

## Tenancy Agreement 租賃合約

An Agreement made the 8 day of April, 2025 BETWEEN Chi Hin Kiu Nicole in the S.A.R. of Hong Kong (hereinafter called "the Landlord" which expression shall where the context so admits include the person for the time being entitled to the reversion immediately expectant on the determination of the term hereby created) of the one part and Xi Chen in the S.A.R. of Hong Kong (hereinafter called "the Tenant" which expression shall where the context so admits include his successors in title) of the other part WHEREBY IT IS AGREED as follows:

簽約日期: 2025 年 4 月 8 日

合約第一方為 Chi Hin Kiu Nicole 持有 HKID 身份證號碼 Y574818(4) (以下稱 "業主")

合約第二方為 Xi Chen 持有 HKID 身份證號碼 X1F721150(1) (以下稱 "租客")

中國身份證號碼: 610112200004130533

合約雙方同意遵守及履行下列條款:-

1. The Landlord shall let and the Tenant shall take all that (hereinafter referred to as "the said Premises") through the Agent under the terms and conditions herein contained.

業主及租客按本合約之條款出租及租入 Flat J on 45th Floor of Tower 7 Cullinan West 3  
Phase 5 of Cullinan West Development No. 28 Sham Mong Road Kowloon  
(以下稱 "該物業")。

2. The term of the tenancy shall be 2 year commencing from 14th April, 2025 (the effective Date) and shall (subject to earlier termination pursuant to Clauses 17 or 18 hereof) terminate automatically without notice upon the last day of the term of the tenancy.

租約期為 2 年, 由 2025 / 4 / 14 (生效日) 開始, 並在任何一方沒有根據下述第 17 或 18 條提前終止情況下, 租約將不需另行通知而於租約期最後一日自動終止。

3. The said Premises shall be used for residential purpose.  
該物業須作住宅用途。

4. The rent for thaid Premises shall be HK\$ 20500 (Hong Kong Dollars \$20.5k) per month, inclusive of government rent, rates and management fees. All rents shall be paid in advance without any deduction.

該物業之租金為月租港幣 \$20500 圓正(HK\$ 20.5k) 包括地租、差餉及管理費。所有租金應為上期繳付, 每個月繳款一次。

5. The Landlord shall pay the Property tax payable in respect of the Premises.  
業主負責繳付有關該物業的物業稅。

6. The Tenant shall pay to the Landlord the Security Deposit HK\$ 41,000 (Hong Kong Dollars \$ 41k) for the due observance and performance of the terms and conditions therein contained and on his part to be observed and performed. Provided that there is no Antecedent breach of any of the terms and conditions herein contained, the Landlord shall refund the Security Deposit to the Tenant without interest within 14 days from the date of delivery of vacant possession of the Premises to the Landlord or settlement of any outstanding payment owed by the Tenant to the Landlord, whichever is later. If the Tenant shall commit a breach of any of the terms and conditions herein contained, this Agreement shall absolutely determine and the Security Deposit paid under this clause shall be absolutely forfeited to the Landlord as and for liquidated damages (but not as penalty) and the rights and remedies given to the Landlord by this clause shall not prejudice any other right of action or any remedy of the Landlord in respect of such breach by the Tenant.

租客須交與業主保證金港幣 \$41,000 圓正(HK\$ 41k) 作為保證租客遵守及履行此租約上租客所需遵守及履行的條款的按金。若租客在租期內並無干犯此合約內任何條款, 則業主須收回空置的物業或一切租客欠款後(以較遲者為準)十四天內無息退還該保證金與租客。但若租客違反此合約內任何條款, 則此租約立被終止; 且業主可沒收所有保證金。業主沒收保證金的權利將不會影響業主採取任何其他合法行動追討一切因租客違約所引致的損失的權利。

7. The Tenant shall pay the Rent in advance on the 14 day of every months during the Term of Tenancy. If the tenant shall fail to pay the Rent after 7 days from the due date, the Landlord shall have right to institute appropriate action to recover the rent and all costs, expenses and other outgoings so incurred by the Landlord in relation to such action shall be a debt owed by the Tenant to the Landlord and shall be recoverable in full by the Landlord.

