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THIS TENANCY AGREEMENT is made the 9th day of August
One thousand nine hundred and eighty-eight
BETWEEN the parties more particularly described and set out in the
First Schedule hereto.

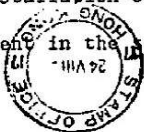
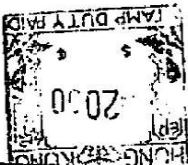
WHEREAS :-

(A) The Landlord has constructed or is in the course of
constructing on All That piece or parcel of ground registered in the
Land Office as Inland Lot No.8673 ("the Land") the messuages erections
and buildings known or intended to be known as Yat Sing Mansion, Yat
Hong Mansion, Yat Wing Mansion and Yat Wah Mansion, SITE B, LEI KING WAN
("the said buildings").

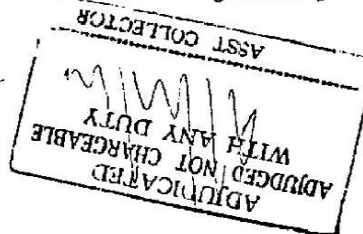
(B) The Landlord has agreed with the Tenant to let to the Tenant
the Flat Roof as hereinafter defined upon the terms and conditions
hereinafter contained.

WHEREBY IT IS AGREED as follows :-

1. In consideration of the sum of TEN DOLLARS Hong Kong Currency
(HK\$10.00) paid by the Tenant to the Landlord on or before the date hereof,
the Landlord shall let and the Tenant shall take ALL THAT the Flat Roof
more particularly described and set out in the Second Schedule hereto ("the
Flat Roof") for the term as set out in the Third Schedule hereto SUBJECT
to the Conditions of Grant particulars of which are set out in the Fourth
Schedule hereto ("Conditions of Grant") and SUBJECT ALSO to the Deed of
Mutual Covenant dated 12th July 1988 and registered in the Land
Office by Memorial No. 3783301 ("the Deed of Mutual Covenant" which
expression shall where the context permits include any supplements or
amendments thereto) and SUBJECT ALSO to an Agreement dated 5th November
1987 and registered in the Land Office by Memorial No.3574190 relating
to the installation of electric water heaters in the said buildings and
the installation ownership and maintenance of the other electrical
equipment in the said buildings ("the Electric Water Heater Agreement")



24 AUG 1988



Adjudication Fee paid

and SUBJECT ALSO to and EXCEPTING AND RESERVING unto the Landlord, its successors and assigns other than the Tenant and/or the Managers of the Land and the said buildings and/or person(s) authorised by them or any of them the rights exceptions and reservations more particularly set out in the Fifth Schedule hereto.

2. THE TENANT HEREBY AGREES with the Landlord as follows :-

- (a) To pay and discharge all Crown rents, rates, taxes, assessments, duties, charges, impositions and outgoings of whatsoever nature now or hereafter to be assessed, imposed or charged by the Government of Hong Kong or other lawful authority upon the Flat Roof or upon the owner or occupier thereof.
- (b) To pay and discharge all service or maintenance charges and all other contributions payable by the owner or occupier of the Flat Roof pursuant to or by virtue of the Deed of Mutual Covenant and all charges for gas, water and electricity consumed on or in the Flat Roof which are operated from the Tenant's own metered supply and to make all necessary deposits for the supply of electricity gas water and telephone services to the Flat Roof when required.
- (c) To keep all the structure, fabric and the interior of the Flat Roof including the flooring and interior finishes or other finishes or rendering to walls and floors and the Landlord's fixtures therein including all electrical installations and wiring in good, clean tenable repair and condition and properly preserved and painted and so to maintain the same at the expense of the Tenant and to deliver up the same to the Landlord at the expiration or sooner determination of the term in like condition.

