

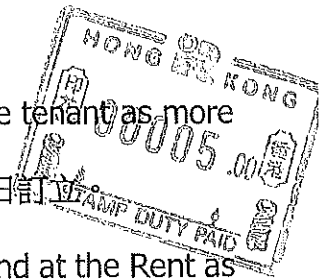
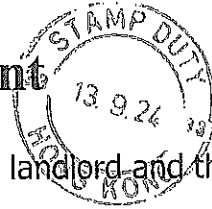
☆ Half of stamp Duty :

$$[(\$19,000 \times 6\%) + \$5] \times 50\%$$

$$= \$572.50$$

租 約

Tenancy Agreement



An agreement made the 15th of August, 2024 between the landlord and the tenant as more particularly described of Schedule I & II.

此合約由業主及租客（雙方資料詳列於附表一及二）於 2024 年 08 月 15 日訂立

The landlord shall let and the tenant shall take the Premises for the Term and at the Rent as more particularly described in Schedule I and both parties agree to observe and perform the terms and conditions as follow

業主及租客雙方以詳列於附表一的租期及租金分別租出及租入詳列於附表一的物業，並同意遵守及履行下列條：

1. The tenant shall pay to the landlord the Rent in advance on the first day of each and every calendar month during the Term. If the Tenant shall fail to pay the Rent within 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份第一天上期繳付指定的租金予業主。倘租客於應繳租金之日的七天內仍未清付該租金，則業主有權採取適當行動追討租客所欠的租金而由此引起的一切費用及開支將構成租客欠業主的債項，業主有權向租客一併追討所欠款項全數。

2. 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，不得對該物業作出任何改動及 / 或加建，惟業主不得無理拒絕給予租客有關的同意書。

3. 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 Tenant named herein.

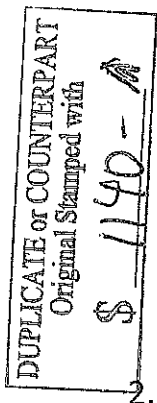
租客不得轉讓，轉租或分租該物業或其他任何部份或將該物業或其任何部份的佔用權予其他人等。此租約權益將為租客個人擁有。

4. The Tenant shall comply with all ordinances, regulations and rules of Hong Kong and shall observe and perform the covenant, 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。租客亦不可違反屬該物業地段內的官批地契上的任何制約性條款。

5. The tenant shall during the Term pay and discharge all charges in respect of water, electricity, gas and 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水費、電費、煤氣費、電話費及其他類似的雜費等。



[Handwritten signatures]

6. The Tenant shall during the Term keep the interior of the Premises in good and tenable 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 Agreement.
租客須在租約期內保持物業內部的維修狀態良好（自然損耗及因固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。

7. The Tenant shall pay to the Landlord the Security deposit set out in the Schedule I for the due observance and performance of the terms and conditions herein contained and on his part to the observed and performed. Provided that there is no antecedent breach of any of the terms of conditions herein contained, the Landlord shall refund the Security deposit to the Tenant without interest within 7 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 Rent and/ or any charges payable by the Tenant hereunder or any part thereof shall be unpaid for (7) days after the same shall become payable (whether legally demanded or not) or if the Tenant shall commit a breach of any of the terms and conditions herein contained, it shall be lawful for the Landlord at any time thereafter to re-enter the Premises whereupon this Agreement shall absolutely determine and the Landlord may deduct any loss or damage suffered by the Landlord as a result of the Tenant's breach from the Security deposit without prejudice to any other right of action or any remedy of the Landlord in respect of such breach of the Tenant.

