

Annex I

FANCY SPOT LTD

[Redacted]

註冊客戶及供電地址
Registered Customer & Supply Address

FANCY SPOT LTD
[Redacted]

編賬號碼 Account Number

賬類及商戶編號: 02

非住宅用電

發單日期 (日-月-年)

28-10-24

由 28-09-24 至 28-10-24

共 31 日用電量

按金 [Redacted]

第 1/2 頁

電力費用 Energy Charge [Redacted] + 燃料調整費 Fuel Cost Adjustment [Redacted] + 其他 Others [Redacted] =

應繳總數 [Redacted]

繳款限期
12-11-24

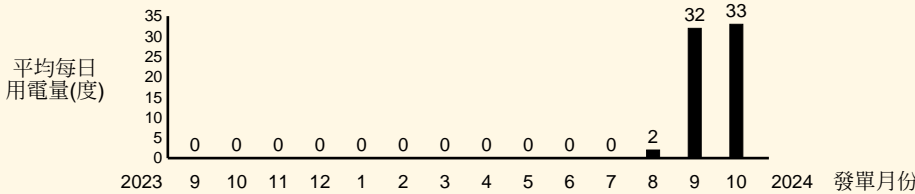
上次繳費 [Redacted]
已於07-10-24收到
謝謝

若未於繳費限期前付款，須另繳 5% 逾期附加費

電錶號碼 [Redacted] 讀錶倍數 1 前次讀數 2631 今次讀數 3662

電力費用:			其他:	
每度(¢)	度數	費用(\$)	上期零數撥來	[Redacted]
106.0	1031	[Redacted]	零數撥入下次	[Redacted]
小計	1031	[Redacted]	小計	[Redacted]

燃料調整費:
小計 (1031 度)



「轉數快」繳費 [Redacted]

編賬號碼: [Redacted]

應繳總數: [Redacted]

環保訊息:

2023年平均每度電
二氧化碳當量排放:

0.39 千克

存根


FANCY SPOT LTD

註冊客戶及供電地址
Registered Customer & Supply Address


FANCY SPOT LTD

編賬號碼 Account Number


第 2/2 頁

 **電力費用**
Energy Charge
請參考首頁

+

 **燃料調整費**
Fuel Cost Adjustment
請參考首頁

+

 **其他**
Others
請參考首頁

=

請參考首頁

計算詳情：

項目	由	至	用電 日數	用電度數	每度 收費率(\$)	金額(\$)
燃料調整費	28-09-24	30-09-24	3	99	0.435	
	01-10-24	28-10-24	28	932	0.434	
				1031		

備註：用電量是根據用電日數以比例方法計算

如何繳費？ How to Pay?

更多繳費選擇
More Payment Options



e.clp.com.hk/payment

自動轉賬
AutoPay

請登入中電網站 e.clp.com.hk/autopay。
Please visit CLP website e.clp.com.hk/autopay.

「轉數快」
Faster Payment System (FPS)

請使用銀行流動應用程式掃描電費單上的「轉數快」繳費二維碼，透過「轉數快」繳付賬單。
Please scan the FPS QR code on CLP bill with Mobile Banking App to proceed with bill payment via FPS.

AlipayHK

安裝並登入「AlipayHK」應用程式，選擇「繳費服務」連結編賬號碼，即可進行繳費或設定自動付款。
Please install and login to "AlipayHK" App. select "Bill Payment" to link up account number and pay manually or via auto debit service.

WeChat Pay HK

安裝並登入「WeChat」應用程式後，點擊「我」>「WeChat Pay」>「生活繳費」，添加編賬號碼後即可查詢賬單並繳費。
Please install and login to "WeChat" App, select "Me">"WeChat Pay">"Utilities"> register your account number and proceed with bill payment.

繳費靈
PPS

請致電18013 登記及致電18033 繳交電費。商戶編號02。網上服務 (www.ppskh.com)，或應用程式「PPS on Mobile」。
For registration, please call 18011. For payment, please call 18031. CLP Merchant Code is 02. Internet (www.ppskh.com) or App "PPS on Mobile".