- (d) To be wholly responsible for any loss, damage or injury caused to any person whomsoever directly or indirectly through the defective or damaged condition of any part of the structure, fabric or interior of the Flat Roof and to make good the same by payment or otherwise and to indemnify the Landlord against all actions, proceedings, claims and demands made upon the Landlord in respect of any such loss, damage or injury and all costs and expenses incidental thereto.
- (e) To permit the Landlord and all persons authorised by the Landlord at all reasonable times upon prior notice (except in cases of emergency) to enter and view the state of the Flat Roof, to take inventories of the fixtures and fitting therein and to carry out any work or repairs which in the absolute opinion of the Landlord are required to be done. Notwithstanding any provisions contained in this Agreement, the Landlord shall not be responsible or liable for any repair maintenance or reinforcement of the structure, fabric, plaster, finishes, fixtures or interior of the Flat Roof.
- (f) On receipt of any notices from the Landlord or the Landlord's authorised representatives specifying any works or repairs which in the absolute opinion of the Landlord require to be done and which are the responsibility of the Tenant hereunder forthwith to put in hand and execute the same with all possible despatch and without any delay.
- (g) To cleanse and clear and to pay to the Landlord on demand all costs incurred by the Landlord in cleansing or clearing any of the drains, pipes or sanitary or plumbing

apparatus choked or stopped up owing to the careless or improper use or neglect by the Tenant or any servant, employee, agent or licensee of the Tenant.

- (h) (Irrespective of whether or not the prior written consent of the Manager (as defined in the Deed of Mutual Covenant) shall have been obtained) Not to erect, build or install any structure or object whatsoever (whether of a permanent or temporary nature) or alter any fixtures, partitioning or other erection or installation in the Flat Roof or any part thereof.
- (i) Not to make any structure alteration to the Flat Roof or any part thereof.
- (j) Not to do or permit or suffer to be done any act or thing which may damage or affect or interfere with the use and enjoyment of any other part of or of the said buildings whether in exclusive or common occupation or use.
- (k) Not to cut, injure, damage, alter or interfere with or permit or suffer to be cut, injured, damaged, altered or interfered with any part or parts of the said buildings in common use or any of the sewers, plumbing equipment, drains, water courses, conduits, pipes, sea water pipes, cables, wiring, fixtures, equipment, apparatus or services of any building erected on the Land or the sea water installation on or under the Land.
- (l) Not to cut, maim, alter, affix to, interfere with, enclose or in any other way affect any pipes, valves, ducts, lightning conductors, fixtures or any other installations within any portion of the Flat Roof which shall be constructed used or intended to be used in connection with the operation, maintenance or performance

of any plant, installation or equipment provided in the Land or any building thereon as a common facility.

- (m) Not to erect or permit or suffer to be erected any radio or television aerial or advertising sign and not to keep, hang or exhibit or permit or suffer to be kept, hung or exhibited any washing, cloth, clothing or any unsightly objects or store or permit or suffer to be stored any objects, utensils or other articles in or upon the Flat Roof which in the opinion of the Manager shall be undesirable or constitute a nuisance to other owners or occupiers of any of the said buildings on the Land.
- (n) Not to build or erect or suffer or permit to be built or erected a swimming pool whether portable or otherwise or sink or permit or suffer to be sunk a well or dig or suffer or permit to be dug any hole of whatever size on the ground of the Flat Roof.
- (o) Not to do or permit or suffer to be done any act or thing which will or may affect the structure, fabric, plaster and finishes of the Flat Roof and in particular the ground thereof.
- (p) Not to affix or display or permit or suffer to be affixed or displayed within or outside the Flat Roof any signboard, sign or other device whether illuminated or not.
- (q) Not to do or permit or suffer to be done any act or thing which may or will alter the external appearance or facade or colour or plaster or finishes of the Flat Roof or any part thereof.
- (r) Not to produce or permit or suffer to be produced any music, noise (including sound produced by broadcasting or

any apparatus or equipment capable of producing reproducing receiving or recording sound) so as to be a nuisance or annoyance to occupiers of other premises in the said buildings or any part thereof or in the neighbourhood.