租客須交予業主保證金（金額如附表一列）作為保證租客遵守及履行在租約上租客所需遵守及履行的條款的按金。若租客在租約期內並無干犯此合約內任何條款，則業主須在收回交吉的物業或一切租客欠款後（以較遲者為準）七天內無息退還該保證金予租客。但若租客拖欠根據此合約需要支付的租金及/或其他款項超過七天（無論有否以法律行動追討）或若租客違反此合約內任何條款，業主可合法收回該物業而此租約將立即被終止，業主可從保證金內扣除因租客違約而令業主所受的損失，而此項權利將不會影響業主因租客違約而可採取的其他合法行動的權利。

8. Provided that 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 the observed and performed, the Tenant shall peacefully hold and enjoy the Premises during the Term 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。

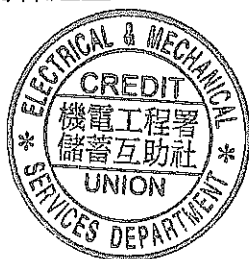
9. The Landlord shall keep and maintain the structural parts of the Premises including the main drains, pipe and cable in proper state of repair. Provided that the Landlord liability shall not be incurred unless and until written notice of any defect or want of repair has been given by the Tenant to 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.

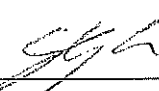
業主須保養及適當維修該物業內各主要結構部份（包括主要的排污渠，喉管和電線）。唯業主須在收到租客的書面要求後才會有責任在合理的時間內將有關損壞維修妥當。

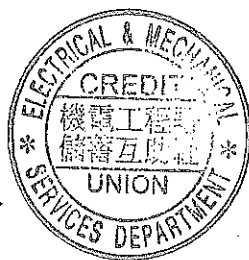


10. The Landlord shall paid the Property tax payable in respect the Premises.
業主負責繳付有關該物業的物業稅。
11. The Stamp Duty payable on this Agreement in duplicate shall be borne by the Landlord and the Tenant in equal share.
業主及租客各負責此合約印花稅一半費用。
12. The Landlord and the Tenant agree to be bound by the additional terms and conditions contained in Scheduled I & Scheduled II (if any)
業主及租客雙方面同意遵守附表一及附表二內的附加條款（如有的話）。
13. If there is any conflict between the English version and the Chinese version in this Agreement, the English version shall prevail.
此合約內的英文文本與中文文本存有差異時，將以英文文本為準。

Received the Security Deposit Promises of
HK\$ 57,000 by the Landlord
業主收到租客所交付保證金
港幣伍萬柒仟圓正




Confirmed and Accepted all the terms
And conditions contained herein by
The Landlord
業主確認及接受本合約內所有條款的
約束

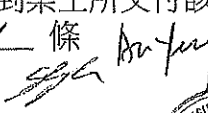


HKID / B. R. No.

香港身份號碼 ()
商業登記號碼 (57215096)

Received 1 key(s) of the Premises
by the Tenant
租客收到業主所交付該物業的鎖匙
共 1 條




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



HKID / B. R. No.

香港身份號碼 ()
商業登記號碼 (34 266292)

Schedule I

附表一

The Premises : Workshop No.74 & 75 on 2nd Floor, Sino Industrial Plaza,
No.9 Kai Cheung Road, Kowloon Bay, Kowloon.

物業 : 九龍九龍灣啟祥道九號信和工商 2 樓 74 及 75 室

The Landlord : Electrical and Mechanical Services Department Credit Union
Room 1032, 1/F, EMSD Headquarters Building, 3 Kai Shing
Street, Kowloon Bay, Kowloon, Hong Kong.

機電工程署儲蓄互助社

香港九龍九龍灣啟成街三號機電工程署總部大樓一樓 1032 室

Co-ordinator : Mr. TSANG (Telephone No. 3155 3963)

聯絡人 : 曾先生 (電話號碼 3155 3963)

Mr. CHING (Telephone No. 6979 2709)

程先生 (電話號碼 6979 2709)

The Tenant : Global Direct Consumer Products Group Limited

租客 : Flat 10B – 11A, 22/F, Skyline Tower,
No. 39, Wang Kwong Road, Kowloon Bay,
Kowloon, Hong Kong.