轉郵寄支票
Cheque by Mail

請以劃線支票抬頭寫上「中華電力有限公司」，並將支票連同電費單存根寄往香港郵政總局第11188號信箱
Make your crossed cheque payable to "CLP Power Hong Kong Limited" and send it together with the payment stub (the bottom part of your paper bill) to PO Box No. 11188, General Post Office, Hong Kong.

支援不同電子繳費方式，讓你隨時隨地繳交電費。
Supported by different electronic payment platforms.
Pay anytime, anywhere.



Alipay HK

WeChat Pay



了解更多
Learn more



提防短訊詐騙 認住#CLP

CLP becomes #CLP now - Get to know
the current prefix to avoid SMS scams

為協助市民辨別短訊真偽，中電已參與通訊事務管理局辦公室的「短訊發送人登記制」，由2024年5月23日起，中電會以「#CLP」開頭向客戶發送短訊。

To help the public to verify the identities of SMS senders, CLP has participated in the SMS Sender Registration Scheme from the Office of the Communications Authority. From 23 May, 2024, all SMS sent from CLP start with "#CLP".



請參考以下資訊，時刻保持警覺，以免受騙。
Please refer to the following information and stay alert to avoid being scammed.

1 切勿向可疑發送人或網站透露任何個人資料、銀行賬戶或信用卡資料詳情或密碼

DO NOT provide any personal information, bank account or credit card credentials or passwords to any suspicious senders or websites

2 切勿向可疑發送人轉賬

DO NOT transfer money to any suspicious senders

3 切勿點擊可疑短訊、電郵、訊息、網頁及社交媒體內的連結或附件

DO NOT click on any links or attachments in suspicious SMS, emails, messages, websites and social media

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How can we tell if the SMS is sent from CLP?

所有由中電發出的短訊均以「#CLP」開頭。

All SMS from CLP start with "#CLP".

#CLP

如懷疑收到可疑短訊，你可電郵至csd@clp.com.hk，或致電2678-2678聯絡我們。

If you have any doubts when receiving suspicious SMS, please email us at csd@clp.com.hk or call us at 2678-2678.

如想了解更多，
可瀏覽我們的網絡
安全貼士。



Read more
about our tips of
internet security.



聯絡/了解更多 Contact Us/More Information

* 如有任何查詢或閣下不希望你的個人資料被用於直接促銷，請透過網上表格告知我們。
If you have any enquiries or if you do not wish to have your personal data used for direct marketing purposes, please contact us using this eForm.

網上表格*
eForm

e.clp.com.hk/eformc



供電相關服務
Electricity Supply
Related Services

e.clp.com.hk/esrs

客戶服務中心及
商業客戶中心
Customer Service Centres
& Business Centres

e.clp.com.hk/csc

供電則例

作為本公司的註冊客戶，閣下已同意遵守不時作出修訂的供電則例，並受其約束。供電則例亦同時適用於實際用電的任何人士。閣下可從中電網站下載或致電客戶服務熱線索取供電則例。

e.clp.com.hk/supplyrules



Supply Rules

As our Company's Registered Customer, you have agreed to be bound by and shall comply with the Supply Rules as revised from time to time. The Supply Rules shall also be applicable to any person actually obtaining or using electricity from the Company account. The Supply Rules are available from CLP website or please call our Customer Service Hotline to obtain a copy.

e.clp.com.hk/supplyrules-en



用電價目及最低收費
Tariff & Minimum Charge

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賬類及商戶編號: 02

非住宅用電

發單日期 (日-月-年)