- (s) Not to do or permit or suffer to be done any act or thing in the Flat Roof or any part thereof which may be or become a nuisance or annoyance or cause damage to the Landlord or to the owners tenants or occupiers of other premises in the said buildings or any part thereof.
- (t) Not to do or permit or suffer to be done any act, deed, matter or thing whatsoever which amounts to a breach of any of the terms and conditions under which the said buildings and the Land are held from the Crown or contained in the Deed of Mutual Covenant or whereby any insurance of the said buildings or any part or parts thereof against loss or damage by fire and/or claims by third parties for the time being in force may be rendered void or voidable or whereby the premium thereon may be increased. Provided That if as a result of any act deed matter or thing done permitted or suffered by the Tenant, the premium on any such insurance shall be increased, the Landlord shall be entitled at its option either to terminate this Agreement or to continue the same upon payment by the Tenant of the increased premium and upon such other terms and conditions as the Landlord may at its discretion think fit to impose.
- (u) Not to keep or store or permit or suffer to be kept or stored on or in the Flat Roof any arms ammunition gunpowder saltpetre kerosene or other explosive or combustible or hazardous goods.

- (v) Not to use or permit or suffer the Flat Roof or any part thereof to be used for any illegal or immoral purpose.
- (w) Not to encumber or obstruct or permit to be encumbered or obstructed with any boxes, packaging or obstruction of any kind or nature any of the entrances, stairs, access roads, pavements, roadways or other parts of the said buildings in common use and not to leave rubbish or any article or thing in any part of the said buildings not in the exclusive occupation of the Tenant.
- (x) (i) Subject to the proviso contained in this Sub-clause (x)(ii), not to assign, share, underlet, license, part with the possession of, transfer or otherwise dispose of the Flat Roof or any part thereof or any interest therein or enter into any agreement so to do (save and except any mortgage or charge of the Tenant's right benefit and interest of and in the Flat Roof or any interest therein created in favour of any banks or licensed finance companies as security).
 - (ii) The Tenant shall have the right to assign, share, underlet, license, part with the possession of or otherwise dispose of the Flat Roof as a whole or enter into any agreement so to do at any time during the term hereby created Subject to and Provided Always That (which proviso shall not apply to any assignment mortgage or charge of the rights, benefits and interests under this Agreement in favour of any banks or licensed finance companies as security):-
 - (1) The Tenant shall assign, sell, demise, underlet, or license as the case may be the

Flat and the Flat Roof simultaneously to the same assignee, purchaser, subtenant or licensee and in the same manner.

- (2) The Tenant shall procure the assignee, purchaser, subtenant or licensee as the case may be to and the assignee, purchaser, subtenant or licensee shall prior to the subletting, licensing or assignment of the Flat Roof agree with the Landlord in writing to the satisfaction of the Landlord that the assignee, purchaser, subtenant or licensee shall observe and perform all the terms and conditions on the part of the Tenant contained in this Agreement.
 - (3) The Tenant shall register a certified copy of the assignment, sub-tenancy agreement, licence or such other document executed for the purpose of disposing of the Tenant's interests, rights and benefit under this Agreement in any way with the Landlord within 14 days of the signing thereof.
 - (4) The Tenant shall pay all the Landlord's costs and expense (legal or otherwise) of and incidental to this Sub-clause (x)(ii).
 - (5) The Tenant shall notify Lei King Wan (Management) Limited or the Manager for the time being of the Land and the said buildings forthwith upon assigning subletting or licensing the Flat Roof.
- (y) Not to interfere any right of support for any of the said buildings or any other buildings erected or to be erected on the Land or the adjoining or adjacent land.

- (2) To obey and comply with and to indemnify the Landlord against the breach of all ordinances, regulations, bye-laws, rules and requirements or any Governmental or other competent authority relating to the use and occupation of the Flat Roof or any other act, deed, matter or thing done, permitted, suffered or omitted therein or thereon by the Tenant or any employee, agent or licensee of the Tenant.
- (aa) To obey observe comply with and perform all the covenants terms and provisions in the Deed of Mutual Covenant and rules and regulations relating to the said buildings so far as they relate to the Flat Roof and to indemnify the Landlord against any breach non-observance and non-performance thereof.
- (bb) To take all precautions to protect the interior of the Flat Roof against damage by storm or typhoon or the like.
- (cc) To use the Flat Roof only as a flat roof, and not to permit authorise or suffer any person(s) (other than the occupiers for the time being of the Flat and their servants employees licensees or visitors) to enjoy occupy and use the Flat Roof or any part thereof.
- (dd) Quietly to yield up the Flat Roof together with all fixtures and fittings of the Landlord therein and thereto at the expiration or sooner determination of this Agreement in good clean and tenantable repair and condition.
- (ee) To permit the Landlord and the Landlord's agents with or without workmen and others in case of fire to enter into or upon pass and repass over and along the Flat Roof for the purpose of extinguishing such fire and for salvage of property.

