



物業臨時買賣合約
PROVISIONAL AGREEMENT FOR SALE AND PURCHASE

本合約訂於 This AGREEMENT is made on 30 JUL 2021 BETWEEN
賣方 Vendor 合約第一方為 MING HING MANUFACTURING COMPANY LIMITED 持有香港身份證號碼 / the first party (holder of Hong Kong Identity Card No. /
商業登記證號碼 04115724 地址在 7/F SANG CHEONG IND 以下稱“賣方”
BLDG 11-13 KA HING RD KWAI CHUNG, NT. (hereinafter called the "Vendor"); and
買方 Purchaser 合約第二方為 WORLD CLASSIC INTERNATIONAL LIMITED 持有香港身份證號碼 / the second party (holder of Hong Kong Identity Card No. /
商業登記證號碼 73040722 地址在 ROOM D, 3/F, THOMSON 以下稱“買方”
COMMERCIAL BUILDING, 8-10 THOMSON ROAD WANCHAI, HK (hereinafter called the "Purchaser"); and
代理 Agent 合約第三方為 美聯物業(工商II)有限公司 MIDLAND REALTY (COMM. & IND. II) LTD.
持有商業登記證號碼 64989951 及地產代理(公司)牌照號碼 C-065928 (holder of Business Registration No. and Estate Agent (Company) Licence No.)
註冊地址在 九龍長沙灣道788號羅氏商業廣場28樓3, 5及6室 以下稱“代理”
whose registered office is situate at Unit Nos.3, 5 and 6, 28/F, Laws Commercial Plaza, 788 Cheung Sha Wan Road, Cheung Sha Wan, Kln. (hereinafter called the "Agent").

合約各方茲協議如下: -
NOW IT IS HEREBY AGREED as follows:-

物業 Premises 1. 賣方及買方通過代理, 同意以下列條款及條件出售及購入
The Vendor agrees to sell and the Purchaser agrees to purchase,
through the Agent subject to the terms and conditions herein contained, all that 6/F SANG CHEONG
INDUSTRIAL BUILDING NOS. 11-13 KA HING ROAD KWAI CHUNG, NT.
以下稱“該物業” (hereinafter called the "said premises").

成交價及付款方法 Consideration and payment 2. 該物業之成交價為港幣
The purchase price of the said premises shall be HK\$ 16,800,000-
買方須按下述方式付款予賣方
which shall be paid by the Purchaser to the Vendor in the manner as follows:-
(a) 於簽訂本合約之同時即付臨時訂金港幣
Initial deposit in the sum of HK\$ 800,000- shall be paid upon signing of this Agreement
(b) 加付訂金港幣
Further deposit in the sum of HK\$ 800,000-
須於 (日期) 或以前繳付
shall be paid on or before (date) 10 AUG 2021
(c) 加付訂金港幣
Further deposit in the sum of HK\$ -
須於 (日期) 或以前繳付
shall be paid on or before (date) -
(d) 成交價餘款港幣
Balance of purchase price in the sum of HK\$ 14,400,000-
須於完成交易之時, 即 (日期) 或以前, 並在賣方之代表律師行付清。
shall be paid upon completion on or before (date) 20 SEPT 2021 at the Vendor's solicitors.

訂金託管 Stakehold deposit \* 上述(a)及(b)及(c)條文所列之訂金, 須由賣方之代表律師行以託管人身份託管, 並在確保成交價餘款
足夠清還現存針對該物業之押記/按揭時, 方可將其轉交賣方。
\* The deposits payable under (a) and (b) and (c) above shall be paid to the Vendor's solicitors as stakeholder who may
release the same to the Vendor provided that the balance of the purchase price is sufficient to discharge the existing
charge/mortgage against the said premises.

正式買賣合約 Formal agreement for sale and purchase 3. 正式買賣合約須於 (日期) 或以前簽署。
Formal agreement for sale and purchase shall be signed on or before (date) 10 AUG 2021

產權負擔 Encumbrances 4. 該物業是以免除所有產權負擔之情況下售予買方、其代名人或轉購人。
The said premises shall be sold to the Purchaser, its nominee or sub-purchaser free from encumbrances.

交吉 Vacant possession 5. 完成交易時, 賣方須將該物業交吉予買方。
Upon completion, the Vendor shall deliver vacant possession of the said premises to the Purchaser.
買方同意連同該物業現有之租約一起購入該物業。
The Purchaser agrees to purchase the said premises subject to existing tenancy.

確認人 Selling as confirmer 6. 賣方是以確認人身份出售該物業。
The Vendor is selling as confirmer.

\* 刪去不適用者
To be deleted where inapplicable

代表律師  
Solicitors

7. 賣方及買方同意分別委託其代表律師。  
The Vendor and the Purchaser agree that they shall separately appoint their own solicitors.

賣方代表律師為

The Vendor shall be represented by Messrs FRED KAN & CO ATTN= MR KAN

而買方之代表律師為

whereas the Purchaser shall be represented by Messrs ELLEN AU & CO ATTN= MS SO.

律師費及雜費  
Legal costs & disbursements

8. 每方各自負責其律師費及雜費。  
Each party shall pay its own legal costs and disbursements.

印花稅  
Stamp duty

9. 從價印花稅由買方單獨負責。  
All ad valorem stamp duty shall be borne by the Purchaser solely.

買方悔約  
Purchaser fails to perform

10. 如買方未能根據本合約之條款及條件繳付訂金之任何部份或完成買賣，則買方已付之訂金或當中等同成交價百分之十的金額(以較低者為準)，賣方可予絕對沒收，以作為給予賣方的算定損害賠償，及本合約須予終止，而賣方有絕對酌情權將該物業轉售，惟賣方不得向買方提出法律程序以索償進一步損害賠償或強制履行本合約。  
If the Purchaser shall fail to pay any part of the deposits or fail to complete the purchase in accordance with the terms and conditions herein contained, the deposit(s) paid by the Purchaser or the amount thereof equivalent to 10% of the purchase price (whichever is the lower), shall be absolutely forfeited to the Vendor as liquidated damages and this Agreement shall be terminated and the Vendor shall then be entitled at its absolute discretion to resell the said premises and the Vendor shall not take any proceedings against the Purchaser to claim for further damages or to enforce specific performance of this Agreement.

賣方悔約  
Vendor fails to perform

11. 如賣方未能根據本合約之條款及條件完成買賣，則賣方須即時退還買方已付之訂金，並須支付一筆等同該訂金或成交價百分之十的金額(以較低者為準)作為算定損害賠償予買方，及本合約須予終止，惟賣方不得向買方提出法律程序以索償進一步損害賠償或強制履行本合約。  
If the Vendor shall fail to complete the sale in accordance with the terms and conditions herein contained, the Vendor shall immediately refund the deposit(s) paid by the Purchaser and pay to the Purchaser a sum equivalent to the said deposit(s), or 10% of the purchase price (whichever is the lower) as liquidated damages and this Agreement shall be terminated and the Purchaser shall not take any proceedings against the Vendor to claim for further damages or to enforce specific performance of this Agreement.

代理佣金  
Agent's commission

12a. 基於代理在促成該物業買賣中所提供之服務，代理有權  
In consideration of the services rendered by the Agent, the Agent shall be entitled to receive

向賣方收取佣金港幣

commission in the sum of HK\$ 160,800 from the Vendor (the "Vendor Commission"); and

("賣方佣金");

並向買方收取佣金港幣

commission in the sum of HK\$ 160,800 from the Purchaser (the "Purchaser Commission").

("買方佣金")。

12b. 賣方佣金及買方佣金之繳付不得遲於

(日期)

The Vendor Commission and the Purchaser Commission shall be paid not later than (date) 20 SEPT 2021.