29-10-24

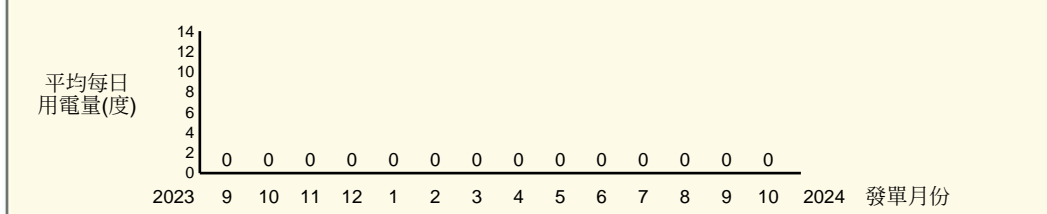
由 28-09-24 至 28-10-24

共 31 日用電量

按金

電力費用 Energy Charge	+	燃料調整費 Fuel Cost Adjustment	+	其他 Others	=	應繳總數
[REDACTED]		-		[REDACTED]		[REDACTED]

電力費用:		其他:	
最低收費	[REDACTED]	上期結轉	[REDACTED]
小計	[REDACTED]	上期零數撥來	[REDACTED]
本期用電度數為 0 度		零數撥入下次	[REDACTED]
		小計	[REDACTED]



客戶資訊: *** 為方便客戶, 如150港元以下的賬單總額將會轉撥至下期賬單。此賬單只供參考, 暫無須繳款。***

如有查詢, 您可透過網上表格<https://clp.to/eform-c> 提交。

應繳總數	[REDACTED]
總數撥入下期*	[REDACTED]
上期結轉	[REDACTED]
今期總數	[REDACTED]
上次繳費	[REDACTED]
已於10-09-24收到 謝謝	

電錶號碼	讀錶倍數	前次讀數	今次讀數
[REDACTED]	1	894	894

「轉數快」繳費

[REDACTED]

編賬號碼: [REDACTED] 應繳總數: [REDACTED]

存根

環保訊息:

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www.clp.com.hk

ADJUDICATED
ADJUDGED NOT CHARGEABLE
WITH ANY DUTY

准許使用合約

Annex II

Adjudication Fee Paid
印花稅署 \$ ≈ 50 香港
Pending Adjudication



許可人 : [REDACTED]
通訊地址 : [REDACTED]
使用人 : 綽展有限公司 (商業登記證號碼: [REDACTED])
通訊地址 : [REDACTED]
立約日期 : 2021 年 1 月 16 日

- (一) 現許可人同意及准許使用人使用新界 D.D. 95 LOT Nos. 27, 86, 87 & 88 之土地(見附圖黃色部份) (下稱“該土地”)作合法用途。
- (二) 使用人不得在該土地或其任何部份貯放違禁物品及作非法或一切有關違反批地條款、地契或違反任何法例、法規等之用途。若任何政府部門就該土地發出違例通知，使用人必須即時終止有關違例用途及自費將該土地還原，並需補償許可人一切損失。
- (三) 雙方同意本合約之准許使用期由 2021 年 01 月 16 日起至 2028 年 01 月 15 日止(包括首尾兩天)，合約生效期間任何一方可給予對方三個月書面通知終止此使用合約。
- (五) 該土地所有差餉及其他各項什費一概由使用人負責支付，納糧地稅及地租則由許可人繳交。
- (六) 使用人須負責保養及維修該土地，並須保持環境衛生清潔，盡力保護該土地免受火災、水浸及颱風等的破壞，並須自投保險；若遇天災橫禍，許可人無須承擔損失責任或向使用人作出賠償。
- (七) 使用人在未得到許可人代表之書面同意，不可在該土地建設任何建築物，並不得以任何方式准許別人使用或分享使用該土地或其部份。
- (八) 當本使用合約終止時，使用人應當遷出及以交吉形式交回該土地給許可人，並於同日內將該土地清楚交還給許可人，並須自行自費將垃圾什物清理。
- (九) 本合約如需要支付厘印費，則雙方各需支付一半。
- (十) 許可人仍保留該土地的使用權，使用人不得干預。本合約並不構成業主與租客關係。
- (十一) 任何並非此合約一方的之人士均沒有權根據《合約(第三者權利) 條例》強制執行合約中的任何條文。

許可人簽署:

[REDACTED]