租客須在租期內每個月第 14 天上期繳付指定的租金。倘租客於應繳租金之日的七天後仍未清付該租金, 則業主有權採取適當行動追討租客所欠的租金而由此而引起的一切費用及開支將構成租客所欠業主的債項, 業主將有權向租客一併追討所欠款項全數。

8. The Tenant shall not make any alteration and/or additions to the Premises without the prior written consent of the Landlord, which consent shall not be unreasonably withheld.  
租客在沒有業主書面同意前, 不得對該物業作任何改動及/或加建(不會鑽孔及貼牆), 惟業主不得無理拒絕給予租客有關的同意書。

9. The Tenant shall not assign, transfer, sublet or part with the possession of the Premises or any part thereof to any other person. This tenancy shall be personal to the party named herein.  
租客不得轉讓、轉租或分租該物業或其任何部分或將該物業或其任何部分的佔用權讓予任何其他人士。此租約權益將為租客個人擁有。

10. The Tenant shall comply with all ordinances, regulations and rules of Hong Kong and shall observe and perform the covenants, terms and conditions of the Deed of Mutual Covenant and Sub-Deed of Mutual Covenant (if any) relating to the Premises. The Tenant shall not contravene any negative or restrictive covenants contained in the Government Lease(s) under which the Premises are held from the Government.

租客須遵守香港一切法律條例和規則及該物業所屬的大廈有關的公契內的條款, 租客亦不可違反該物業地段內的官地契上的任何制約性條款。

11. The Tenant shall during the Term of Tenancy pay and discharge all charges in respect of telephone and other similar charges payable in respect of the Premises.

租客須在租約期內清繳一切有關該物業的電話費及其他類似的雜費等。

12. The Tenant shall during the Term of Tenancy keep the interior of the Premises in good and tenantable repair and condition (fair wear and tear and damage caused by inherent defects excepted) and shall deliver up vacant possession of the Premises in the same repair and condition on the expiration or sooner determination of this tenancy.

租客須在租約期內保持物業內部的維修狀態良好(自然損耗及因原有的缺陷所產生的損壞除外)並須於租約期滿或終止時將物業在同樣的維修狀態下交吉交回業主。

13. Provided the Tenant shall have paid the Rent and other outgoings on the days and in the manner herein provided and observe and perform the terms and conditions herein contained and on the Tenant's part to be observed and performed, the Tenant shall peacefully hold and enjoy the Premises during the Term of Tenancy without any interruption by the Landlord. 若租客按時清繳租金和雜費及沒有干犯此合約內任何條款, 則業主不得在租約期內干擾租客享用該物業。

14. The Landlord shall keep and maintain the structural parts of the Premises and the main drains, pipes and cables in proper state of repair Provided that the Landlord's liability shall not be incurred unless and until written notice of any defect or want of repair has been given by the Tenant to the Landlord and the Landlord shall have failed to take reasonable steps to repair and remedy the same after the lapse of a reasonable time from the date of service of such notice.

業主須保養及適當維修物業內各主要結構部分(包括主要的排污渠、喉管和電線)。惟業主須在收到租客的書面要求後才有責任在合理時限內將有關損壞維修妥當。

15. The Stamp Duty payable on this Agreement shall be borne by the Landlord and the Tenant in equal shares.  
業主及租客各負責屬此合約的印花稅一半費用。

16. The Tenant shall be entitled to a rent free period from the 8/4/2025 to 13/4/2025 (both 6 days inclusive) provided that the Tenant shall be responsible for the charges of water, electricity, gas, telephone and other outgoings payable in respect of Premises during such rent free period.

租客可享有 6 天免租期(由 8/4/2025 至 13/4/2025) (包括首尾兩天)但租客需負責繳付免租期內一切水、電、煤氣及電話費用及其他一切雜費支出。



17. Notwithstanding anything contained hereof AND provided that the Landlord has not exercise the option pursuant to Clause 17 of this Agreement, it is agreed that at any time after the expiry of 11 months from the Effective Date the Tenant may exercise the option to terminate the lease by serving 1 months' written notice to that effect on the Landlord or paying 1 months' rent in lieu of the notice to the Landlord. The length of the tenancy shall not be less than 12 months inclusive of 1 months' written notice.