12c. ~~賣方現不可撤回地授權其代表律師於成交價餘款中扣起一筆等同賣方佣金之金額及於上述第12b條訂明之日期或以前繳付該金額予代理以付賣方佣金。~~

~~The Vendor hereby irrevocably authorises its solicitors to deduct from the balance of the purchase price a sum equivalent to the Vendor Commission and to pay such sum to the Agent on or before the date specified in clause 12b hereof in payment of the Vendor Commission.~~

12d. 買方現承諾向其代表律師存入一筆等同買方佣金之金額及不可撤回地授權其代表律師於上述第12b條訂明之日期或以前繳付該金額予代理以付買方佣金。

The Purchaser hereby undertakes to deposit with its solicitors a sum equivalent to the Purchaser Commission and irrevocably authorises his solicitors to pay such sum to the Agent on or before the date specified in clause 12b hereof in payment of the Purchaser Commission.

代理之賠償  
Compensation to Agent

13a. ~~若賣方或買方未能出售或購入該物業，或若依據上述第10或11條終止本合約，~~  
If either the Vendor or the Purchaser fails to complete the sale or purchase, or if this Agreement is terminated in accordance with clause 10 or 11 hereof,

則悔約的一方須即時付予代理港幣

the defaulting party shall compensate immediately the Agent HK\$ 320,000 as liquidated damages.

作為代理之算定損害賠償。

~~本條款於本合約終止後仍然有效。~~

~~This clause shall survive the termination of this Agreement.~~

13b. ~~如賣方及買方在簽署本合約後在未事先取得代理書面同意下達成協議取消本合約所涉及之交易，在該交易取消時，賣方須即時支付代理賣方佣金及買方須即時支付代理買方佣金。本條款於本合約取消後仍然有效。~~

~~In the event that the Vendor and the Purchaser shall after the signing of this Agreement agree to cancel the transaction under this Agreement without the prior written consent of the Agent, upon cancellation of such transaction the Vendor shall immediately pay the Vendor Commission to the Agent and the Purchaser shall immediately pay the Purchaser Commission to the Agent. This clause shall survive the cancellation of this Agreement.~~

以現狀出售  
As is basis

14. 該物業是以現狀售予買方。  
The said premises is sold to the Purchaser on an "as is" basis.

過往談判  
Prior negotiations

15. 本合約取代各方過往所有之談判、陳述、理解及協議。  
This Agreement supersedes all prior negotiations, representation, understanding and agreements of the parties hereto.

許可用途及樓面面積  
Permitted Use and Floor Area

16. 賣方及買方分別確認於簽署本合約前，代理已告知除非該物業的入伙紙已發出，否則無法核實該物業之許可用途/如該物業的入伙紙已發出，所提供有關用途的資料(如有)僅為入伙紙發出之日的許可用途，而除入伙紙外，有關的政府批地書及/或公契可能載有限制該物業的特定用途的條文。代理亦已告知除非所提供之樓面面積(如有)乃基於合理來源/恰當根據，否則無法核實該物業之樓面面積，而樓面面積亦沒有統一/普遍採納的定義，賣方及買方應親自觀察物業並自行量度樓面面積，並應就擬作的特定用途及樓面面積資料尋求法律及/或專業意見。



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Rider

1. Simultaneously with the signing of this Agreement, the Purchaser has also entered into an Agreement for Sale and Purchase bearing the same day hereof ("the Another Agreement") in respect of sale and purchase of Car Parking Spaces Nos.1 and 2 on Ground Floor and 7th Floor of Sang Chong Industrial Building, Nos.11-13 Ka Hing Road, Kwai Chung, New Territories, Hong Kong (collectively "Another Property") with another vendor, Leung Man Chu ("Another Vendor"). It is the intention of the parties thereto that the sale and purchase of the Property and the Another Property under the Another Agreement shall be completed at one and the same time. It is hereby expressly agreed by the parties hereto that if the Purchaser in the Another Agreement shall fail for any reason (other than due to the default of the Another Vendor of the Another Agreement) to complete the purchase of the Another Property thereby agreed to be sold and purchased on or before 20th September 2021, the Vendor shall have the right to forfeit all deposits paid herein and to terminate this Agreement as if it is a breach on the part of the Purchaser and accordingly the provisions in Clauses 10 and 11 of this Provisional Agreement for Sale and Purchase shall apply notwithstanding anything hereinbefore contained to the contrary. If the Another Vendor in the Another Agreement shall fail for any reason (other than due to the default of the Purchaser of the Another Agreement) to complete the sale of the Another Property thereby agreed to be sold and purchased on or before 20th September 2021, the Purchaser shall have the right to rescind this Agreement as if it is a breach on the part of the Vendor and accordingly the provisions in Clauses 10 and 11 of this Provisional Agreement for Sale and Purchase shall apply notwithstanding anything hereinbefore contained to the contrary.

2. (a) The Property to be sold to the Purchaser comprises Flats A, B, C and D on the 6th Floor of Sang Chong Industrial Building as for identification purpose only, shown on the plan annexed hereto.

(b) Flat A on 6th Floor of the Property is sold with vacant possession, while Flats B, C and D on 6th Floor of the Property are sold subject to the existing Tenancy Agreements (collectively "the Tenancy Agreements"). Photocopies of the Tenancy Agreements have been furnished to the Purchaser, who shall be deemed to purchase with full knowledge thereof and shall take the Property subject to the rights of the tenants thereunder.

(c) The Vendor does not warrant and makes no representation as to the accuracy or correctness of the information or otherwise in relation to the Tenancy Agreements and the Vendor shall not be liable in any way whatsoever to the Purchaser and in particular the Vendor gives no warranty as to the amount of rent(s) lawfully recoverable from the tenants, as to the effect of any legislation in relation to the Tenancy Agreements or as to whether stamp duty/duties has/have been paid thereon, or as to compliance with any legislation affecting the same. The Purchaser hereby waives all his rights and agrees not to raise any requisitions or objection on title in relation to the Tenancy Agreements.

(d) For the avoidance of doubt, if any of Tenancy Agreements shall expire or otherwise be terminated earlier than the date of completion and vacant possession of any Flat(s) of the Property mentioned in its/their tenancy agreement(s) shall be obtained by the Vendor for any reasons whatsoever on or before completion, the Purchaser hereby waives his right and agrees not to raise any requisitions or objection on title in relation to such Tenancy Agreements. The Purchaser hereby further waives any right to claim against the Vendor relating to the Tenancy Agreements or any of them, and the Purchaser shall be bound to complete the purchase of the Property (without any abatement of the purchase price) and to accept vacant possession thereof (with its/their then states and conditions) to be delivered up to the Purchaser.

(e) The Vendor shall transfer to the Purchaser the rental deposit(s) under each of the Tenancy Agreements paid by the tenants to the Vendor in respect of the Tenancy Agreements on or after completion on condition that the Purchaser shall have executed a Deed of Indemnity of each Flat (in the form as attached hereto) in favour of the Vendor indemnifying the Vendor for any losses damages claim and action which the Vendor may suffer arising therefrom or relating thereto.

3. The parties hereto expressly agree that completion of the sale and purchase herein shall be implemented by way of solicitors' undertakings in the form recommended by The Law Society of Hong Kong from time to time with such variations or modifications as the Vendor and the Purchaser may from time to time agree.

4. The Vendor gives no warranty whatsoever as to whether or not any unauthorised or illegal structure partition alterations or composition exists on or within or appertains to the Property or any part(s) thereof, and the Purchaser, having inspected and being satisfied with the Property, shall take the same on an "as is" basis. The Purchaser hereby waives his right and agrees not to raise any objection or requisition on title in relation to any unauthorised or illegal structures partition alterations or composition within or appertaining to the Property or any part thereof. The Purchaser hereby further waives any right to claim against the Vendor for, and the Vendor shall have no liability whatsoever to the Purchaser or to any other person in respect of, any loss, damage or cost which the Purchaser or any other person may suffer or incur as a result of any such unauthorised or illegal structures partition alterations or composition, and the Purchaser shall be bound to complete the purchase (without any abatement of the purchase price) notwithstanding any such unauthorised or illegal structure partition alterations or composition.