寰宇商品採購有限公司

香港九龍九龍灣宏光道宏天廣場 22 樓 10B -11A 室

Co-ordinator : Mr. AU YEUNG (Telephone No. 9800 8831)

聯絡人 : 歐陽先生 (電話號碼 9800 8831)

Terms of Tenancy : From 16th September, 2024 to 15th September 2027 (both
day inclusive)

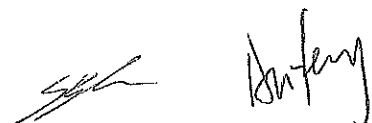
租期: 由 2024 年 09 月 16 日至 2027 年 09 月 15 日

Rent : HK\$19,000.00 per month

租金 : 每月港幣壹萬玖仟圓正

Security Deposit : HK\$57,000.00

保證金 : 港幣伍萬柒仟圓正



Schedule II 附表二

1. Usage 用途

The tenant shall not use or permit to be used the premises or any or any part thereof for any purpose other than for the Deed of Mutual Covenant purpose only.

租客除在該物業作大廈公契指定用途外，不可將該物業或其任何部份作其他用途。

2. The Miscellaneous Payment 雜項費用

The following payments shall be paid in respect of the said premises during the Term of Tenancy:

在租約期內負責下列費用：



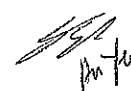
(a) Management fee :
管理費

To be borne by *the Tenant / Landlord
由*租客 / 業主支付



(b) Air-conditioning Charge :
冷氣費

To be borne by *the Tenant / Landlord
由*租客 / 業主支付



(c) Government Rates :
差餉

To be borne by *the Tenant / Landlord
由*租客 / 業主支付



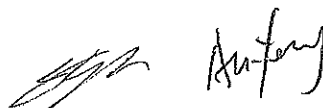
(d) Government Rent :
地租

To be borne by *the Tenant / Landlord
由*租客 / 業主支付

3. Rent Free Period 免租期

The tenant shall be entitled to a rent free period from _____ to _____ (both days inclusive) provided that the tenant responsible for the charges of Management fees, Air-conditioning charges, Government Rates, Government rents, water, electricity, gas, telephone and other outgoings payable to respect of the premises during such rent free period.

租客可享有 0 天免租期由 _____ 至 _____ (包括首尾兩天)，但租客仍需繳付免租期內一切管理費，冷氣費，差餉，地租，水，電，煤氣，電話費用及其他一切雜費支出。



4. Break Clause 退租權

Notwithstanding anything to the contrary hereinbefore contained, the landlord / Tenant either party shall be entitled to terminate the Agreement earlier than as herein provided by serving not less than one months' written notice or by paying one months' Rent in lieu to the Landlord / Tenant / other party provided that the said written notice shall not be served before the expiration of the 24 months of the Term of Tenancy.

儘管與前文不符，業主 / 租客 / 另一方不少於 1 個月的書面通知或 1 個月租金作代通知金，提早解除租約，唯書面通知書不得早於由租約起計之 24 個月內發出。

5. Others 其他

- (a) 租客每月第一天或之前工作天將租金存入業主下列銀行戶口：
香港滙豐銀行戶口：050-005206-001
- (b) 業主以現以此物業‘現狀’交給租客。因此，將來在任何情況下於租客離開此物業不繼續租時，租客必需由他自行自費還原此物業現時交給他的‘現狀’狀況歸還業主，否則，如租客未能按此條款下還原該‘現狀’狀況給業主。因此產生的任何費用及法律責任，均由租客支付和承擔，並且業主有權就此原因追討租客任何費用及責任。
- (c) 物業在租約期間的水和電須轉入租客名下，租客將繳付有關按金。
- (d) 業主會供應 4 部掛牆式分體冷氣機。
- (e) 以上物業由業主供應的鐵閘（如有）和冷氣機的保養及維修，由業主負責。

