

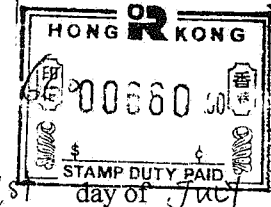
DATED the / day of *July* 2012.

TENANCY AGREEMENT

Rent : HK\$11,000.00 per calendar month (inclusive of rates and management fees)

Term : Two (2) years commencing from the 1st July 2012 and expiring on the 30th June 2014.

Rental Deposit : HK\$33,000.00.



THIS AGREEMENT

is made the 11th day of July

Two thousand and Twelve

BETWEEN CAVATINA COMPANY LIMITED whose registered office is situate at 2nd Floor, Kong Ling Building, No.100 Jervois Street, Hong Kong (hereinafter called "the Landlord") of the one part and **HK MAKE LIMITED** (Business Registration No. 59123128) carrying business at 14/F., Kongling Building, 100 Jervois Street, Hong Kong. (hereinafter called "the Tenant") of the other part.

WHEREBY IT IS AGREED as follows :-

1. The Landlord shall let and the Tenant shall take **ALL THAT the FOURTEEN FLOOR** ("the Premises") of **KONGLING BUILDING, NO.100 JERVOIS STREET, HONG KONG** ("the Building") Together with the use of the entrance staircases landings lavatories and passages of the Building (so far as the same are necessary to the enjoyment of the Premises) in common with the Landlord and other owners and any other tenant or tenants of the Building And Together with the use in common with others of the lift service (whenever the same shall be operating) Subject to and with the benefit of a Deed of Mutual Covenant in respect of the Building ("the said Deed") so far as the same relates to or affects the Premises for the term of **TWO (2) YEARS** commencing from the **1st day of July 2012** and expiring on the **30th day of June 2014** YIELDING AND PAYING THEREFOR the rent of **HONG KONG DOLLARS ELEVEN THOUSAND ONLY (HK\$11,000.00)** (**inclusive of rate and management fees**) per calendar month payable in Hong Kong Currency seven (7) days in advance on the **1st** day of each and every calendar month.

2. The Tenant agrees with the Landlord as follows :-

- (A) To pay the said rent monthly seven (7) days in advance to the Landlord in Hong Kong Currency (and in Banknotes if demanded) on the date as referred to in Clause 1 hereabove.
- (B) To pay and discharge all rates taxes assessments duties charges impositions and outgoings whatsoever now or hereafter to be imposed


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or charged on the Premises or upon the owner or occupier in respect thereof by the Government of Hong Kong or other lawful authority (Management Fees, Government Rent and Property Tax excepted).

- (C) To pay and discharge all deposits and charges in respect of electricity, gas and water consumed on the Premises and to make all necessary deposits for the supply of electricity and water to the Premises when required.
- (D) To pay on demand to the Landlord the cost incurred by the Landlord in cleansing and clearing any of the drains choked or stopped up owing to the act default or negligence by the Tenant or his employees invitees or licensees.
- (E) To keep all the interior of the Premises including the flooring and interior plaster or other finishing material or rendering to walls floors and ceilings and the Landlord's fixtures therein including all doors windows electrical installations and wiring and fire fighting apparatus in a good clean tenantable substantial and proper repair and condition (fair wear and tear excepted) and as may be appropriate from time to time painted and decorated and so to maintain the same at the expense of the Tenant and to pay or reimburse to the Landlord the reasonable cost of replacing all broken and damaged windows whether the same be broken or damaged caused by the negligence of the Tenant or owing to circumstances beyond the control of the Tenant and to repair or replace, if so required by the appropriate authority under the terms of Electricity Supply Ordinance or any statutory modification or re-enactment thereof or any Orders or Regulations made thereunder, all the electrical wiring installations and fittings within the Premises and to be wholly responsible for any damage or injury caused to any person whomsoever directly or indirectly through the defective or damaged condition of any part of the interior of the Premises and to indemnify the Landlord against all costs claims demands and liability whatsoever in respect thereof.
- (F) To keep and maintain the manhole(s) and its relevant drains and pipes of the Premises in proper condition and in the event when it is necessary, to allow the workmen being appointed by the Landlord or by the Management Office of the Building with or without appliances at all reasonable time to enter into the manhole(s) so as to enable them to make good all defects and wants of repair of the manhole(s) of the

Initials:

Σ (Landlord)

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Building.