5. 所有已發出或在成交日前發出之大廈或該物業之維修通知或命令，包括改善或安裝消防設備，或驗窗等責任，全部均由買方負責。買方不會對此作出業權上之質詢及反對。除此之外，賣方並不保證該物業沒有滲水問題，若然存在滲水問題或投訴，買方必須接受此情況及不會對此作出業權上之質詢及反對，賣方對此不會負上任何之法律責任。



6. The Vendor gives no warranty whatsoever as to whether the existing user of the Property is in accordance or in compliance with the occupation permit, the Deed of Mutual Covenant or the New Grant of the Property. The Purchaser hereby agrees not to raise any objection or requisition on title in relation to the user of the Property and the Purchaser shall be bound to complete the purchase notwithstanding the user of the Property.

7. The Purchaser agrees and accepts that all premium (if any) and the due proportions of the Government Rents reserved by the Government Lease(s) or New Grant under which the Property is held have been paid and that all the terms covenants and conditions therein and in the Deed of Mutual Covenant and Management Agreement (if any) respectively contained have been observed and complied with up to the date of completion of the purchase.

8. No warranty whatsoever is given by the Vendor or the Vendor's agents as to the accuracy of the areas of the Property or any part(s) thereof and the Purchaser shall make his own enquiry as to the accuracy of the same. No error in any area stated herein or in any plan(s) produced or elsewhere shall annul the sale nor entitle the Purchaser to be discharged from his purchase nor shall any compensation be allowed or paid by the Vendor in respect thereof.

9. On the exercise of the Vendor's right of rescission hereunder the Vendor shall have the right, if this Agreement shall have been registered in the Land Registry, to register at the Land Registry a Memorandum signed by the Vendor alone to rescind the sale of the Property and/or to vacate the registration of this Agreement. Upon registration of such an instrument in the Land Registry, a tenant, purchaser, mortgagee or any other person dealing with the Vendor shall not be bound to see or enquire whether the Vendor was entitled to determine or rescind this Agreement, and so far as regards the safety and protection of such tenant, purchaser or mortgagee or any other person, this Agreement shall be deemed to have been duly terminated.

10. The Property is sold insofar as the Vendor's interest in the same is a legal estate for the residue of the terms of years for which the same is held from the Government and in any other case absolutely. For the avoidance of doubt, where no Certificate of Compliance in respect of the land of which the Property forms part has been issued, the Purchaser shall not make any objection or requisition on title on such ground and shall complete the sale and purchase notwithstanding that no such Certificate of Compliance has been issued (if applicable).

11. Time shall in every respect be of the essence of this Agreement.

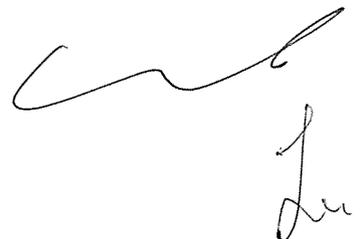
A handwritten signature in black ink, consisting of a large, stylized initial 'L' followed by a cursive name.

12. The title deeds and documents of the Property are available for inspection before signing of this Agreement. The Vendor shall not be called upon or be bound to produce or procure the production of any muniments of title, plans, deeds, instruments, architect's certificate or writings whatsoever not in the Vendor's custody or possession nor to produce or procure the production of attested certified or other copies of or abstracts from such other muniments of title, plans, deeds, instruments, architect's certificate or writings nor to give any information in relation thereto and no objection or requisition shall be made in respect thereof. Notwithstanding any provisions herein contained, the Purchaser declares that the Purchaser, having been provided with the opportunity to inspect the title deeds and documents, the Property as well as the condition of the Property, whether or not he has inspected the same, shall be deemed to purchase the Property with full notice of the contents thereof and to have accepted the title and the condition of the Property without further inquiry or requisition. The Purchaser upon signing this Agreement hereby expressly waives all objections and requisitions on the title to the Property and shall be deemed to have accepted the title to the Property and no requisition or objection whatsoever in respect of the title or otherwise shall be made or raised by the Purchaser. The Purchaser shall complete the purchase of the Property in accordance with the terms hereof notwithstanding any defects in title and without any enquiries or requisitions.

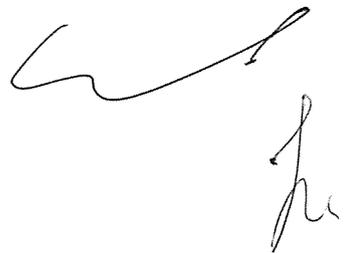
13. Notwithstanding anything herein contained to the contrary, in the event that the director of the Vendor, Leung Man Chu, has passed away or is incapacitated on or before completion (a letter of notification of his death or incapacity given by the Vendor's solicitors to the Purchaser's solicitors shall be final and conclusive and binding on the Purchaser), this Agreement for the sale and purchase shall immediately become null and void and of no further effect and in such event the Purchaser shall not have any claim against the Vendor for any losses, damages, demands and actions whatsoever which the Purchaser may suffer as a result of the Vendor's failure to complete the sale, and the parties hereto shall at their own costs sign a Memorandum of Cancellation and all the deposits paid by the Purchaser to the Vendor hereunder shall be refunded to the Purchaser forthwith in full but without costs, interest or compensation and the Purchaser shall return all title deeds of the Property (including the Provisional Agreement and/or formal Agreement for Sale and Purchase, if the same is/are registered in the Land Registry against the Property) to the Vendor forthwith.

14. The Purchaser hereby confirm that prior to the signing of this Agreement, the Purchaser has been advised to seek independent and separate legal and professional advice in respect of the contents of this Agreement.

15. This Agreement sets out the full agreement between the parties hereto. Except as hereinbefore mentioned, no warranties or representations express or implied are or have been made or given by the Vendor or by any person on his behalf relating to the Property or the possibility of any redevelopment thereof and if any warranty or representation express or implied has been made the same is withdrawn or deemed to have been withdrawn immediately before the parties hereto entered into this Agreement.