若業主未有根據本合約第 17 條行使權力，則雙方在此同意租約生效日計十一個月後，租客有權給予業主 1 個月書面通知或繳付 1 個月租金而中止租約，租約期不可少於 12 個月(包括 1 個月書面通知)。

18. Notwithstanding anything contained hereof AND provided that the Tenant has not exercise the option pursuant to Clause 18 of this Agreement, it is agreed that at any time after the expiry of 11 months from the Effective Date the Landlord may exercise the option to terminate the lease by serving 1 months' written notice to that effect on the Tenant or paying 1 months' rent in lieu of the notice to the Tenant. The length of the tenancy shall not be less than 12 months inclusive of 1 months' written notice.

若租客未有根據本合約第 18 條行使權力，則雙方在此同意租約生效日計十一個月後，業主有權給予租客 1 個月書面通知或繳付 1 個月租金而中止租約，租約期不可少於 12 個月(包括 1 個月書面通知)。

19. This agreement supersedes all prior negotiation, representation, understanding and agreements of the parties hereto. 本合約取代雙方過往所有之談判、聲稱、理解及協議。

20. If there is any conflict between the English version and the Chinese version in this agreement, the English version shall prevail. 英文文本存有差異時，將以中文文本為準。

The above rent includes the following furniture provided by the Landlord

1. 以上租金已包括租用業主提供之傢俬列在傢俬清單(附件(1))。

Acknowledged the receipt of the Security Deposit, Stamp Duty and first months rental in total HK\$61,500 by the Landlord

業主確認收到租客所交的保證金，及首個月租金合共港幣\$61,500

保證金 港幣 \$ 41,000.00 ;  
首個月租金 港幣 \$ 20,500.00

Name: Chi Hin Kiu Nicole  
HKID/B.R. No  
商業登記証號碼/香港身份証  
Y574818(4)

Confirmed and Accepted all the terms and conditions contained herein by the Landlord  
業主確認及接受這合約內所有條款的約束

Name: Chi Hin Kiu Nicole  
HKID/B.R. No  
商業登記証號碼/香港身份証  
Y574818(4)

Acknowledged the receipt of 3+2 key(s) of the Premises by the Tenant.

租客確認接收業主所交屬該物業的鎖匙

共 3+2 條

- 2 部冷氣遙控器 3 條匙 (1 條大門, 1 條信箱, 1 條後座房)  
- 1 部浴室風扇遙控器 2 條電子匙卡

Name: Xi Chen  
HKID/B.R. No  
商業登記証號碼/香港身份証  
(X) F721150(A)

Confirmed and Accepted all the terms and conditions contained herein by the Tenant  
租客確認及接受這合約內所有條款的約束

Name: Xi Chen  
HKID/B.R. No  
商業登記証號碼/香港身份証  
(X) F721150(A)

## Tenancy Agreement

### 租 約

The Premises :

物業

Flat J on 45th Floor of Tower 7 Cullinan West 3 Phase 5 of Cullinan West Development No. 28 Sham Mong Road Kowloon

The Landlord :

業主

Chi Hin Kiu Nicole

whose address/registered office is situate at 其通訊地址/註冊地址為

Flat 3B, Block 1, Peach Apartments, 27 Peach Street, Hamantin

The Tenant :

租客

Xi Chen

whose address/registered office is situate at 其通訊地址/註冊地址為

Goldman Sachs 68/F Cheung Kong Center 2 Queen's Road Central Central Hong Kong

Term of Tenancy  
租期

From 14/4/2025 to 13/4/2027 (both days inclusive) (D/M/Y)  
由 2025/4/14 至 2027/4/13 (包括首尾兩天) (Y/M/D)

Rent  
租金

HK \$20500 per month (inclusive of government rent, rates and management fee)  
每月為港幣 \$20500 圓正(包括地租、差餉及管理費)

Security Deposit :

HK \$41000