**TikTok Promotion Service Contract**

Party A: H&S REAL ESTATE

Party B: Shanghai Maohoo Culture Communication Co., Ltd.

Party A and Party B have reached the following terms and conditions regarding Party B's provision of TikTok promotion services for Party A through friendly negotiation on the basis of equality and mutual benefit:

**Article I Definition and Interpretation**

1.1 Unless otherwise specified, the date referred to herein shall be a natural day in the Gregorian calendar.

1.2 The headings herein are for reference only and shall not affect the meaning and interpretation of any part hereof.

**Article II Services**

2.1 Advertising and promotion: a paid technical service to display Party A's information on the result pages and related pages (collectively, “display page”) of TikTok Platform.

2.2 Party B shall charge party a 20% service fee and provide professional customer service, including consulting service, account opening service, video post editing, landing page production, post operation maintenance, etc

2.3 The recharge amount of advertising account is more than or equal to RMB20000. Professional customer services provided by Party B for Party A: include consulting services and account opening service.

2.4 The advertising expense shall be subject to the amount of recharge agreed by both parties. Where input has been used up before the expiration of the advertisement period agreed herein, and Party A will not renew it after the renewal period, the advertising will automatically go offline.

2.5 Duration of Services: From 2020/10/27 to 2021/1/11.

**Article III Settlement and payment of service charges**

3.1 The promotion fee is RMB20000, the service fee is RMB4000 , and the account opening fee is RMB3000 , totally RMB28620 (Tax inclusive, and 6% special VAT); Party B shall immediately provide the follow-up services therefrom;

3.2 Party A shall pay Party B the amount of RMB 28620 (Tax inclusive, and 6% special VAT) within 3 days from the date of the execution hereof; Party B shall immediately provide the follow-up services therefrom;

3.3 Advertising platform agreed herein is the pre-paid advertising system; Party B shall send a recharge notice to Party A via E-mail or telephone according to Party A's account consumption and balance; when Party A agrees upon the renewal and makes payment, Party B shall recharge the advertising platform according to the payment amount and apply for its invoice based on the invoice application procedures.

3.4 Unless otherwise agreed by both parties, the expenses to be paid to a third party hereunder shall be paid directly by Party A upon confirmation by both parties, but not advanced by Party B.

3.5 The services agreed herein shall be limited toTikTok promotion services; where Party A proposes additional services in addition to the agreed ones, such relevant service charges shall be otherwise negotiated by both parties.

3.6 Party B's collection information is as follows:

Corporate account

Account name: Shanghai Maohoo Culture Communication Co., Ltd.

Opening bank: Shanghai Jiangqiao Sub-branch of Bank of China Co., Ltd.

Account number: 457264595500

Corporate Alipay account

Account Name: Shanghai Maohoo Culture Communication Co., Ltd.

Alipay Account No.: 2350938434@qq.com

**Article IV Rights and Obligations of Both Parties**

4.1 According to different types of services, Party A shall provide Party B with necessary preliminary materials (including but not limited to Party A’s business license, corporate accounts, products, services and relevant information) to facilitate Party B to work.

4.2 Party A warrants that materials and data provided comply with all existing laws, regulations and relevant binding policies; Party A warrants that the websites linked to the advertisement exclude any content that violates ethics, laws and regulations.

4.3 Party B shall be entitled to review the materials and information provided by Party A in accordance with the existing laws and regulations, and to request correction and refuse to release such contents that are suspected to be illegal or may adversely affect Party B.

4.4 Party A shall confirm Party B's partial achievement and issue instructions for further work in a timely manner so that Party B can advance its services as agreed.

4.5 Party B shall work diligently and actively and submit relevant work reports according to the agreed time and requirements.

4.6 Party A shall be entitled to propose suggestions for modification of Party B's conception, creations, articles, topics and planning activities.

4.7 Party A and Party B shall designate someone for communication for the purpose of smooth operation.

4.8 Party A and Party B may predict the final publicity effect of some services, which is only the expectation of the marketing effect by both parties, rather than the commitment to the obligations hereunder.

4.9 In view of the particularity of network services, Party A shall confirm Party B's work in written form. Where Party A fails to confirm in writing but has any of the following circumstances, Party A shall be deemed to acknowledge that Party B has performed the Contract as agreed:

a. Party A does not raise any objection in written form within 3 days after expiry of each fee settlement period during the service period.