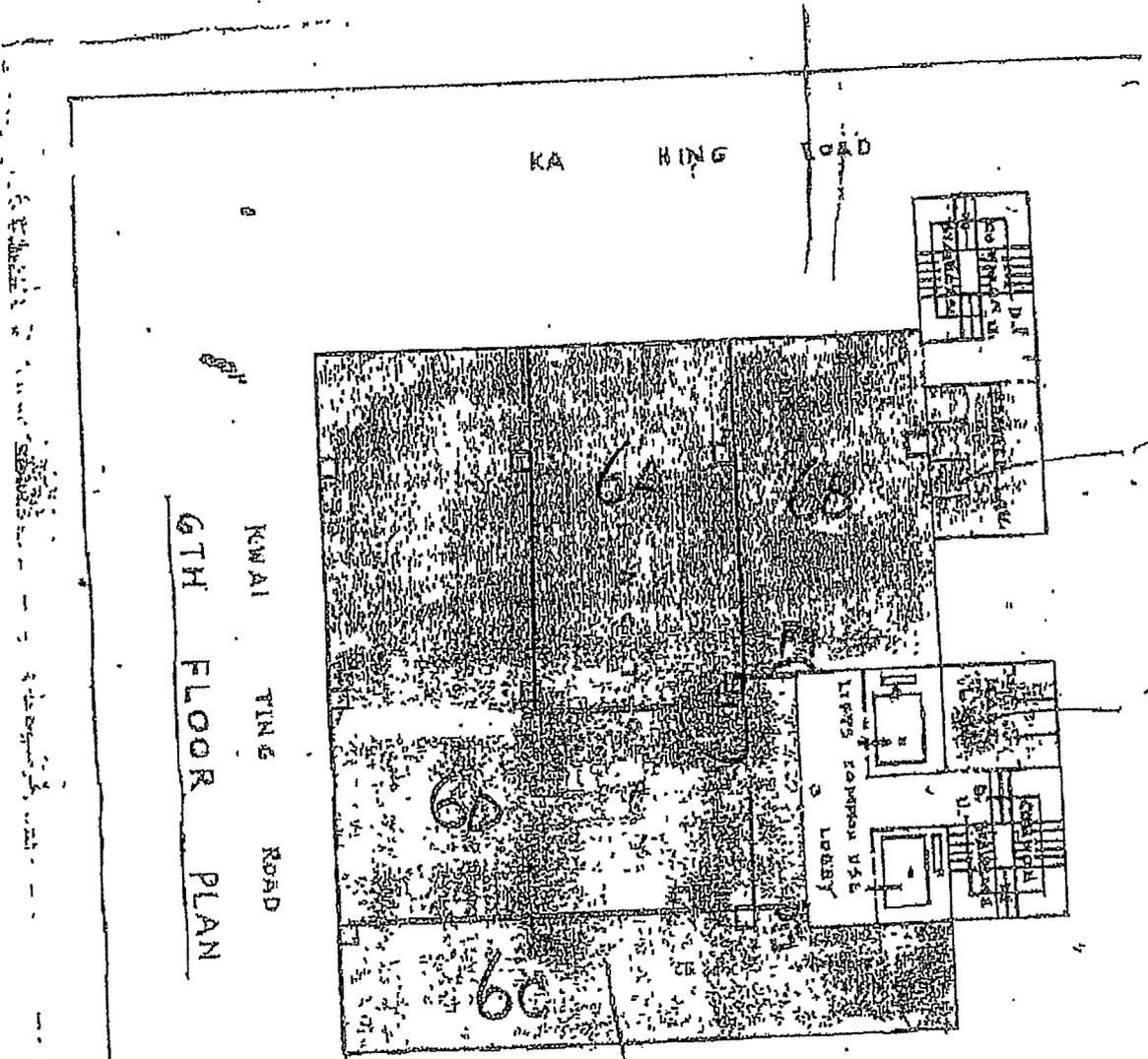


16. Notwithstanding any other provisions of this Agreement, a person who is not a party to this Agreement shall not have any right under the Contracts (Right of Third Parties) Ordinance Cap.623 to enforce any provisions of this Agreement and this Agreement may be varied from time to time or rescinded or cancelled without the consent of any third party who is not a party to this Agreement. This provision does not affect any right or remedy of such third party which exists or is available apart from that Ordinance.

A handwritten signature in black ink, consisting of a large, stylized initial 'W' followed by a surname that appears to be 'Liu'.

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PLAN



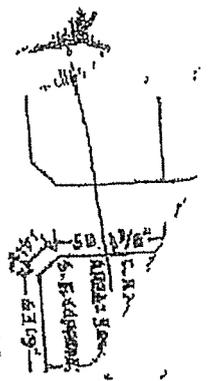
KWAI TING ROAD  
6TH FLOOR PLAN

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FLAT DIAPHR

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SCALE 1:101

KWAI TING



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LB

Tenancy Agreement  
租賃合約

Ref.No./編號 \_\_\_\_\_

An Agreement made the \_\_\_\_\_ day of \_\_\_\_\_ between the Landlord and the Tenant as more particularly described in the Schedule I.  
此合約由業主及租客(雙方資料詳列於附表一)於 2021 年 05 月 28 日訂立。

The Landlord lets and the Tenant takes the Premises for the Term of Tenancy and at the Rent as more particularly described in the Schedule I and both parties agree to observe and perform the terms and conditions as follows:-

業主及租客雙方同意遵守及履行下列條款租出及租入附表一內的物業，其租期及租金已列載於附表一內。

- The Tenant shall pay the Rent in advance on the first day of said term. 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.  
租客須在每月租期第一天上繳支付指定的租金。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。
- The Tenant shall not make any alterations in and /or additions to the said 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，惟業主不得無理拒絕給予租客有關的同意書。
- The Tenant shall not assign, transfer, underlet or otherwise part with the possession of the said premises or any part thereof to any other person.  
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其他任何人等。
- 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 said 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。
- The Tenant shall pay and discharge punctually during the said term all charges for water, electricity, gas and telephone and other similar charges payable in respect of the said 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。
- The Tenant shall during the said term keep the whole of the interior of the said 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。
- 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 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 30 days from the date of delivery of vacant possession of the Premises to the Landlord and after fully settlement of all outstanding payments owed by the Tenant to the Landlord. 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(金額如附表一所列)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，則業主須於收回交吉的物業或一切租客欠款後(以較遲者為準)三十六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，則此租約立即被終止；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。



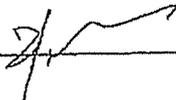
Handwritten signature of the Tenant

- 8 Provided that the Tenant paying the rent hereby reserved and all charges payable hereunder and performing and observing the covenants by the Tenant hereinbefore contained may peaceably hold and enjoy the said premises during the said term without any interruption by the Landlord or any person lawfully claiming through or under or in trust for him.  
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 said premises 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主要結構部分。唯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善。
- 10 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。
- 11 The Stamp Duty payable on this Agreement shall be borne by the Landlord and the Tenant in equal shares.  
業主及租客平均支付屬此合約的釐印費。
- 12 The Landlord and the Tenant agree to be bound by the additional terms and conditions contained in the Schedule II (if any),  
業主及租客雙方同意遵守附表二內的附加條款 (如有需要)。
- 13 If there is any conflict between the English version and the Chinese version in this agreement, \*the English / Chinese version shall prevail.  
如英文與中文文本有差異時，將以 \*英文 / 中文文本為準。

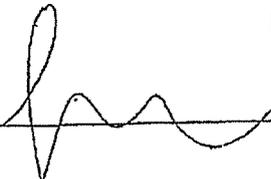
delete where inapplicable  
刪去不適用者

Acknowledged the receipt of the Security Deposit  
of HK \$17600.- by the Landlord  
業主確認收到租客所交的保證金  
港幣 \$17600.-

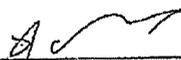
Acknowledged the receipt of \_\_\_\_\_ key(s) of  
the Premises by the Tenant  
租客確認接收業主所交屬該物業的鑰匙  
共有兩條，單位門匙壹條，收鑰匙摺一個。

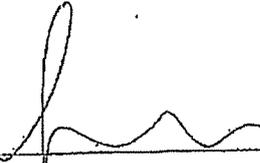
Confirmed and Accepted all the terms and conditions  
contained herein by the Landlord  
業主確認及接受這合約內所有條款的約束

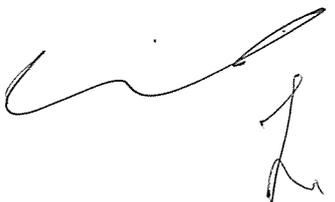
Confirmed and Accepted all the terms and conditions  
contained herein by the Tenant  
租客確認及接受這合約內所有條款的約束

HKID/B.R.NO. ( )  
香港身分證 / ( )  
商業登記證號碼: 04555724

HKID/B.R.NO. ( )  
香港身分證 / ( )  
商業登記證號碼: 55484653



Schedule I  
附表一

The Premises : 葵涌嘉慶路11-13號生昌工業大廈6樓B室  
物業

The Landlord : MING HING MANUFACTURING COMPANY LIMITED  
業主 whose \*address / registered office is situate at 其通訊地址為 / 註冊地址為

聯絡電話 Tel: 2424-0124 (陳小姐)

The Tenant : TINNERS BEAUTE  
租客 whose \*address / registered office is situate at 其通訊地址為 / 註冊地址為

聯絡電話 Tel: 5630-3322 (陳小姐)

Term of Tenancy : From \_\_\_\_\_ to \_\_\_\_\_ (both days inclusive)  
租期 由 2021年06月15日 至 2023年06月14日 (一年硬約, 一年生約)(包括首尾兩天)  
Rent : HK\$ 8800.- per month  
租金 每月為港幣 捌仟捌佰元整  
Security Deposit : HK\$ \_\_\_\_\_  
保證金 港幣 壹萬柒仟陸佰元整 \$17600 (2個月按金)

Schedule II  
附表二

- 1 Usage 用途  
The Tenant shall not use or permit to be used the Premises or any part thereof for any purpose other than for \_\_\_\_\_ purpose only.  
租客除在該物業作 \_\_\_\_\_ 工業 \_\_\_\_\_ 用途外, 不可將該物業或其任何部分作其他用途。
- 2 The Miscellaneous Payments 雜項費用  
The following payments shall be paid in respect of the said premises during the Term of Tenancy:  
在租期內負責下列費用:

(a) Management fee: 管理費:	To be borne by the Landlord. 由 業主支付。
(b) Air-conditioning Charges: 冷氣費:	To be borne by the Tenant. 由 租客支付。
(c) Government Rates: 差餉:	To be borne by the Landlord. 由 業主支付。
(d) Government Rent: 地租:	To be borne by the Landlord. 由 業主支付。



Handwritten signature of the tenant.