- (G) To take all reasonable precautions to protect the interior of the Premises from storm or typhoon damage.
- (H) To maintain all lavatories and water apparatus (when used exclusively by the Tenant or his employees invitees and licensees) in a good clean and tenantable state and in proper repair and condition (fair wear and tear excepted) at all times during the said term to the satisfaction of the Landlord and in accordance with all regulations for the time being affecting the same. In the event that there is leakage of water or any other leakage in the Premises during the term of the tenancy, the Tenant will be liable for all the repair work as well as all the costs incidental thereto.
- (I) To permit the Landlord or its agent with or without workmen or others and with or without appliances at all reasonable times to enter upon the said premises and to view the condition thereof and to take inventories of the fixtures therein and to carry out any repairs to the premises which the Landlord considers necessary or proper to be done; provided the Landlord has given the Tenant a written notice of those repairs. Where this obligation has not been met, the Landlord may enter the Premises (provided the Tenant has been given at least 24 hours notice in writing) with workmen, to carry out any repairs or other works.
- (J) To use the Premises hereby agreed for Office purpose only, and not to use the Premises except for the purposes of the Tenant's own business under the style or trade name of the Tenant.
- (K) Not to use the Premises for the storage of goods or merchandise other than in small quantities consistent with the nature of the Tenant's trade or business or to keep or store or permit or suffer to be kept or stored any hazardous goods within the meaning of the Dangerous Goods Ordinance and the Regulations thereunder or any statutory modification or re-enactment thereof, and any goods of a type or description other than those permitted to be stored therein by the Fire Services Department, Food and Environmental Hygiene Department or other competent Government Authority and to indemnify the Landlord against all actions costs claims and demands in respect of any future

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breach or non-observance thereof.

- (L) Not to cause or suffer or permit to be caused on or in the Premises any sound or noise (including sound produced by broadcasting from Television, Radio and any apparatus or instrument capable or producing or reproducing music and sound) or other acts in or on the Premises which is or are or may be a nuisance annoyance or damage to the Landlord or to the tenants or occupiers of adjacent or neighbouring premises.
- (M) Not to make or permit or suffer to be made any alterations in or additions to the Premises or to the electrical wiring installation or other Landlord's fixtures or to install any plant apparatus or machinery therein without having first obtained the written consent of the Landlord therefor or cut maim or injure or permit to suffer to be cut maimed or injured any doors windows walls structural members or other fabric thereof. An application by the Tenant for the Landlord's consent under this Clause shall be accompanied by a plan showing the proposed changes. The Landlord shall be entitled to prescribe the maximum weight and the location of safe and other heavy equipment and to require that the same stand on supports of such dimensions and material to distribute the weight as the Landlord may deem necessary.
- (N) Not without the written consent (such consent shall not be unreasonably withheld) of the Landlord to install additional locks bolts or other fittings to the entrance doors of the Premises or in any way to change or alter those already installed.
- (O) To be liable for the consequences of any breach of local Ordinances Orders in Council Regulations or By-laws by any occupier of or visitor to the Premises and not to cause suffer or permit any contravention of the provisions of the Government Lease or Conditions of Sale or Exchange or Regrant as the case may be under which the Landlord holds the Premises and to indemnify the Landlord against any such breach.
- (P) The Tenant shall not cause permit or suffer any part of the Premises to be used for gambling or for any illegal immoral or improper purposes or so as to cause nuisance annoyance inconvenience or damage to the occupier of adjacent or neighbouring premises.

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(Q) Not to assign, underlet, part with the possession of, or transfer the Premises or any part thereof or any interest therein, nor permit or suffer any arrangement or transaction whereby any person who is not a party to this Agreement obtains the use, possession, occupation or enjoyment of the Premises or any part thereof irrespective of whether any rental or other consideration is given thereof. The Tenancy shall be personal to the Tenant named in this Agreement and without in any way limiting the generality of the foregoing, the following acts and events shall, unless approved in writing by the Landlord (which approval the Landlord may give or withhold at their discretion without assigning any reason therefor), be deemed to be breaches of this Clause :-

- (1) In the case of a tenant which is a partnership, the taking in of one or more new partners whether on the death or retirement of an existing partner or otherwise.
- (2) In the case of a tenant who is an individual (including a sole surviving partner of a partnership tenant) the death, insanity or other disability of that individual, to the intent that no right to use, possess, occupy or enjoy the Premises or any part thereof shall vest in the executors, administrators, personal representatives, next of kin, trustee or committee of any such individual.
- (3) In the case of a corporation, any reconstruction amalgamation, merger or voluntary liquidation.
- (4) The giving by the Tenant of a Power of Attorney or similar authority whereby the donee of the Power obtains the right to use, possess, occupy or enjoy the Premises or any part thereof or does in fact use, possess, occupy or enjoy the same.
- (5) The change of the Tenant's business name without the previous written consent of the Landlord.