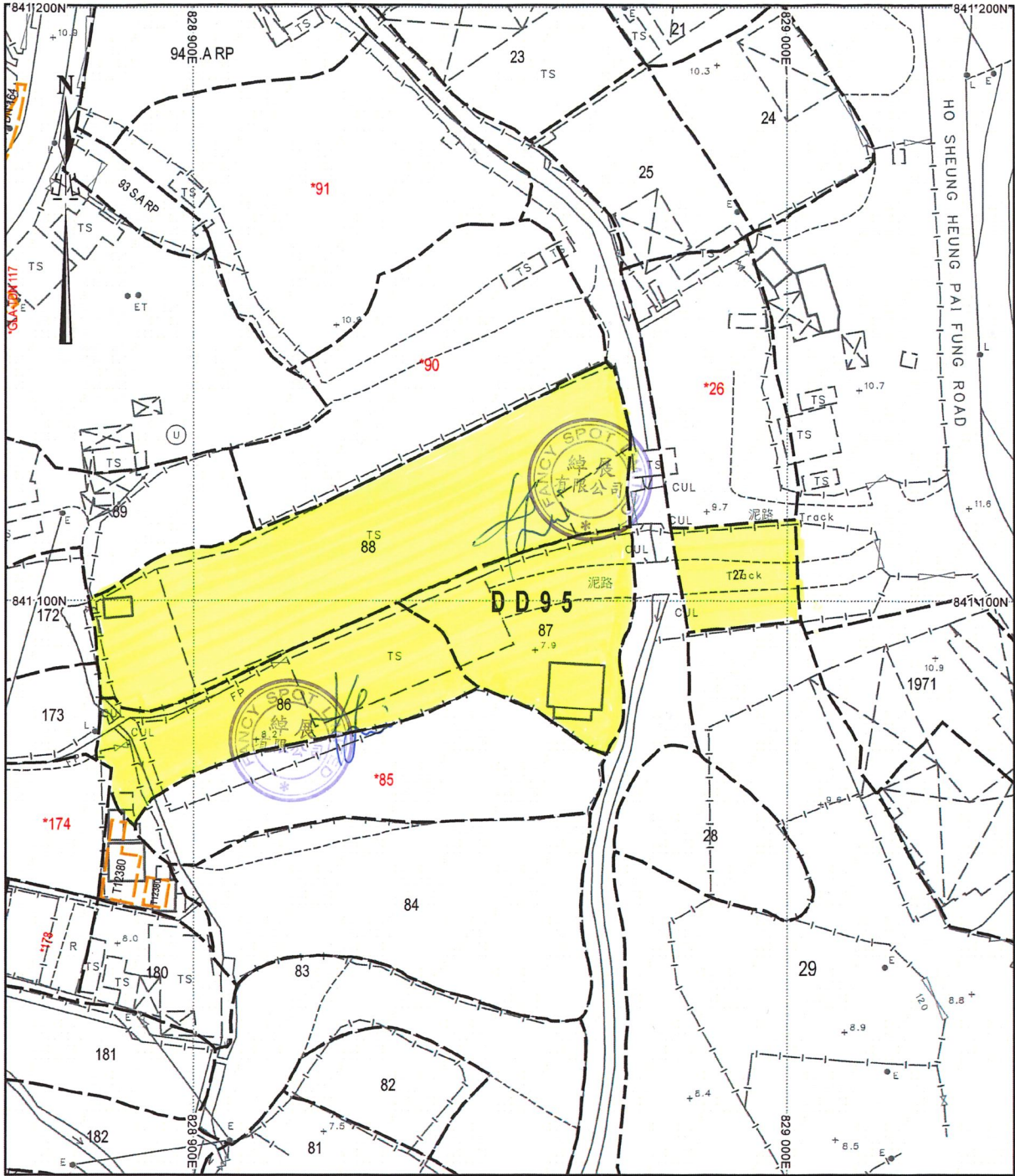
使用人簽署:

For and on behalf of
FANCY SPOT LIMITED
綽展有限公司

Authorized Signature(s)

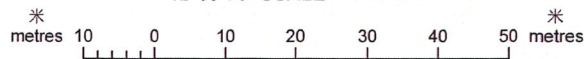
見証人簽署:

地段索引圖 LOT INDEX PLAN



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000



Locality : _____

Lot Index Plan No. : ags_S00000124258_0001

District Survey Office : Land Information Centre

Date : 04-Mar-2024

Reference No. : 2-SE-5C

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SMO-P01 20240304142526 10

摘要說明：本地地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
免責說明：如因使用本地地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.