- (ff) To make good at the expense of the Tenant any portion of the said buildings which may be damaged through any omission act or default of the Tenant or of any of his servants employees agents visitors licensees or subtenants or through the escape of water, fire, smoke or fume or explosion in the Flat Roof.
- (gg) To remove at the cost of the Tenant any structures erections partitions and other alterations at any time during the said term if required by the Building Authority or other competent Government Departments whether or not the same were or have been put up by the Tenant with or without the consent of the Landlord and to make good all damage caused by such removal. The Landlord shall not be responsible to the Tenant for any loss suffered by the Tenant in any way as a result of such removal.
- (hh) To pay for all the costs and expenses (both incurred by the Landlord and by the Tenant) of and incidental to the preparation completion and registration of this Agreement (irrespective of whether the Tenant engages the same solicitors as the Landlord) and all adjudication fees and stamp duties payable on this Agreement (in duplicate).
- (ii) To enter into and execute a lease with the Landlord in respect of the Flat Roof upon the same terms and conditions (*mutatis mutandis*) as contained in this Agreement within 14 days of the Tenant being notified in writing that the certificate of compliance in respect of the Conditions of Grant has been issued and that the Landlord is in a position to grant a lease of the Flat Roof.

(jj) To pay for all the costs and expenses (both incurred by the Landlord and by the Tenant) of and incidental to the preparation completion and registration of the lease to be executed pursuant to this Agreement (irrespective of whether the Tenant engages the same solicitors as the Landlord) and all stamp duties and denoting fees payable thereon (in duplicate).

3. THE LANDLORD HEREBY AGREES with the Tenant that the Tenant observing and performing the agreements stipulations terms and conditions herein contained and on the Tenant's part to be observed and performed shall peaceably hold and enjoy the Flat Roof during the said term without any interruption by the Landlord or any person lawfully claiming under or in trust for the Landlord.

4. IT IS HEREBY FURTHER EXPRESSLY AGREED AND DECLARED as follows:-

(a) The Landlord shall have the right to terminate and forfeit this Agreement by giving a notice of forfeiture in writing to the Tenant upon the happening or occurrence of any of the following events and the Tenant failing to remedy the situation to the satisfaction of the Landlord within thirty (30) days of a notice demanding such remedy given by the Landlord to the Tenant (save and except that such remedial notice or action shall not be required in the event as described in Sub-clause (a)(ii) hereof) it shall be lawful for the Landlord at any time thereafter to re-enter on the Flat Roof or any part thereof in the name of the whole whereupon this Agreement shall absolutely cease and determine but without prejudice to any right of action of the Landlord in respect of any outstanding breach or non-observance or non-performance of any of the said agreements stipulations terms and

conditions herein contained and on the Tenant's part to be observed and performed :-

- (i) If the Tenant shall fail or neglect to observe or perform any of the agreements stipulations terms and conditions herein contained and on the Tenant's part to be observed and performed ;
 - (ii) If the Flat Roof or the Flat shall have been so damaged by fire, typhoon, earthquake, subsidence or other cause as to render the Flat Roof or the Flat unfit for habitation and/or an owner's resolution shall have been passed pursuant to Clause 18 of the Deed of Mutual Covenant or otherwise resolving that it is not practicable to reinstate (inter alia) the Flat Roof or the Flat and that the undivided shares thereof shall (inter alia) be acquired by the Manager under the Deed of Mutual Covenant ;
 - (iii) If the Tenant shall have assigned sold or otherwise disposed of the Flat to any person firm or corporation or entered into any agreement so to do without assigning this Agreement simultaneously to the same assignee or purchaser of the Flat and in the same manner;
 - (vi) If the Tenant shall have assigned or otherwise disposed of this Agreement or entered into any agreement so to do to any person firm or corporation who is not for the time being the registered owner of the Flat.
- (b) A written notice served by the Landlord on the Tenant in manner hereinafter mentioned to the effect that the Landlord thereby exercises the power of re-entry herein contained shall be a full and sufficient exercise of such

power without actual physical entry on the part of the Landlord.