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 shall be responsible for the charges of management fees, Air-conditioning charges, Government Rates, Government Rent, , electricity, gas, telephone and other outgoings payable in respect of Premises during such rent free period.

租客可享有 18 天免租期(由 28-05-2021 至 14-06-2021 )(包括首尾兩天) 但租客仍需負責繳付免租期內管理費、冷氣費、差餉、地租、水、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 this Agreement earlier than as herein provided by serving not less than \_\_\_\_\_ months' written notice or by paying \_\_\_\_\_ 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 \_\_\_\_\_ month of the Term of Tenancy.

儘管與前文不符，業主/租客/任何一方可給予業主/租客/另一方不少於 壹 個月的書面通知或 壹 個月租金作代通知金提早解除此租約；唯該書面通知書不得早於由租期起計之 第拾壹個月 內發出。

5 Others 其他

1. 此合約為一年租約，一年生約。

2. 單位每度電為港幣\$1.3元度。

3. 免租期開始電度數為：56216 度。

4. 租客每個月交電費給業主。

5. 租客不需繳交水費。

6. 交收單位時業主確保冷氣機正常運作，租期內若第一次冷氣機有損壞情況，

業主會負責維修保養，其後由租客負責維修保養。



Handwritten signature.



稅務局  
印花稅署  
香港灣仔告士打道5號 稅務大樓3樓  
電話號碼 Tel.No.: 2594 3201  
傳真號碼 Fax.No.: 2519 6740

INLAND REVENUE DEPARTMENT  
STAMP OFFICE  
3/F, Revenue Tower, 5 Gloucester Road,  
Wan Chai, Hong Kong.  
網址 Web site: www.ird.gov.hk  
電郵 E-mail: taxs2a@ird.gov.hk

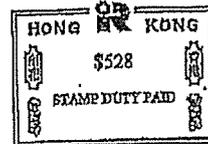
**印花證明書 STAMP CERTIFICATE**

此印花證明書是按《印花稅條例》發出，具有與傳統印花相等的法律地位

This stamp certificate is issued under the Stamp Duty Ordinance and has the same legal status as conventional stamp

(此證明書必須夾附於下列文書上，作為已加蓋印花的證明。 This certificate must be attached to the instrument shown below as evidence of stamping)

文書編號 Instrument Ref. No.: 1-22-055483-0-0-0  
 文書性質 Nature of Instrument: 租約 Lease  
 文書簽立日期 Date of Instrument: 28/05/2021 (日 Day / 月 Month / 年 Year)  
 每月租金 Monthly Rent: \$8,800.00  
 年期 Term (如適用 If applicable): 由 From: 28/05/2021 至 To: 14/06/2023  
 物業地址 Property Address: 新界葵涌葵康路 1 1 - 1 3 號  
 生昌工業大廈  
 8 樓 B 室



有關人士姓名及身份 Name and capacity of parties: 業主 Landlord(s):  
 (1) MING HING MANUFACTURING COMPANY LIMITED  
 租客 Tenant(s):  
 (1) INNERS BEAUTE

茲證明上述文書已加蓋印花 / 簽註如下:  
 This is to certify that the above instrument is stamped / endorsed as below:

印花證明書編號 Stamp Certificate No. : 22-1-0104376-6  
 加蓋印花日期 Date of Stamping : 31/05/2021 (日 Day / 月 Month / 年 Year)  
 已付印花稅 Stamp Duty Paid : \$528.00  
 付款方式 Payment Method : 電子付款 / 現金 Electronic Payment / Cash

印花稅署署長 楊永順  
 TAM Yuk-pang  
 Collector of Stamp Revenue

IRC 表格第 3511 號  
 I.R.C. 3511

你可於 [www.ird.gov.hk/estamping](http://www.ird.gov.hk/estamping) 核對此證明書的真確性  
 You may check the authenticity of this certificate at [www.ird.gov.hk/estamping](http://www.ird.gov.hk/estamping)



稅務局  
印花稅處  
香港灣仔告士打道5號 稅務大樓3樓

電話號碼 Tel. No.: 2594 3201  
傳真號碼 Fax No.: 2519 6740

INLAND REVENUE DEPARTMENT  
STAMP OFFICE  
3/F, Revenue Tower, 5 Gloucester Road,  
Wan Chai, Hong Kong.

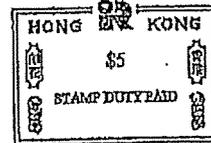
網址 Web site: www.ird.gov.hk  
電郵 E-mail: taxrdo@ird.gov.hk

### 印花證明書 STAMP CERTIFICATE

此印花證明書是根據《印花稅條例》發出，具有與傳統印花相等的法律地位  
This stamp certificate is issued under the Stamp Duty Ordinance  
and has the same legal status as conventional stamp

(此證明書必須黏貼於下列文件上，作為已加繳印花的證明。 This certificate must be attached to the instrument shown below as evidence of stamping.)

文件編號 Instrument Ref. No.: 1-22-055483-0-1-7  
 文書性質 Nature of Instrument: 租約 Lease  
 文書簽立日期 Date of Instrument: 28/05/2021 (日 Day / 月 Month / 年 Year)  
 每月租金 Monthly Rent: \$8,800.00  
 年期 Term (如適用 If applicable): 由 From: 28/05/2021 至 To: 14/06/2023  
 物業地址 Property Address: 新界葵涌梨樹路11-13號  
 生昌工業大廈  
 6樓B室



有關人士姓名及身份  
Name and capacity of parties:

業主 Landlord(s):  
(1) MING HING MANUFACTURING COMPANY LIMITED  
租客 Tenant(s):  
(1) INNERS BEAUTE

茲證明上述文書已加蓋印花 / 簽註如下:

This is to certify that the above instrument is stamped / endorsed as below:

印花證明書編號 Stamp Certificate No.	: 22-1-0104377-9
加蓋印花日期 Date of Stamping	: 31/05/2021 (日 Day / 月 Month / 年 Year)
已付印花稅 Stamp Duty Paid	: \$5.00
付款方式 Payment Method	: 電子付款 / 現金 Electronic Payment / Cash
簽註 / 表明 Endorsement / Denotation:	
- 正本或對照本; 文書正本已加蓋印花 Duplicate or Counterpart; Original stamped with:	\$528.00

印花稅署署長 譚大順  
TAM Tai-pang  
Collector of Stamp Revenue

IR.O.表格第 3511 號  
(I.R.O. 351)

你可於 [www.gov.hk/estamping](http://www.gov.hk/estamping) 核對此證明書的真確性  
You may check the authenticity of this certificate at [www.gov.hk/estamping](http://www.gov.hk/estamping)

5060

60

租者: 奧馬有限公司

租期: 2020年7月1日

2022年11月30日

注: 有船隻為死約

餘為生約

# 標準租約

(最新修訂版)

TAC-1000 (2020)