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- (S) Not without the Landlord's prior permission in writing permit any person to remain therein overnight. Such permission shall only be given to enable the Tenant to post watchmen to look after the contents of the Premises which shall not be used as sleeping quarters or as domestic premises within the meaning of any ordinance for the time being in force relating to the protection of tenants.
- (T) Not to place or leave or suffer or permit to be placed or left any boxes furniture articles or rubbish in the entrances or any of the staircases passages, corridor, lifts or landings of the Building used in common with other tenants of the Landlord or otherwise encumber the same.
- (U) Not to exhibit or display on the exterior of the Premises any writing sign or other device whether illuminated or not which will be against the said Deed.
- (V) Not to cause or suffer or permit to be done any act or thing whatsoever which amounts to a breach of any of the terms and conditions of the Government Lease/Conditions of Sale or Regrant or Exchange as the case may be under which the Building is held from the Government of the Hong Kong Special Administrative Region or the said Deed (if any) governing the Building and to indemnify the Landlord against any such breach, non-observance or non-performance thereof.
- (W) Not to cause or suffer or permit to be done any act or thing whereby the policy or policies of insurance on the Premises against damage by fire or liability to Third Parties for the time being subsisting may become void or voidable or whereby the rates of premium or premia thereon may be increased, and to repay to the Landlord on demand all sums paid by the Landlord by way of increased premium or premia thereon and all expenses incurred by the Landlord in and about any renewal of such policy or policies rendered necessary by a breach of this clause.
- (X) To yield up the Premises with the fixtures and additions thereto at the expiration or sooner determination of this Agreement in good clean and tenantable repair and condition (fair wear and tear excepted) in accordance with the term hereof.

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Σ (Landlord)

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- (Y) Not to take delivery to the Premises of furniture or other large objects during normal office hours or to cause or suffer or permit passenger lifts to be used for delivery purpose at any time.
- (Z) To indemnify the Landlord against all costs claims demands expenses actions and liability whatsoever in respect of the damage to any person whomsoever arising from the act omission or negligence of the Tenant or his employees invitees or licensees or by or through or in any way owing to the overflow of water or the escape of fumes, smokes, fire or any other substance or thing from the Premises AND the Landlord shall not be under any liability whatsoever to the Tenant or to any person whomsoever in respect of any damage sustained by the Tenant or his employees invitees or licensees caused by or through or in any way owing to the overflow of water or the escape of fumes, smokes fires or any other substance or things from any offices or premises situate in the Building or arising from the act, omission or negligence of any tenant occupier, invitee or licensee of such offices or premises.
- (AA) To be liable for any act default or negligence of the Tenant's employees invitees or licensees in respect of the use of the Premises and to indemnify the Landlord against all costs claims demands expenses or liability to any third party in connection therewith.
- (BB) To permit the Landlord and the Landlord's agents with or without workmen and others in case of fire to enter upon the Premises for the purpose of extinguishing such fire for salvage of property.
- (CC) To remove at the cost of the Tenant any structures erections partitions and other alterations at any time during the said term if required by the Building Authority or other Competent Government Departments if the same were or have been put up by the Tenant with or without the consent of the Landlord and to make good all damage caused by such removal. The Landlord shall not be responsible to the Tenant for any loss suffered by the Tenant as a result of such removal.

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ll (Tenant)

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3. The Landlord agrees with the Tenant as follows :-

- (A) That the Tenant paying the rent hereby reserved and performing and observing the agreements and obligations herein contained, may have quiet possession and enjoyment of the Premises during the said term without any interruption by the Landlord or any person lawfully claiming under or through or in trust for the Landlord.
- (B) To pay the Management Fees, Government Rent, Property Tax and the outgoings of a capital nature attributable to or payable in respect of the Premises.

