

## LEASE SUMMARY SHEET

BASIC INFORMATION	
Premises	Property address
Tenant & Registered Address	name
Occupant (Title & Division)	If different from tenant
Landlord & Registered Address	
Lease Term Commencement Date Expiry Date	2 years 25 March 2005 24 March 2007
Date lease signed	11 March 2005
Monthly Rental	HK ( @HK\$_____ per sq.ft.) Inclusive of management fee and Government rates
Management Fee <input type="checkbox"/> Landlord's Account	HK\$ per month. (Subject to increase / adjustment)
Government Rates <input type="checkbox"/> Landlord's Account	HK\$ per quarter
Other outgoings	<input type="checkbox"/> NO (air-con, car park, etc.)
Security Deposit	HK equivalent to 2 months' rental. To be refunded to the tenant by the Landlord without interest within 15 days after the expiration or sooner determination of the tenancy and delivery of vacant possession to the Landlord, or after the last outstanding claim by the Landlord against the tenant.
Rent Free Period	
Early Handover Period	
Break Clause	<input type="checkbox"/> <b>YES</b> Upon the expiry of the first 12 months the tenant may terminate the tenancy by serving not less than 2 months prior written notice to the Landlord, or payment in lieu of notice
Diplomatic Clause	<input type="checkbox"/>
With Option to extend	<input type="checkbox"/> With the Landlord's consent the Tenant may continue to occupy the premises after the expiration of the tenancy and shall be considered a calendar monthly Tenant and shall give one month's notice to quit.
Bank /Mortgage Consent	
Sale and Redevelopment Clause	<input type="checkbox"/>

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REMARKS	
Tenant's Obligations	
A. General covenants	<ul style="list-style-type: none"> <li>- To pay rent without any deduction or set off on the first day of each and every calendar month.</li> <li>- To pay other outgoings &amp; utilities charges: electricity water &amp; gas.</li> <li>- To insure and keep insured the apartment and the Tenant's belongings including the Landlord's fixtures furniture and fittings comprehensively to the similar value thereof. The Tenant shall upon request by the Landlord provide the Landlord with a valid insurance policy.</li> <li>- To permit Landlord's inspection during reasonable hours.</li> <li>- To perform and observe in compliance with the House Rules, Deed of Mutual Covenant/Government Lease of the development.</li> <li>- To hand over the said premises in tenantable repair and condition (fair wear and tear and accidents by fire excepted) upon the expiration or sooner termination of the lease.</li> <li>- Other special terms and conditions (if any):</li> </ul>
B. Repair and Maintenance	<ul style="list-style-type: none"> <li>- Responsible for the repair of doors, windows, kitchen and bathroom fittings, pipes and drains if caused by negligence of the Tenant.</li> <li>- To take necessary precautions to protect the interior of the apartment from an approaching storm depression or typhoon.</li> <li>- To serve notice in writing to the Landlord or its agent of any damage that may be suffered to the apartment and of any accident to or defects in the water pipes electrical wirings or fittings, fixtures or any of other facilities provided by the Landlord.</li> <li>- The Tenant shall be responsible for the reasonable costs of unblocking any drainage pipes within the apartment (which is for the exclusive use by the Tenant), whether or not it is caused by the careless use by the Tenant or by circumstances beyond its control.</li> </ul> <p>Other special terms and conditions (if any):</p>
Tenant's Restrictions	<ul style="list-style-type: none"> <li>- Not to make any alteration or addition to the premises and air conditioning system provided by the Landlord without the previous written consent of the Landlord.</li> <li>- Not to cause any nuisance and annoyance to the neighbors and common area of the estate.</li> <li>- Not to erect any signs at the exterior of the premises.</li> <li>- Not for illegal or immoral use.</li> <li>- Not to keep any pets.</li> <li>- Not to keep and retain any dangerous goods in the apartment.</li> <li>- Not allowed for assignment and subletting.</li> <li>- Vitiating of Landlord's insurance.</li> <li>- Other special terms and conditions (if any):</li> </ul>

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Landlord's Obligations/rights	<ul style="list-style-type: none"> <li>- To provide quiet enjoyment to the tenant of the premises.</li> <li>- To pay Government rent, rates, service charge and property tax.</li> <li>- To maintain and repair all structural facilities of the premises including the roofs, main electricity supply cables, main drains and concealed pipes, main walls and window frames.</li> <li>- To enforce the Deed of Mutual Covenant relating to the building for the reasonable safety and protection of the Tenant.</li> </ul>
Exclusions of Landlord's Liability & Indemnities from Tenant	<p>The Landlord and its agent shall not in any circumstances be liable to the Tenant or any other person whomsoever:-</p> <ol style="list-style-type: none"> <li>(1) in respect of any loss or damage to person or to property sustained by the Tenant or such other person caused by or through or in any way owing to any defect in or breakdown or suspension of serving of the lifts, electrical power and water supplies, the air conditioning system or any other service provided in the building;</li> <li>(2) in respect of any loss or damage to person or to property sustained by the Tenant or for any disruption or inconvenience caused or suffered by the Tenant or any other person caused by or through or in any way owing to or connected with the escape of fumes smoke fire or any other substance or thing or the overflow of water from anywhere within the building save and except caused by the Landlord's negligence;</li> <li>(3) for the security or safekeeping of the Premises or any other persons or contents therein. The responsibility shall at all times rest with the Tenant.</li> </ol>
Landlord's Remedies on Default	-
Cesser of Rent	-
Inventory	(mostly kitchen appliances, air-cons , water heaters and any furniture or fittings supplied by the landlord.