4 648188 100003

◀ 訂立租約須知 ▶

(一) 訂立租約雙方的說明

業主和租客兩方面的資料應包括如下：

- (1) 雙方的姓名/公司名稱
- (2) 雙方的身份證號碼/商業登記號碼
- (3) 雙方的地址—以便遞送通知書之用
- (4) 雙方的聯絡電話號碼

(二) 有關樓宇的說明

有關樓宇的資料應包括如下：

- (1) 樓宇的正確地址，包括所在大廈的名稱及正確說明街道門牌座數及層數等
- (2) 如有車位，則說明編號及位置
- (3) 建築物座落之地段編號
- (4) 假如樓宇有附加裝置，須附列清單

樓宇地址 新界葵涌嘉慶路 11-13 號

生昌工業大廈 6 樓 C 室



租用期限 2022年7月1日至2022年11月30日 (5個月死約, 12個月生約)

約滿日期 2022年11月30日

業主通訊處 新界葵涌嘉慶路 11-13 號

生昌工業大廈 7 樓 A 室 電話 (852) 2424 0124

租客通訊處 同上

聯絡人: 文先生 電話 9077 6907, 2422 0008

租 約

業主：明興製造廠有限公司

租客：寶馬有限公司

茲經雙方同意訂立一切條件分列於後各願遵守：

立租約人

- 一、
- 二、
- 三、
- 四、
- 五、
- 六、
- 七、
- 八、
- 九、

業主將葵園嘉慶街11至13號即生島工業大廈樓座b、c室租與租客，每月定租金每月港幣拾萬柒仟玖佰元正（收租時另發租單為憑）及訂明租用十八個月由二〇二一年七月一日起至二〇二二年六月三十日止。租客在租期內不得退租，否則按照所餘租期之時間賠償租金。如租客在租期一年內要求退租，業主有權另外扣除一個月按金之數以彌補損失。租客不得分租或轉租與別人。除所租用之樓宇外，租客不得佔用其他地方。租約期滿，租客如繼續租賃或退租，須於一個月之前以書面通知（續租則另訂新租約方生效力），否則租客須備一個月租金給業主。如業主要收回樓宇，亦須於一個月前通知租客。

該樓之租金必須在每月租期之首日以前形式繳納，不得藉詞拖欠。如過期十天，業主可在該樓宇門口當眼地方張貼告示，催促租客交租。如租客仍未將租金交到業主或租客不履行合約內任何條款，業主有合法權利將此合約終止，當作租客毀約自動退租，另將樓宇租與別人及追討欠租，租客不得異議。

租客遷出時，必須在租期內將屋內傢俬雜物全部搬走以清手續，業主所屬物品除外。如租客藉故取巧不交回門匙或留下任何物品不予搬走故意阻延時間，遷出後三天以內仍不來取作放棄權利論。業主有權不經警務處及租務法庭等手續而聯同兩名見證人將該些物品出售，所賣之款項作為彌補欠租，如有不足之數，租客仍須負責，不得異議。

租客無須繳付建築費及頂手費與業主，但須交兩個月租金之按金即港幣拾壹萬伍仟元正與業主（不另發收條）。當租客遷出時，業主無利息將該筆款項交還租客並取回該份租約。倘若租客未付清租金或其他一切雜費，業主有權在該筆按金內扣除。租客應清楚明白該筆按金不能用作現金來支付租金。

該樓之物業稅、地稅、地租、差餉及管理費等均由業主支付；其他水、電、煤、氣及電話寬頻等雜費均由租客支付。

該樓祇准作工業之用，租客不得在該樓貯存違禁品或幹一切觸犯本港政府法例之事，倘經發覺，即報有關當局究辦。租客不得有喧嘩或干擾鄰居安寧之舉動，倘經別戶投訴，租客仍喧擾如前，業主有權勒令租客遷出。

租客除曬衣物祇能在指定租賃及曬衣架範圍內，如有損壞或丟失，業主不負賠償責任。租客未經業主書面同意不得在該樓宇任何地方標貼或懸掛個人或團體之招牌，或具有宣傳性質之廣告。租客不得在該屋宇外裝置曬衣架、花架或霓虹光管招牌等，如租客不依約遵守，業主得僱人拆除之，一切費用租客必須負責。

該樓內之一切原有設備及間隔，租客必須徵得業主同意，方可更改或增減。如業主收到政府有關部門書面通知要清拆該

十 該樓一切鐵窗、門窗、廚房及浴室之設備，如傢具、水喉及水渠等如有損壞，租客須負責修理或賠償。如租客因疏忽而毀壞該樓之設備，損及別人之傢具衣物或傷害其他人等，租客須負責賠償。租客須自投風災、水、火、盜竊及意外保險，租客如有任何損失，業主不負任何責任。

十一 租客不得在該樓宇飼養貓狗或使人厭惡之鳥類及動物。

十二 租客不得拒絕業主派遣之人員，在適當時間入屋檢視該樓宇近況或進行任何修理工程。當合約屆滿或終止前兩個月，在干擾原則下，租客須准許持有業主書面證明書之人士，在合理之時間內進入該樓視察。

十三 租客搬進該樓宇時的人牆間格窗花等裝修，遷出時不得拆回以維持該樓原有之齊整。如得業主同意，租客方可拆回但必須將該樓完整修理。該樓宇內之設備包括：  
○ 部熱水爐、  
○ 部冷氣機、  
○ 部煮食爐、  
○ 部抽油煙機及水電分錶各一個。在租客退租時，須完整地交回業主。如租客故意損壞該等設備，可被控告惡意破壞物品罪並須負責賠償。

十四 該樓之水錶及電錶均屬業主名下登記，業主負責保養及維修水電錶，租客則依照水電分錶耗量付款。如租客欠租超過十五天，或多次催促而仍未繳交水電費等，業主有權拒絕供應食水及電力給租客。

十五 租客收到業主交來該樓鐵閘、大門、房門及信箱等鎖匙共 條。租客將來遷出時，必須全部交回業主。如有遺失，必須照樣配妥，不得異議。

十六 本租約正副本共兩份，業主及租客各執一份存證。釐印稅、租約及律師樓等費用，由業主及租客平均負擔。本租約如有未盡善之處，一切均依照本港新樓租例辦理。

茲收到 條 條件五前按金 由於此仍續租約  
現金 肆拾壹元正 按金 肆拾壹元正 已付拾壹元

收租印鑑  
或  
簽名式樣



立租約人

業主：明興製造廠有限公司  
身份證號碼：4555724  
或商業登記

租客：國大馬有限公司  
身份證號碼：15710255  
或商業登記

見證人：士丹尼 陳  
身份證號碼：0291358(5)

二〇二一年七月一日



稅務局  
印花稅署  
香港灣仔告士打道5號 稅務大樓3樓

電話號碼 Tel. No.: 2594 3201  
傳真號碼 Fax No.: 2519 6740

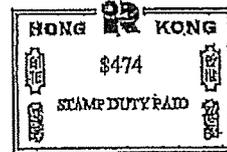
INLAND REVENUE DEPARTMENT  
STAMP OFFICE  
3/E, Revenue Tower, 5 Gloucester Road,  
Wan Chai, Hong Kong.  
網址 Web site: www.ird.gov.hk  
電郵 E-mail: taxada@ird.gov.hk

### 印花證明書 STAMP CERTIFICATE

此印花證明書是根據《印花稅條例》發出，具有與傳統印花相等的法律地位。  
This stamp certificate is issued under the Stamp Duty Ordinance  
and has the same legal status as conventional stamp

(此證明書必須夾附於下列文件上，作為已加蓋印花的證明。This certificate must be attached to the instrument shown below as evidence of stamping.)