4. It is hereby expressly agreed and declared as follows :-

- (A) (1) That if and whenever any part of the rent hereby reserved or any other payments hereunder shall be in arrear for fifteen (15) days (whether the same shall have been formally demanded or not) or if and whenever there shall be a breach of any of the agreements by the Tenant hereinbefore contained (provided that the Tenant is given seven days' written notice to rectify such breach and has failed to do so) or if the Tenant (being an individual or sole proprietor or partnership) shall commit an act of bankruptcy or shall have its Business Registration cancelled or (being a corporation) shall go into liquidation or shall have any order made or resolution passed for winding up or shall enter into any composition or arrangements with his creditors or shall suffer execution to be levied upon any of his goods or effects the Landlord shall upon the happening of any such event be entitled to re-enter upon the Premises or any part thereof in the name of the whole and thereupon this Agreement shall absolutely determine but without prejudice to any rights which may have accrued to the Landlord by reason of any antecedent breach of any of the obligations on the part of the Tenant hereinbefore contained **AND** the deposit paid hereunder shall be forfeited to the Landlord as and for liquidated damages and not as penalty but without prejudice to the Landlord's right to claim any further damages which the Landlord shall have sustained or may

Initials:

S (Landlord)

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sustain **AND** a written notice served by the Landlord on the Tenant or left at its registered office to the effect that the Landlord thereby exercises the power of re-entry shall be a full and sufficient exercise of such power without actual entry on the part of the Landlord. Notwithstanding the foregoing, the Landlord may in any such event at its option elect not to terminate this Agreement but to deduct from the deposit the amount of any monetary loss incurred by the Landlord in consequence of the breach, non-observance or non-performance by the Tenant in which event the Tenant shall, as a condition precedent to the continuation of this Agreement, deposit with the Landlord the amount so deducted and, if the Tenant shall fail so to do the Landlord shall forthwith be entitled to re-enter on the Premises and to determine this Agreement in which event the deposit may be forfeited to the Landlord as hereinbefore provided.

(2) Notwithstanding anything hereinbefore contained in the event of default in payment of rent and other charges payable by the Tenant hereunder for a period of more than fifteen (15) days from the date on which the same falls due for payment, the Tenant shall further pay to the Landlord on demand interest on the amount in arrears at the rate of one dollar for each thousand dollar per day calculated from the date on which the same becomes due for payment hereunder until the date of payment as liquidated damages and not as penalty provided that the demand and/or receipt by the Landlord of interest pursuant to this provision shall be without prejudice to and shall not affect the right of the Landlord to exercise any other right or remedy hereof (including the right of re-entry) exercisable under the terms of this Agreement.

(B) If the Premises or any part thereof are rendered unfit for use or inaccessible by fire water storm wind typhoon Act of God white ants earthquake subsidence of the ground or any other cause beyond the control of the Landlord and not attributable to any failure of the Tenant to observe and carry out the terms of this Agreement the rent or a part thereof in proportion to the extent to which the Premises shall have been so rendered unfit for use or inaccessible shall abate and cease to be payable until the same shall have been again rendered fit for

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occupation or use or accessible Provided always that the Landlord shall not be required to reinstate the Premises if by reason of the condition of the same or any local Regulations or other circumstances beyond the control of the Landlord it is not in the Landlord's opinion practicable or reasonable to do so. If the Premises shall not be rendered fit for occupation or use or accessible within two months of the date of the occurrence of the event rendering it unfit or inaccessible, then either party hereto shall be at liberty to terminate this Agreement by serving on the other not less than one month's notice in writing to this effect.

- (C) In the event of the Tenant installing private air-conditioning units in the Premises with the prior approval of the Landlord in writing (provided that such approval shall not unreasonably be withheld) the Tenant shall comply with the directions and instructions of the Landlord regarding installation and shall at the Tenant's own expense be responsible for their periodic inspection maintenance and repair and for replacement of defective wiring and shall be strictly liable for any damage caused directly or indirectly by the installation operation or removal of such units.
- (D) In the event of there being a central air-conditioning plant to provide the Building and the Premises with air- conditioned ventilation the Tenant shall pay the cost from time to time of operating the same according to the area of the Premises.
- (E) The Landlord shall in no event be responsible for failure of the lifts of central air-conditioning service (if any) for any reason whatsoever including the negligent or wrongful acts or omissions of independent contractors of other causes beyond the Landlord's control or for any damage whatsoever caused thereby.
- (F) The acceptance of any rent by the Landlord hereunder shall not be deemed to operate as a waiver by the Landlord of any right to proceed against the Tenant in respect of a breach by the Tenant of any of the Tenant's agreements or obligations herein contained.
- (G) Any notice required to be served on the Tenant shall be sufficiently served if delivered to or despatched by registered post or left at the Premises or at the last known address of the Tenant. A notice sent by