- (c) Any delay or failure by the Landlord in exercising or enforcing any rights remedies or powers or part thereof under this Agreement shall not be deemed to operate as a waiver by the Landlord of any right to proceed against the Tenant in respect of any breach non-observance or non-performance of the said agreements stipulations terms and conditions herein contained and on the Tenant's part to be observed and performed. The rights remedies and powers provided to the Landlord under this Agreement are additional to and not exclusive of any rights remedies powers which the Landlord may have under the laws for the time being in force.
- (d) The Landlord shall not be under any liability to the Tenant or to any other person whomsoever in respect of any loss or damage to person or property sustained by the Tenant or any such other person caused by or through or in any way owing to the overflow or leakage of water, flooding or the escape of fumes smoke fire or any other substance or thing from anywhere within the said buildings and the Tenant shall fully and effectually indemnify the Landlord from and against all claims and demands made against the Landlord by any person in respect of any loss, damage or injury caused by or through or in any way owing to the overflow or leakage of water, flooding or the escape of fumes smoke fire or any other substance or thing from the Flat Roof owing to the act neglect or default of the Tenant his servants, agents or licensees or to the defective or damaged condition of the structure, fabric or interior of the Flat Roof for

which the Tenant is responsible hereunder and against all costs and expenses incurred by the Landlord in respect of any such claim or demand.

- (e) The Tenant shall be bound by and shall perform and observe all the terms covenants stipulations and conditions contained in the Deed of Mutual Covenant as if the Tenant were a party thereto and were the registered owner of the Flat Roof.
- (f) For the purpose of these presents any act, default neglect or omission of the occupiers and subtenants and any guests, visitors, servants, employees, agents, licensees or invitees of the Tenant shall be deemed to be the act, default, neglect or omission of the Tenant.
- (g) Any notice required to be served hereunder shall, if to be served on the Tenant, be sufficiently served if addressed to the Tenant and sent by prepaid post to or delivered at the Flat Roof or the Tenant's last known place of business or registered office in Hong Kong and, if to be served on the Landlord shall be sufficiently served if addressed to the Landlord and sent by prepaid post to or delivered at the Landlord's last known place of business or registered office in Hong Kong.
- (h) Unless the context otherwise requires, words herein importing the masculine feminine or neuter gender shall include the others of them and words herein in the singular shall include the plural and vice versa and the terms "Landlord" and "Tenant" shall include their successors in title (if applicable).

5. The Tenant hereby expressly declares that for the grant of the said term no keys money or other premium or consideration has been paid to the landlord or to any person.

6. The Tenant shall keep the Landlord at all times indemnified (on a full indemnity basis) against all payments, costs, expenses, damages, claims and proceedings (on a solicitor and client basis) that may be sustained by the Landlord as a result of or occasioned by or in connection with any failure by the Tenant to observe and perform any of the agreements stipulations terms and conditions herein contained and on the Tenant's part to be observed and performed.

7. This Agreement shall be governed by and construed in all respects in accordance with the laws of Hong Kong and the parties hereto hereby submit to the non-exclusive jurisdiction of the courts of Hong Kong.