Disclaimer: The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.

租地合約

物業管理人: [REDACTED] (以下簡稱“甲方”)

立合約人:

承租人: 綽展有限公司 (以下簡稱“乙方”)

事由: 甲方將名下管理物業 DD.52.LOT.406 租與乙方作為正當用途, 雙方訂明條件如下:

1. 租期兩年, 即由二零一三年一月一日至二零二四年十二月三十一日止。租金為每月港幣
2. 因乙方租用該土地後的範圍, 而引致之開支, 及違反法例而遭政府干涉, 一切後果概由乙方負責。
3. 該地段之物業稅、地稅、地租等, 由甲方依時繳納。
4. 有關該地之一切開支(包括牌照費及差餉), 由乙方負責依時繳納。
5. 倘若乙方依期交租及履行此合約條文, 則甲方不得無理騷擾乙方, 乙方可安享用權。
6. 租約期間, 乙方可自由使用。
7. 在合約期內, 如遇政府徵收該地段:
 - I. 甲方須在接到政府收通知書後十四天內通知乙方
 - II. 乙方所多交租金, 概不退還
 - III. 任何一方不得藉端向對方索取賠償
8. 乙方在未得到甲方之同意前, 不可在該土地建設任何建築物(本身存在的建築物除外)。
9. 本合約所列之各條文, 經甲方雙方商議後, 共同承認, 願意遵守, 恐後無憑, 特由甲乙雙方及見證人簽署一式兩份, 甲乙雙方各存一份為據。

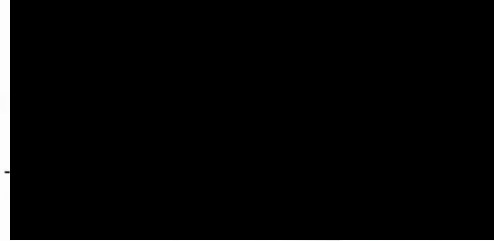
10. 簽署

甲 方: [REDACTED]

地 址: [REDACTED]

電 話: [REDACTED]

簽署



乙 方: 綽展有限公司

地 址: [REDACTED]

For and on behalf of
FANCY SPOT LIMITED
綽 展 有 限 公 司

電 話: [REDACTED]

簽署

.....
Authorized Signature(s)

見証人: _____

身份証: _____

簽署

訂立日期: 2023 年 2 月 7
日

09360512

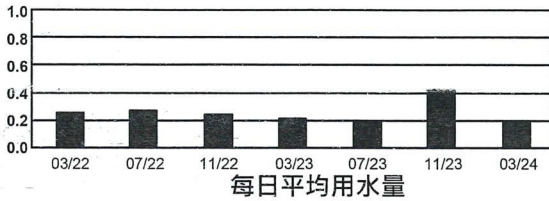
FANCY SPOT LIMITED

用水樓宇地址 DD 52 LOT 428 HA PAK TSUEN SHEUNG SHUI, NEW TERRITORIES

用戶編號：[REDACTED]

用水量	每日平均用水量
22 立方米/116日	0.190立方米 (190 公升)

立方米



水錶編號	日期	度數	日期	度數
[REDACTED]	20/11/2023	537A	15/03/2024	559A

A：抄錶度數 E：估計度數 S：客戶報讀度數

應繳總額
[REDACTED]

繳款限期
18/04/2024

在此日期後加收5%附加費

繳款單編號： [REDACTED]

上次繳款日期：06/12/2023
 上次繳款金額：\$223.30
 現存按金款額：\$1,000.00
 爭議金額：\$0.00
 分期付款金額：\$0.00

供水性質：倉庫,包括凍倉貨櫃場(721000)

餘額承前	[REDACTED]	
水費	[REDACTED]	此欄空白
20/11/2023 - 15/03/2024	[REDACTED]	
第一級 22 立方米 @ \$4.58	[REDACTED]	
小計	[REDACTED]	
收費總額	[REDACTED]	
餘額撥入下期	[REDACTED]	CR
應繳款額	[REDACTED]	

有關此帳戶的帳單附註：

- 香港商業處所的用水效益指標為：每日每平方米 0.56 公升 (用戶可將帳單記錄的用水量除以同期的日數，再除以相關處所的總建築面積，以作比較。)
- 香港工業處所的用水效益指標為：每日每平方米 0.12 公升 (同上)
- 香港商場的用水效益指標為：每日每平方米 0.91 公升 (同上)
- 香港酒店的用水效益指標為：每客人每晚 490 公升 (用戶可將帳單記錄的用水量除以同期每晚入住酒店人數的總和，以作比較。)

FANCY SPOT LTD

註冊客戶及供電地址
Registered Customer & Supply Address

FANCY SPOT LTD

編賬號碼 Account Number

賬類及商戶編號: 02

非住宅用電

發單日期 (日-月-年)

11-12-24

由 09-11-24 至 10-12-24

共 32 日用電量

按金

第 1/2 頁

電力費用
Energy Charge

燃料調整費
Fuel Cost Adjustment

其他
Others

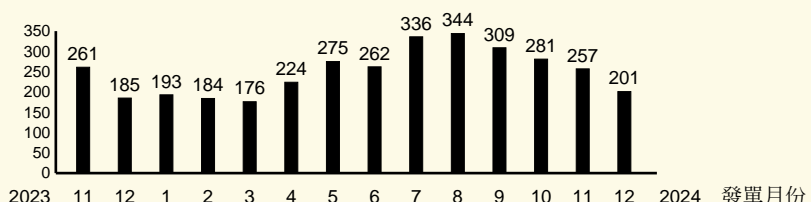
應繳總數

繳款限期
27-12-24
自動轉賬

上次繳費
已於25-11-24收到
謝謝

電力費用:			其他:	
每度(¢)	度數	費用(\$)	上期零數撥來	
106.0	6436		零數撥入下次	
小計	6436		小計	

燃料調整費:	
小計 (6436 度)	



客戶資訊: 請於繳費限期前預留足夠存款於銀行戶口作轉賬之用。交易所需時間視乎個別銀行安排, 一般在繳費日期後三個工作天內完成。如客戶於銀行設有自動轉賬上限, 請留意賬單總額是否超出有關上限以免令交易有所延誤。

若未於繳費限期前付款, 須另繳 5% 逾期附加費

電錶號碼	讀錶倍數	前次讀數	今次讀數
	1	384093	390529

「轉數快」繳費

編賬號碼: [Redacted]

應繳總數: **\$9,623.00**
香港上海滙豐銀行有限公司自動轉賬

環保訊息:

2023年平均每度電 二氧化碳當量排放:
0.39 千克

存根

FANCY SPOT LTD

註冊客戶及供電地址
Registered Customer & Supply Address

FANCY SPOT LTD



編賬號碼 Account Number

第 2/2 頁

 **電力費用**
Energy Charge
請參考首頁

+

 **燃料調整費**
Fuel Cost Adjustment
請參考首頁

+

 **其他**
Others
請參考首頁

=

請參考首頁

計算詳情：

項目	由	至	用電 日數	用電度數	每度 收費率(\$)	金額(\$)
燃料調整費	09-11-24	30-11-24	22	4425	0.433	
	01-12-24	10-12-24	10	2011	0.440	
				6436		

備註：用電量是根據用電日數以比例方法計算

如何繳費？ How to Pay?

更多繳費選擇
More Payment Options



e.clp.com.hk/payment

自動轉賬
AutoPay

請登入中電網站 e.clp.com.hk/autopay。
Please visit CLP website e.clp.com.hk/autopay.