Initials:

 S (Landlord)

 PL (Tenant)

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registered post shall be deemed to be given at the time when in due course of post it would be delivered at the address to which it is sent. The provisions of this paragraph shall apply to the Landlord mutatis mutandis.

- (H) (1) The Tenant shall on the signing hereof deposit with the Landlord the sum of **HONG KONG DOLLARS THIRTY THREE THOUSAND ONLY (HK\$33,000.00)** to secure the due observance and performance by the Tenant of the agreements stipulations obligations and conditions herein contained and on the part of the Tenant to be observed and performed which said deposit shall be held by the Landlord throughout the currency of this Agreement free of any interest to the Tenant with the right for the Landlord (without prejudice to any right of remedy hereunder) to deduct therefrom the amount of any loss or damage sustained by the Landlord as the result of any non-observance or non-performance by the Tenant of any of the said agreements stipulations obligations or conditions. In the event of any deduction being made by the Landlord from the said deposit in accordance herewith during the currency of this Agreement the Tenant shall forthwith on demand by the Landlord make a further deposit equal to the amount so deducted and failure by the Tenant so to do shall entitle the Landlord forthwith to re-enter upon the Premises and to determine this agreement as hereinbefore provided.
- (2) Subject as aforesaid the said deposit shall be refunded to the Tenant by the Landlord without interest within one month after the expiration or sooner determination of this Agreement and delivery of vacant possession to the Landlord or after settlement of the last outstanding claim by the Landlord against the Tenant for any breach non-observance or non-performance of any of the agreements stipulations obligations or conditions herein contained and on the part of the Tenant to be observed or performed whichever shall be the later.
- (I) For the purpose of Part III of the Landlord and Tenant (Consolidation) Ordinance Cap.7 and for the purpose of these presents the rent herein stipulated in respect of the Premises shall be deemed to be in arrear if not paid in advance at the time stipulated in Paragraph 1 hereof.

Initials:

S. (Landlord)

ll (Tenant)

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(J) On the expiration or sooner determination of this Agreement the Tenant shall forthwith deliver vacant possession of the Premises in good repair in accordance with the provisions hereunder to the Landlord with any authorised additions thereto or structures thereon without any claim for compensation.

(K) The Landlord shall during the last two month of the said term have the right on reasonable notice to the Tenant to show the Premises or any part thereof during usual office hours to the Landlord's intended or prospective Tenants or Lessees.

5. It is hereby expressly declared that :-

(A) No premium or key or other consideration money has been paid by the Tenant to the Landlord for the said term hereby created.

(B) No advance payment of the rent has been or will be made to the Landlord by the Tenant other than the deposit mentioned in Paragraph 4(H)(1) hereof and the rent will be payable in manner as provided in Paragraph 1 hereof.

6. In this Agreement if the context permits or requires words importing the singular number shall include the plural number and vice versa and words importing the masculine gender shall include the feminine gender and the neuter gender.

7. It is agreed and acknowledged by the parties hereto that the plan hereto annexed is used for identification purpose only and is not an indication of the size, area or otherwise of the Premises.

8. All costs of and incidental to the preparing completing and stamping of this Agreement shall be borne and paid by the parties in equal shares. If the Tenant engages another firm of Solicitors to act for it, the Tenant shall pay the half share stamp duty of this Agreement and pay the Landlord's Solicitors' scale costs on this Agreement.

9. The Landlord gives no guarantee as to the user or fitness or condition of the Premises for any purpose and the Tenant will accept the Premises in the condition as delivered

Initials:

 S. (Landlord)

 (Tenant)

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to it.

