**RESIDENTIAL LEASE AGREEMENT**

**This Lease Agreement ("Agreement") is entered into on "August 1, 2012" if execution date not specified), by and between:**

**LESSOR: SOUTHERN TAIWAN SCIENCE PARK ADMINISTRATION ("Landlord")  
 LESSEE: TAIWAN SEMICONDUCTOR MANUFACTURING COMPANY LIMITED ("Tenant")**

**PROPERTY:  
 The Landlord hereby leases to the Tenant the government-owned land containing 86,552.34 square meters, located in Southern Taiwan Science Park (formerly Tainan Science Park), south side of Region No. 33.**

**TERM OF LEASE  
 The term of this lease shall commence on August 1, 2012 and shall terminate on July 31, 2013. This Agreement shall be considered a fixed-term lease.  
 *The Lease shall automatically expire unless renewed by both parties.***

**RENT  
 The Tenant agrees to pay the Landlord a monthly rent of NT$2,033,114 (New Taiwan Dollars Two Million Thirty-Three Thousand One Hundred Fourteen), which is NT$23.49 per square meter per month.  
 Rent is due monthly as prescribed by the Landlord. If rent is not paid on schedule, penalties may apply per Lease terms.**

**SECURITY DEPOSIT  
 [Not specified in the document – add if needed]**

**USE OF PREMISES  
 The premises shall be used in accordance with all applicable laws and regulations, including but not limited to the Waste Disposal Act, Air Pollution Control Act, Soil and Groundwater Pollution Remediation Act, and the Act for Establishment and Administration of Science Parks. No unauthorized uses allowed.**

**UTILITIES  
 [Tenant responsibility not specified – add if applicable]**

**MAINTENANCE AND REPAIRS  
 [Not specified – add standard clause if desired]**

**ALTERATIONS  
 [Not specified – add standard clause if desired]**

**PETS  
 [Not applicable for this lease]**

**SUBLETTING  
 The Tenant shall not sublet the premises or any part thereof without the prior written consent of the Landlord.**

**RIGHT OF ENTRY  
 [Not specified – add standard clause if desired]**

**TERMINATION  
 The Landlord may terminate this lease at any time if any of the following occur:  
 a) Lessee is disqualified from operating or providing service in the park and ordered to withdraw;  
 b) Lessee violates any terms regarding land use and fails to remedy within the notice period;  
 c) Lessee defaults in rent payment for two or more years;  
 d) Lessee fails to apply for construction license within three months of Lease execution, or fails to supplement inadequate applications;  
 e) Lessee violates restrictions on sub-leasing;  
 f) Lessee fails to adhere to Lease terms or fails to provide required guarantees for debt payment.**

**Upon termination, Tenant shall surrender the premises in good condition as received.**

**DEFAULT  
 Failure to pay rent or breach other terms may result in lease termination with proper notice.**

**GOVERNING LAW  
 This Agreement shall be governed by the laws of the Republic of China. The Taiwan Tainan District Court shall have jurisdiction for disputes.**

**ENTIRE AGREEMENT  
 This Agreement constitutes the entire agreement between parties and supersedes prior negotiations or agreements.**

**SEVERABILITY  
 If any provision is found invalid, the rest shall remain in effect.**

**ADDITIONAL TERMS AND CONDITIONS  
 [Space for additional agreed terms]**

**SIGNATURES  
 LANDLORD: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_  
 Print Name: SOUTHERN TAIWAN SCIENCE PARK ADMINISTRATION**

**TENANT: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_  
 Print Name: TAIWAN SEMICONDUCTOR MANUFACTURING COMPANY LIMITED**

**ACKNOWLEDGMENT  
 By signing, both parties acknowledge reading and agreeing to all terms.**