AS WITNESS the hands of the parties hereto the day and year first above written.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Names, Addresses and Descriptions of Parties hereto)

- (1) BRAEMAR WEST LIMITED whose registered office is situate at Swire House, 4th Floor, No.9 Connaught Road Central, Hong Kong ("the Landlord") (which expression shall where the context permits include its successors and assigns)
- (2) CHOI HAN HANG (蔡漢亨) and CHIU YUK KWAN (趙玉堅) both of Flat G, 2nd Floor, Yat Wah Mansion, Site B, Lei King Wan, Sai Wan Ho Reclamation, Hong Kong ("the Tenant") (which expression shall where the context permits in the case of an individual include the persons specifically named and his executors and administrators and assigns and in the case of a company or corporation include the company or corporation specifically named and its successors and assigns and in the case of persons holding as tenants in common include the persons specifically named and their respective executors and administrators and assigns and in the case of persons holding as joint tenants include the persons specifically named and the survivors or survivor of them and the executors and administrators of such survivor their his or her assigns).

THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of the Flat Roof)

ALL THAT FLAT ROOF "G" on the SECOND FLOOR of YAT WAH MANSION (逸華閣), SITE B, LEI KING WAN (which Mansion being herein referred to as "the Building") which Flat Roof is more particularly shown and coloured pink on the plan hereto annexed and is adjacent to Flat "G" on the 2nd Floor of the Building ("the Flat") (which Flat by an Assignment of even date and made between (1) the Landlord as Vendor, (2) the Tenant as Purchaser is assigned to the Tenant as Joint Tenants/Tenants-in-Common-in-equal-shares).

THE THIRD SCHEDULE ABOVE REFERRED TO

(The Term)

For the term commencing with the date hereof and expiring on 24th July 2050 with a right of renewal for a further term of 75 years less the last three days thereof.

THE FOURTH SCHEDULE ABOVE REFERRED TO

The Conditions of Grant :-

- (a) Description and Registration Number : Conditions of Grant
No.11798;
- (b) Date : the 30th day of April 1985;
- (c) Parties : between His Excellency the Governor of Hong Kong of
the one part and the Landlord of the other part;
- (d) Term : 75 years from 25th July 1975 with a right of renewal
for a further term of 75 years;
- (e) Lot Number: Inland Lot No.8673.
- (f) Modified or varied by : a Modification Letter dated the 30th day of
June 1988 from the Assistant Registrar
General to the Landlord and registered in
the Land Office by Memorial No.3750314.

THE FIFTH SCHEDULE ABOVE REFERRED TO

Excepting and reserving unto the Landlord, its successors and assigns
other than the Tenant :-

- (a) The exclusive right for the Landlord and/or its successors and
assigns to use occupy and enjoy the exterior surfaces and the
external walls of the Flat Roof and to alter the finishes,
plaster, colour and facade thereof.
- (b) The exclusive right for the Landlord and/or its successors and
assigns and/or their respective parent subsidiary or
associated companies to use affix to and thereafter maintain

alter renew or remove inter alia, any one or more chimneys, signs, signboards, advertisements (illuminated or otherwise) on the external walls of the Building and of any other of the said buildings and on any part or parts of the retained areas as are contained in the Deed of Mutual Covenant provided always that any such structures shall not materially interfere with the use occupation and enjoyment by the Tenant of the Flat Roof;

- (c) The full and free right for the Landlord and/or its successors and assigns and/or their respective parent subsidiary or associated companies to construct maintain lay remove re-route and renew drains, pipes, cables and other installations, fittings, chambers and other structures within the Land or partly within the Land and adjoining land to supply utilities services and recreational facilities to the Land and/or to any other adjoining adjacent or neighbouring land;
- (d) Full right to subjacent and lateral support for all buildings and erections which may at any time be erected or are to be erected on the Land or on any adjoining and adjacent land;
- (e) Full right to join and connect up the pedestrian concourses, podium, pavements, pathways, gardens, play areas, car parks, shops, retained areas and offices and any other erections services and facilities on the Land to the pedestrian concourses, podium, pavements, pathways, gardens, play areas, car parks, shops, retained areas and offices and any other erections services and facilities on any adjoining adjacent or neighbouring land;
- (f) Full right to grant to the owners and occupiers of adjacent adjoining or neighbouring land rights of way and of user at any level in relation to the pedestrian concourses, pavements,

play areas, podium, pathways and all retained areas common areas and services and facilities within the Land and the said buildings and the roadways within the car parking area;