**Article V Confidentiality obligation**

5.1 In the contract term and after the dissolution, termination and cancellation of the contract, any party hereto shall not disclose or release to a third party the contents hereof (including but not limited to the contract price, implementation plan, work report, etc.) and the counterparty’s trade secrets obtained during the contract performance.

5.2 Trade secrets generally refer to business data, business models and processes, technical data, software programs, financial information and other business data that belong to one party and that can bring benefits or influence to their owner at present and in the future.

5.3 The confidentiality obligation shall remain effective after the dissolution, termination or cancellation of this contract.

**Article VI Termination and dissolution of contract**

6.1 Where Party B suspends or delays the provision of services for more than 30 days due to Party A’s reasons, Party B shall be entitled to unilaterally terminate this Contract and shall not be liable for any breach of contract, and it shall be deemed as a breach of contract by Party A.

6.2 Where Party A fails to pay the service fee in accordance with this Contract, Party B shall have the right to suspend the provision of relevant services. Where such payment is delayed for more than 7 days since it falls due, Party B shall be entitled to terminate the Contract and shall not bear any liability for any breach of contract.

6.3 Where Party B fails to provide services in compliance with the Contract, it shall take corrective measures within 30 working days upon receipt of a written notice from Party A. Where Party B fails to implement any corrective measures, Party A shall have the right to terminate the Contract and shall not be liable for any breach of contract.

6.4 Where Party A has no intention of renewing the contract, it shall send Party B a notice 20 days in advance (in written form with seal, and sending through express). The Contract shall not be terminated before Party B acknowledges the receipt of such explanation; otherwise, it will be deemed as a breach of contract by Party A and Party A shall bear responsibilities arising therefrom.

**Article VII Default liability**

7.1 Where Party B delays the provision of services or any disputes with any third party arise, due to Party A’s reasons, Party A shall bear the responsibilities arising therefrom.

7.2 Where Party A fails to make payment in amount and following the payment term agreed herein, it shall pay liquidated damages at a rate of three thousandths of the default per day since the date of breach of contract.

7.3 Where the Contract is terminated or rescinded due to Party B’s reasons, Party B shall, within 30 days upon receipt of Party A’s written notice, convert the unperformed part of services into project amount and refund it to Party A (in case of difficulties in accounting, the service time agreed herein shall be adopted for accounting); Where Party B fails to refund the payment within the time limit, it shall pay liquidated damages at a rate of three thousandths of the refundable amount per day from the date on which such payment shall be refunded.

7.4 Where Party A or Party B unilaterally terminates the Contract without justified reasons, the breaching party shall pay liquidated damages to the non-breaching party equaling to 30% of the total contract amount.

7.4 Where any party hereto violates the obligations hereunder and causes losses to the non-breaching party, the breaching party shall be liable for damages to the non-breaching party.

7.5 Where the Contract cannot be implemented or be fully performed due to natural disasters, policy changes, suspension of services by any third-party foundational or application platform, etc., it shall not be deemed as a breach of contract by any parties hereto, and the corresponding term agreed herein shall be extended.

**Article VIII Governing law and dispute settlement**

8.1 The conclusion, validity, interpretation and performance of this Contract and the settlement of disputes hereunder shall be governed by the laws of People's Republic of China.

8.2 In case of disputes arising from the conclusion, validity, interpretation and performance of this contract, the parties hereto shall seek a settlement through friendly negotiation based on the principle of equality and voluntariness. Where the negotiation fails, either party may file a lawsuit to the people's court where Party B is located.

**Article IX Supplementary Provisions**

9.1 This Contract stipulates and constitutes the complete consensus of both parties on the matters specified herein, and shall replace any previous suggestions, negotiations, statements, commitments, written documents or all other information between the parties, in oral or written form, or through Wechat.

9.2 This Contract is made in duplicate, with each party holding one copy, and shall come into effect upon the signature / seal by both parties.

9.3 All the appendixes hereto shall form an integral part of this Contract and shall have the same legal force and effect.

Party A: Party B:

(Seal) (Seal)

Authorized representative: Authorized representative:

Date: Date: