Co., Ltd.** ("Landlord")  
 **LESSEE**: **Shenzhen Skyrise Technology Co., Ltd.** ("Tenant")  
 **PROPERTY**: The Landlord hereby leases to the Tenant the residential property located at:  
 **3 Maque Ling Industrial District Road, Nanshan District, Shenzhen, China** *(4th Floor, 1890 sq.m.)*

### **TERM OF LEASE**

The term of this lease shall commence on **June 15, 2008** and shall terminate on **June 14, 2011**. This Agreement shall be considered a fixed-term lease.

### **RENT**

The Tenant agrees to pay the Landlord a monthly rent of **RMB 66,150.00** (Sixty-Six Thousand One Hundred and Fifty Chinese Yuan). Rent is due **on or before the 30th day of every month**. If rent is not received by the due date, a late fee may be assessed in accordance with governing law.

### **SECURITY DEPOSIT**

Upon execution of this Agreement, Tenant shall deposit with Landlord the sum of **RMB 66,150.00** 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. It shall be returned upon:

* Lease end
* All dues cleared by Tenant

(*All above conditions must be fulfilled for refund.*)

### **USE OF PREMISES**

The premises shall be used and occupied by the Tenant exclusively as a **factory building**. Tenant may not change the use without written consent of the Landlord and approval from real estate authorities.

### **UTILITIES**

The Tenant shall be responsible for payment of all utilities and services, including but not limited to:

* Water
* Electricity
* Cleaning
* Building management
* Elevator maintenance

Landlord shall be responsible for land use fees and taxes related to the leasing of the premises.

### **MAINTENANCE AND REPAIRS**

Tenant shall maintain the premises in a safe and clean condition. Landlord must ensure the property meets all legal safety standards.

If structural or major damages occur not caused by Tenant, Landlord must handle repairs within a reasonable time. If urgent, Tenant may repair and recover cost.

Tenant must bear repair costs for damage due to improper or unreasonable use.

### **ALTERATIONS**

Tenant shall not make any structural changes, decorations, or improvements without prior written consent of the Landlord and related authorities.

### **PETS**

No pets clause is **not applicable** to this industrial property context.

### **SUBLETTING**

Tenant **shall not sublet** the premises without written permission of the Landlord. Any sublease must be within the lease term and registered with competent authorities.

### **RIGHT OF ENTRY**

Landlord may enter the premises with reasonable notice for inspection, repairs, or related purposes, except in emergencies.

### **TERMINATION**

Upon termination, Tenant must vacate the premises within **30 days**, return the property in original condition (normal wear and tear excepted), and clear all outstanding fees.

If Tenant refuses to vacate, Landlord may reclaim the property and charge double rent for delayed occupancy.

### **DEFAULT**

If Tenant delays rent payment **over 30 days**, engages in illegal activity, alters use, or violates major clauses, Landlord may:

* Terminate lease
* Demand **RMB 100,000.00** as breach penalty
* Retain deposit or seek damages

If Landlord fails to provide premises or meet conditions, Tenant may similarly seek **RMB 100,000.00** as compensation.

### **GOVERNING LAW**

This Agreement shall be governed by the laws of the **People’s Republic of China**, and local regulations of **Shenzhen Special Economic Zone**.

### **ENTIRE AGREEMENT**

This Agreement represents the entire agreement between the parties. Any modifications must be in writing and re-registered with local housing authorities.

### **SEVERABILITY**

If any provision is held invalid, the remaining provisions shall continue in full force and effect.

### **ADDITIONAL TERMS AND CONDITIONS**

* Tenant has the **right of first refusal** if property is offered for sale.
* Tenant has priority to renew lease with equivalent conditions by notifying Landlord 2 months prior to lease end.
* Disputes shall be resolved via **litigation in People’s Court**, if mediation fails.
* All construction or expansion must have prior mutual agreement and regulatory approval.

### **SIGNATURES**

**LANDLORD**:  
 Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: **2008-06-03** Print Name: **Yan Zhang** Company: **Shenzhen Shunping Industrial Co., Ltd.**

**TENANT**:  
 Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: **2008-06-03** Print Name: **Mingchun Zhou** Company: **Shenzhen Skyrise Technology 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.