- (g) The right to alter the building plans to provide additional flats, car parking spaces, shops, retained areas and offices within the Land or additional recreational facilities on the Land or partly on the Land and adjoining land and any such additional flats, car parking spaces, shops, retained areas, offices and additional recreational facilities shall be deemed reserved to the Landlord; and
- (h) The full right and liberty at any time or times hereafter for the Landlord and/or its successors and assigns and/or their respective parent subsidiary or associated companies at their own cost and expense without any interference or objection by the Tenant or any person claiming through under or in trust for the Tenant to proceed with the development or further development of the Land or of any adjoining adjacent or neighbouring land belonging to them or under their control by the construction, demolition or modification of any buildings structures or erections thereon or on any part or parts thereof in any manner that they may in their entire discretion deem fit and in accordance with any plans approved or hereafter to be approved by the Building Authority and the absolute and unfettered right for the Landlord and/or its successors and assigns and/or their respective parent subsidiary or associated companies to determine in what way as to time and manner and whether or not to proceed with such further development and to submit amend and re-amend or modify plans for such further development in whatever manner the Landlord and/or its successors and assigns and/or their

respective parent subsidiary or associated companies shall see fit or deem expedient;

- (j) The exclusive right for the Landlord and/or its successors and assigns and/or their respective parent subsidiary or associated companies to make use of all or any part of the Land and the said buildings and all structures therein or thereon for carrying on building operations in such manner howsoever as the Landlord and/or its successors and assigns and/or their respective parent subsidiary or associated companies shall see fit and for that purpose to utilise all or any part of the Land and the said buildings for the storage and conveyance of building or other materials without any interference whatsoever by the Tenant or any person claiming through under or in trust for the Tenant: Provided That such building operations and use will not prevent the occupation of and access to and egress from the Flat Roof;
- (k) The right for the Landlord and/or the owners and occupiers of the Building to enter into and upon and to pass over and through the Flat Roof in case of emergency;
- (l) The right for the Manager of the Land and the said buildings and/or the Landlord and/or persons authorised by them or any of them (whether carrying tools equipment apparatus or otherwise) to enter into and upon pass and repass over and along the Flat Roof or any part thereof for the purpose of (i) altering, maintaining and/or effecting repairs to any part(s) of the said buildings or any facilities therein; (ii) installing any new structures or facilities to any part(s) of the said buildings; and (iii) (without limiting the generality of sub-clause (l)(i) above) maintaining, altering and repairing on and removing from the Flat Roof plumbing,

drainage pipes and other facilities, the external walls and windows of the said buildings and to erect thereon scaffolding and other equipment necessary for any of the aforesaid purposes;

SIGNED by BRAEMAR WEST LIMITED by the hand of

D. W. Mahoney

For and on behalf of BRAEMAR WEST LIMITED

D. W. Mahoney
Director

whose signature(s) is/are verified by:-

Magdalena Y.M. Lam
Solicitor
Hong Kong.

SIGNED by the Tenant in the presence of :-

[Signature]
Holder of H.K. Identity Card No. E318202(2)

[Signature]
Paul K. H. Yu
Solicitor,
Hong Kong.

Holder of H.K. Identity Card No. E567450(A)

INTERPRETED by :-

[Signature]
JOHNNY YEUNG
Clerk to Messrs. Johnson, Stokes & Master,
Solicitors, &c., Hong Kong.

Dated

9th August

1988

BRAEMAR WEST LIMITED

AND

CHOI HAM HANG
and CHIU YUK KWÁN

TENANCY AGREEMENT

of

Flat Roof G on the 2nd Floor of Yat Wah
Mansion, Site B, Lei King Wan, Sai Wan Ho
Reclamation.

REGISTERED in the Land Office by
Memorial No. **3816035**
on **31 AUG 1988**
p Land Officer

JOHNSON, STOKES & MASTER,
SOLICITORS, & C.,
HONG KONG.

JS/842220/8/AH
EKd11 - 3.5.88 (ek)
Site B LKW T/A

4/20/9