10. The Tenant aware that facilities in the Premises and in the Building has become deteriorated since they are existed for so many years and the Landlord shall not be required or liable during the term of this Agreement to repair or maintain or to pay any costs and expenses for such reparation or maintenance of the said facilities in the Premises or the Building which do not amount to structural whether or not the said facilities is concealed and the Tenant shall have a right to decide whether or not the Tenant would repair such facilities at its own costs and expenses. The Tenant shall not be on the ground of any facilities in respect of the said premises being malfunction or suspension to raise any claim against the Landlord or to terminate this Agreement.

11. In the event of the Tenant defaulting in payment of any amounts due under this Agreement or otherwise failing to observe or perform any of the terms, agreements and conditions herein contained, the Landlord may, and the Tenant hereby specifically authorizes the Landlord to, suspend the supply of electricity, water and air-conditioning chilled water or other services to the Premises or to take any other appropriate measures or actions the Landlord thinks fit until such default is rectified to the satisfaction of the Landlord and all expenses incurred therein (including the expenses of reconnection of electricity/water supply) shall be borne by the Tenant and to dispose of all objects including goods merchandise equipment furniture and fixtures in or at the Premises in such manner as the Landlord shall think fit. The exercise of the power under this Clause is in addition to and shall not affect or prejudice in any way any other remedies available to the Landlord.

12. Notwithstanding anything to the contrary hereinbefore contained, the Tenant shall be entitled to terminate this Agreement earlier than as herein provided by serving not less than 2 months' written notice or by paying 2 months' Rent in lieu to the Landlord provided that this Agreement shall not be terminated earlier than a date which shall be 12 months from the commencement date of Term (i.e. the Tenant shall rent the Premises for at least 14 months.)

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AS WITNESS the hands of the parties the day and year first above written.

SIGNED by the Landlord :-

CAVATINA CO., LTD.

Snit

SIGNED by the Tenant :-

Alexander Ah



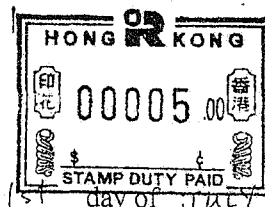
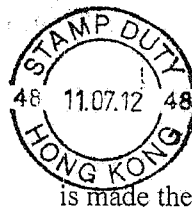
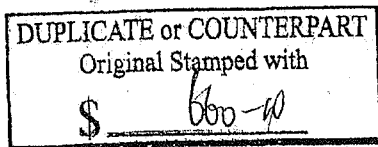
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KONG DOLLARS THIRTY THREE]
THOUSAND ONLY to be paid by the Tenant to] HK\$33,000.00.
the Landlord.

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S (Landlord)

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THIS AGREEMENT

Two thousand and Twelve

BETWEEN **CAVATINA COMPANY LIMITED** whose registered office is situate at 2nd Floor, Kong Ling Building, No.100 Jervois Street, Hong Kong (hereinafter called "the Landlord") of the one part and **HK MAKE LIMITED** (Business Registration No. 59123128) carrying business at 14/F., Kongling Building, 100 Jervois Street, Hong Kong, (hereinafter called "the Tenant") of the other part.

WHEREBY IT IS AGREED as follows :-

1. The Landlord shall let and the Tenant shall take ALL THAT the **FOURTEEN FLOOR** ("the Premises") of **KONGLING BUILDING, NO.100 JERVOIS STREET, HONG KONG** ("the Building") Together with the use of the entrance staircases landings lavatories and passages of the Building (so far as the same are necessary to the enjoyment of the Premises) in common with the Landlord and other owners and any other tenant or tenants of the Building And Together with the use in common with others of the lift service (whenever the same shall be operating) Subject to and with the benefit of a Deed of Mutual Covenant in respect of the Building ("the said Deed") so far as the same relates to or affects the Premises for the term of **TWO (2) YEARS** commencing from the **1st day of July 2012** and expiring on the **30th day of June 2014** YIELDING AND PAYING THEREFOR the rent of **HONG KONG DOLLARS ELEVEN THOUSAND ONLY (HK\$11,000.00) (inclusive of rate and management fees)** per calendar month payable in Hong Kong Currency seven (7) days in advance on the **1st day** of each and every calendar month.

2. The Tenant agrees with the Landlord as follows :-

- (A) To pay the said rent monthly seven (7) days in advance to the Landlord in Hong Kong Currency (and in Banknotes if demanded) on the date as referred to in Clause 1 hereabove.
- (B) To pay and discharge all rates taxes assessments duties charges impositions and outgoings whatsoever now or hereafter to be imposed

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