COMMERCIAL LEASE AGREEMENT

This Lease Agreement ("Agreement") is entered into on March 20, 2009, by and between:

LESSOR: GUANGZHOU GOLDLION CITY PROPERTY CO., LTD. ("Landlord") LESSEE: QUAN TOODOU NETWORK SCIENCE AND TECHNOLOGY CO., LTD. ("Tenant")

PROPERTY: The Landlord hereby leases to the Tenant the commercial property located at: Room #02-03, 29th Floor, No. 138, East Tiyu Road, Tianhe District, Guangzhou Total Construction Area: 310.4504 square meters

1. TERM OF LEASE The initial lease term shall be from February 18, 2010, to April 30, 2011, with potential for renewal.
2. RENT The Tenant shall pay:

* Monthly Rent: RMB 46,500.00
* Property Management Fee: RMB 9,003.00 per month Rent and fees are payable in advance on the first day of each month.

1. SECURITY DEPOSIT Deposits to be paid by Tenant:

* Lease Deposit: RMB 93,000.00
* Management Fee Deposit: RMB 18,006.00
* Electricity Fee Deposit: RMB 3,105.00

1. USE OF PREMISES The premises shall be used exclusively for office purposes. Tenant must comply with all building regulations and usage guidelines.
2. UTILITIES Electricity will be charged based on actual consumption as measured by the kilowatt-hour meter installed in the premises.
3. MAINTENANCE AND REPAIRS Tenant is responsible for maintaining and cleaning the interior of the leased premises, including any renovations made by Tenant.
4. ALTERATIONS Tenant may make interior renovations only with prior written consent from Landlord, following specific guidelines in the Goldlion Digital Network Center Renovation Guide.
5. COMMON AREAS Tenant shall have access to common areas as specified in the lease agreement, subject to property management rules.
6. INSURANCE Tenant is responsible for maintaining appropriate insurance and ensuring security and fire prevention within the leased premises.
7. HAZARDOUS MATERIALS Tenant is prohibited from storing any inflammable, explosive, or toxic materials in the premises.
8. RIGHT OF ENTRY Landlord reserves the right to enter the premises with 24 hours' notice for maintenance and inspection purposes.
9. TERMINATION The lease may be terminated under specific conditions, including default, breach of contract, or mutual agreement.
10. DEFAULT Detailed provisions for breach of contract, including late payment penalties and potential lease termination.
11. GOVERNING LAW This Agreement shall be governed by the laws of the People's Republic of China.
12. ENTIRE AGREEMENT This document constitutes the entire agreement between the parties, superseding all prior negotiations and agreements.
13. SEVERABILITY If any provision of this Agreement is found to be invalid, the remaining provisions shall continue in full force and effect.

SIGNATURES

LANDLORD: Signature: /s/ Zhiming Zeng Print Name: Zhiming Zeng Title: Legal Representative Date: March 20, 2009

TENANT: Signature: [Not signed in original document] Print Name: Title: Date:

PROPERTY MANAGEMENT COMPANY: Guangzhou Yindie Property Management Co., Ltd. Signature: [Company Seal] Date: March 20, 2009

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.