文書編號 Instrument Ref. No.: 1-22-095475-0-0-5  
文書性質 Nature of Instrument: 租約 Lease  
文書簽立日期 Date of Instrument: 01/07/2021 (日 Day / 月 Month / 年 Year)  
每月租金 Monthly Rent: \$7,900.00  
年期 Term (如適用 If applicable): 由 From: 01/07/2021 至 To: 30/11/2022  
物業地址 Property Address: 新界葵涌高第路 11-13 號  
生昌工業大廈  
6樓C室  
有關人士姓名及身份 Name and capacity of parties:  
業主 Landlord(s): (1) 明興製造廠有限公司  
租客 Tenant(s): (1) 奧馬有限公司



茲證明上述文書已加蓋印花 / 簽註如下：  
This is to certify that the above instrument is stamped / endorsed as below:

印花證明書編號 Stamp Certificate No.	: 22-1-0182324-1
加蓋印花日期 Date of Stamping	: 12/07/2021 (日 Day / 月 Month / 年 Year)
已付印花稅 Stamp Duty Paid	: \$474.00
付款方式 Payment Method	: 電子付款 / 現金 Electronic Payment / Cash

印花稅署署長 譚大精  
TAM Tai-ning  
Collector of Stamp Revenue

IR-C表格第 3511 號  
IR-C, 3511

你可於 [www.gov.hk/estamping](http://www.gov.hk/estamping) 核對此證明書的真確性  
You may check the authenticity of this certificate at [www.gov.hk/estamping](http://www.gov.hk/estamping)



稅務局  
印花稅署  
香港灣仔告士打道5號 稅務大樓3樓  
電話號碼 Tel. No.: 2594 3201  
傳真號碼 Fax No.: 2519 6740

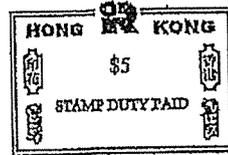
INLAND REVENUE DEPARTMENT  
STAMP OFFICE  
3/F, Revenue Tower, 5 Gloucester Road,  
Wan Chai, Hong Kong.  
網址 Web site: www.ird.gov.hk  
電郵 E-mail: taxinfo@ird.gov.hk

### 印花證明書 STAMP CERTIFICATE

此印花證明書是根據《印花稅條例》發出，具有與傳統印花相同的法律地位  
This stamp certificate is issued under the Stamp Duty Ordinance  
and has the same legal status as conventional stamp

(此證明書必須夾附於下列文書上，作為已繳印花的證明。 This certificate must be attached to the instrument shown below as evidence of stamping.)

文書編號 Instrument Ref. No.: 1-22-095475-0-1-2  
文書性質 Nature of Instrument: 租約 Lease  
文書簽立日期 Date of Instrument: 01/07/2021 (日 Day / 月 Month / 年 Year)  
每月租金 Monthly Rent: \$7,900.00  
年期 Term (如適用 If applicable): 由 From: 01/07/2021 至 To: 30/11/2022  
物業地址 Property Address: 新界葵涌喜慶路 1 1-1 3 號  
生昌工業大廈  
6樓 C室  
有關人士姓名及身份 Name and capacity of parties:  
業主 Landlord(s): 樂主 Landlord(s):  
(1) 明興製造廠有限公司  
租客 Tenant(s):  
(1) 興馬有限公司



茲證明上述文書已加蓋印花 / 簽註如下:  
This is to certify that the above instrument is stamped / endorsed as below:

印花證明書編號 Stamp Certificate No.	: 22-1-0182325-4
加蓋印花日期 Date of Stamping	: 12/07/2021 (日 Day / 月 Month / 年 Year)
已付印花稅 Stamp Duty Paid	: \$5.00
付款方式 Payment Method	: 電子付款 / 現金 Electronic Payment / Cash
簽註 / 證明 Endorsement / Denotation:	
- 複本或到原本; 文書正本已加蓋印花 Duplicate or Counterpart; Original stamped with:	\$474.00

印花稅署署長 譚大培  
TAM Tai-pei  
Collector of Stamp Revenue

IR.C表格第 3511 號  
I.R.C. 3511

你可於 [www.gov.hk/esamping](http://www.gov.hk/esamping) 核對此證明書的真確性  
You may check the authenticity of this certificate at [www.gov.hk/esamping](http://www.gov.hk/esamping)

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和泰 Drive Concept  
Ltd

和期: 2021年10月13日

# 標準租約

(最新修訂版)

TAC-1000 (2020)



4 343183 100003

**訂立租約須知**

(一) 訂立租約雙方的說明  
業主和租客兩方面的資料應包括如下：

- (1) 雙方的姓名/公司名稱
- (2) 雙方的身份證號碼/商業登記號碼
- (3) 雙方的地址—以便遞送通知書之用
- (4) 雙方的聯絡電話號碼

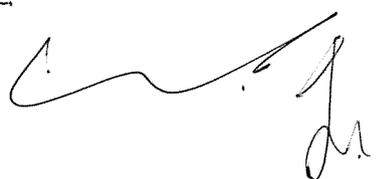
(二) 有關樓宇的說明  
有關樓宇的資料應包括如下：

- (1) 樓宇的正確地址，包括所在大廈的名稱及正確說明街道門牌座數及層數等
- (2) 如有單位，則說明編號及位置
- (3) 建築物座落之地段號數
- (4) 假如樓宇有附加裝置，須附列清單

樓宇地址 新界葵涌嘉慶路11-13號  
生昌工業大廈6樓D室

租用期限 2020年7月1日至2021年10月13日 (約滿另議)  
 約滿日期 2021年10月13日

業主通訊處 生昌工業大廈7樓A室 電話 (852) 24240124  
電話 66415050



租約

業主：明興製造廠有限公司

茲經雙方同意訂立一切條件分列於後各願遵守

立租約人

租客：DIVINE CONCEPT LIMITED

一、業主將葵涌葵慶街1113號即生昌工業大廈樓座六樓D室租與租客，樓面面積拾壹萬貳仟零佰零拾玖元正（收租時另發租單為憑）及訂明租用四個月由二〇二一年七月一日起至二〇二一年十月十三日止。租客在租期內不得退租，否則按照所餘租期之時間賠償租金。如租客在租期一年內要求退租，業主有權另外扣除一個月按金之數目以彌補損失。

二、租客不得分租或轉租與別人。除所租用之樓宇外，租客不得佔用其他地方。租約期滿，租客如繼續租賃或退租，須於一個月之前以書面通知（續租則另訂新租約方生效力），否則租客須補償一個月租金給業主。如業主要收回樓宇，亦須於一個月前通知租客。

三、該樓之租金必須在每月租期之首日以上期形式繳納，不得藉詞拖欠。如過期十天，業主可在該樓宇門口當眼地方張貼告示，催促租客交租。如租客仍未將租金交到業主或租客不履行合約內任何條款，業主有合法權利將此合約終止，當作租客毀約自動退租，另將樓宇租與別人及追討欠租，租客不得異議。

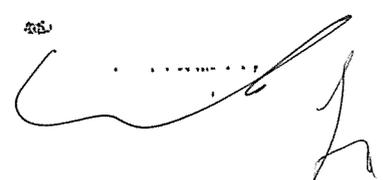
四、租客遷出時，必須在租期內將屋內傢俬雜物全部搬走以清手續，業主所屬物品除外。如租客藉故取巧不交回門匙或留下任何物品不予搬走故意阻延時間，遷出後三天以內仍不來取作放棄權利論。業主有權不經警務處及租務法庭等手續而聯同兩名見證人將這些物品出售，所賣之款項作為彌補欠租，如有不足之數，租客仍須負責，不得異議。

五、租客無須繳付建築費及頂手費與業主，但須交兩個月租金之按金即港幣拾萬零捌仟元正與業主（不另發收條）。當租客遷出時，業主無利息將該筆款項交還租客並取回該份租約。倘若租客未付清租金或其他一切雜費，業主有權在該筆按金內扣除。租客應清楚明白該筆按金不能用作現金來支付租金。

六、該樓之物業稅、地稅、地租、差餉及管理費等均由業主支付；其他煤氣、油氣及電話寬頻等雜費均由租客支付。

七、該樓批准作工業之用，租客不得在該樓貯存違禁品或幹一切觸犯本港政府法例之事，倘經發覺，即報有關當局究辦。租客不得有喧嘩或干擾鄰居安寧之舉動，倘經別戶投訴，租客仍喧擾如前，業主有權勒令租客遷出。

八、租客除應衣物祇能在指定租賃及曬衣架範圍內，如有損壞或丟失，業主不負賠償責任。租客未經業主書面同意不得在該樓宇任何地方標貼或懸掛個人或團體之招牌，或具有宣傳性質之廣告。租客不得在該屋宇外裝置曬衣架、花架或霓虹光



- 九、該樓內之一切原有設備及間隔，租客必須徵得業主同意，方可更改或增減。如業主收到政府有關部門書面通知要清拆該單位，租客須在限期內遷出，業主不作任何賠償。
- 十、該樓一切鐵閘、門窗、廚房及浴室之設備，如潔具、水喉及水渠等如有損壞，租客須負責修理或賠償。如租客因疏忽而毀壞該樓之設備，損及別人之傢具衣物或傷害其他人等，租客須負責賠償。租客須自投風災、水、火、盜竊及意外保險，租客如有任何損失，業主不負任何責任。
- 十一、租客不得在該樓宇飼養貓狗或使人厭惡之鳥類及動物。
- 十二、租客不得拒絕業主派遣之人員，在適當時間入屋檢視該樓宇近況或進行任何修理工程。當合約屆滿或終止前兩個月，在不予擾原則下，租客須准許持有業主書面證明書之人士，在合理之時間內進入該樓視察。
- 十三、租客搬進該樓宇時的人牆間格窗花等裝修，遷出時不得拆回以維持該樓原有之齊整。如得業主同意，租客方可拆回但必須將該樓完整修理。該樓宇內之設備包括：
  - 部熱水爐、部冷氣機、部煮食爐、部抽油煙機及水電分錶各一個。在租客退租時，須完整地交回業主。如租客故意損壞該等設備，可被控告惡意破壞物品罪並須負責賠償。
- 十四、該樓之水錶及電錶均屬業主名下登記，業主負責保養及維修水電錶，租客則依照水電分錶耗量付款。如租客欠租超過十天，或多次催促而仍未繳交水電費等，業主有權拒絕供應食水及電力給租客。
- 十五、租客收到業主交來該樓鐵閘、大門、房門及鎖匙共 條。租客將來遷出時，必須全部交回業主。如有遺失，必須照樣配妥，不得異議。
- 十六、本租約正副本共兩份，業主及租客各執一份存證。釐印稅、租約及律師樓等費用，由業主及租客平均負擔。本租約如有未盡善之處，一切均依照本港新樓租例辦理。

茲收到本租約條件五的按金

銀行支票號碼：HK\$28,000/-

HSBC# 079519

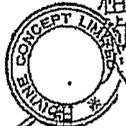
收租印鑑

或

簽名式樣



立租約



業主：明興製造有限公司  
 其註冊號碼：  
 或商業登記：04555724

租客：DININE CONCEPT LIMITED  
 其註冊號碼：  
 或商業登記：3860259

見證人：HELEN CHAN  
 身份證號碼：C295358 (5)

二〇二二年 七月 一日



稅務局  
印花稅署  
香港灣仔告士打道5號 稅務大樓3樓  
電話號碼 Tel. No.: 2594 3201  
傳真號碼 Fax No.: 2519 6740

INLAND REVENUE DEPARTMENT  
STAMP OFFICE  
3/F, Revenue Tower, 5 Gloucester Road,  
Wan Chai, Hong Kong.  
網址 Web site: www.ird.gov.hk  
電郵 E-mail: taxinfo@ird.gov.hk

### 印花證明書 STAMP CERTIFICATE

此印花證明書是依《印花稅條例》發出，具有與傳統印花相等的法律地位  
This stamp certificate is issued under the Stamp Duty Ordinance  
and has the same legal status as conventional stamp

(此證明書必須夾附於下列文件上，作為已加蓋印花的證明。 This certificate must be attached to the instrument shown below as evidence of stamping.)

文書編號 Instrument Ref. No.: 1-22-095515-0-0-8  
文書性質 Nature of Instrument: 租約 Lease  
文書簽立日期 Date of Instrument: 01/07/2021 (日 Day / 月 Month / 年 Year)  
租金總額 Total Rent: \$41,033.00  
年期 Term (如適用 If applicable): 由 From: 01/07/2021 至 To: 13/10/2021  
物業地址 Property Address: 新界葵涌葵康路11-13號  
生昌工業大廈  
6樓D室  
有關人士姓名及身份 Name and capacity of parties:  
業主 Landlord(s):  
(1) 明興製造有限公司  
租客 Tenant(s):  
(1) DIVINE CONCEPT LIMITED



茲證明上述文件已加蓋印花 / 簽註如下:

This is to certify that the above instrument is stamped / endorsed as below:

印花證明書編號 Stamp Certificate No.	: 22-1-0182359-9
加蓋印花日期 Date of Stamping	: 12/07/2021 (日 Day / 月 Month / 年 Year)
已付印花稅 Stamp Duty Paid	: \$103.00
付款方式 Payment Method	: 電子付款 / 現金 Electronic Payment / Cash

印花稅署署長 譚大麟  
TAM Tai-ling  
Collector of Stamp Revenue

IRC 表格第 3511 號  
IRC 3511

你可於 [www.gov.hk/estamping](http://www.gov.hk/estamping) 核對此證明書的真確性  
You may check the authenticity of this certificate at [www.gov.hk/estamping](http://www.gov.hk/estamping)



稅務局  
印花稅署  
香港灣仔告士打道5號 稅務大樓3樓

電話號碼 Tel. No.: 2594 3201  
傳真號碼 Fax No.: 2519 6740

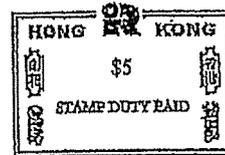
INLAND REVENUE DEPARTMENT  
STAMP OFFICE  
3/F, Revenue Tower, 5 Gloucester Road,  
Wan Chai, Hong Kong.  
網址 Web site: www.ird.gov.hk  
電郵 E-mail: taxsdo@ird.gov.hk

### 印花證明書 STAMP CERTIFICATE

此印花證明書是按《印花稅條例》發出，具有與傳統印花相等的法律地位  
This stamp certificate is issued under the Stamp Duty Ordinance  
and has the same legal status as conventional stamp

(此證明書必須夾附於下列文件上，作為已繳印花的證明。This certificate must be attached to the instrument shown below as evidence of stamping.)

文書編號 Instrument Ref. No.: 1-22-095515-0-1-5  
文書性質 Nature of Instrument: 租約 Lease  
文書簽立日期 Date of Instrument: 01/07/2021 (日 Day / 月 Month / 年 Year)  
租金總額 Total Rent: \$41,033.00  
年期 Term (如適用 If applicable): 由 From: 01/07/2021 至 To: 13/10/2021  
物業地址 Property Address: 新界葵涌葵慶路11-13號  
生昌工業大廈  
6樓D室  
有關人士姓名及身份 Name and capacity of parties:  
業主 Landlord(s): 明興製造廠有限公司  
(1) 明興製造廠有限公司  
租客 Tenant(s):  
(1) DIVINE CONCEPT LIMITED



茲證明上述文書已加蓋印花 / 簽註如下:  
This is to certify that the above instrument is stamped / endorsed as below:

印花證明書編號 Stamp Certificate No.: 22-1-0182360-3  
加蓋印花日期 Date of Stamping: 12/07/2021 (日 Day / 月 Month / 年 Year)  
已付印花稅 Stamp Duty Paid: \$5.00  
付款方式 Payment Method: 電子付款 / 現金 Electronic Payment / Cash  
簽註 / 證明 Endorsement / Denotation:  
- 複本或對照本 / 文書正本已加蓋印花  
Duplicate or Counterpart; Original stamped with:  
\$103.00

印花稅署署長 譚大麟  
TAM Tai-pang  
Collector of Stamp Revenue

I.R.C. 表格第 3511 號  
I.R.O. 9511

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