「轉數快」
Faster Payment System (FPS)

請使用銀行流動應用程式掃描電費單上的「轉數快」繳費二維碼，透過「轉數快」繳付賬單。
Please scan the FPS QR code on CLP bill with Mobile Banking App to proceed with bill payment via FPS.

AlipayHK

安裝並登入「AlipayHK」應用程式，選擇「繳費服務」連結編賬號碼，即可進行繳費或設定自動付款。
Please install and login to "AlipayHK" App. select "Bill Payment" to link up account number and pay manually or via auto debit service.

WeChat Pay HK

安裝並登入「WeChat」應用程式後，點擊「我」>「WeChat Pay」>「生活繳費」，添加編賬號碼後即可查詢賬單並繳費。
Please install and login to "WeChat" App, select "Me">"WeChat Pay">"Utilities"> register your account number and proceed with bill payment.

繳費靈
PPS

請致電18013 登記及致電18033 繳交電費。商戶編號02。網上服務 (www.ppskhk.com)，或應用程式「PPS on Mobile」。
For registration, please call 18011. For payment, please call 18031. CLP Merchant Code is 02. Internet (www.ppskhk.com) or App "PPS on Mobile".

轉郵寄支票
Cheque by Mail

請以劃線支票抬頭寫上「中華電力有限公司」，並將支票連同電費單存根寄往香港郵政總局第11188號信箱
Make your crossed cheque payable to "CLP Power Hong Kong Limited" and send it together with the payment stub (the bottom part of your paper bill) to PO Box No. 11188, General Post Office, Hong Kong.

支援不同電子繳費方式，讓你隨時隨地繳交電費。
Supported by different electronic payment platforms.
Pay anytime, anywhere.



AlipayHK

WeChat Pay



了解更多
Learn more



提防短訊詐騙 認住#CLP

CLP becomes #CLP now - Get to know
the current prefix to avoid SMS scams

為協助市民辨別短訊真偽，中電已參與通訊事務管理局辦公室的「短訊發送人登記制」，由2024年5月23日起，中電會以「#CLP」開頭向客戶發送短訊。

To help the public to verify the identities of SMS senders, CLP has participated in the SMS Sender Registration Scheme from the Office of the Communications Authority. From 23 May, 2024, all SMS sent from CLP start with "#CLP".



請參考以下資訊，時刻保持警覺，以免受騙。
Please refer to the following information and stay alert to avoid being scammed.

1 切勿向可疑發送人或網站透露任何個人資料、銀行賬戶或信用卡資料詳情或密碼

DO NOT provide any personal information, bank account or credit card credentials or passwords to any suspicious senders or websites

2 切勿向可疑發送人轉賬

DO NOT transfer money to any suspicious senders

3 切勿點擊可疑短訊、電郵、訊息、網頁及社交媒體內的連結或附件

DO NOT click on any links or attachments in suspicious SMS, emails, messages, websites and social media

如何確定短訊由中電發出？

How can we tell if the SMS is sent from CLP?

所有由中電發出的短訊均以「#CLP」開頭。

All SMS from CLP start with "#CLP".

#CLP

如懷疑收到可疑短訊，你可電郵至csd@clp.com.hk，或致電2678-2678聯絡我們。

If you have any doubts when receiving suspicious SMS, please email us at csd@clp.com.hk or call us at 2678-2678.

如想了解更多，
可瀏覽我們的網絡
安全貼士。



Read more
about our tips of
internet security.



聯絡/了解更多 Contact Us/More Information

* 如有任何查詢或閣下不希望你的個人資料被用於直接促銷，請透過網上表格告知我們。
If you have any enquiries or if you do not wish to have your personal data used for direct marketing purposes, please contact us using this eForm.

網上表格*
eForm

e.clp.com.hk/eformc



供電相關服務
Electricity Supply
Related Services

e.clp.com.hk/esrs

客戶服務中心及
商業客戶中心
Customer Service Centres
& Business Centres

e.clp.com.hk/csc

供電則例

作為本公司的註冊客戶，閣下已同意遵守不時作出修訂的供電則例，並受其約束。供電則例亦同時適用於實際用電的任何人士。閣下可從中電網站下載或致電客戶服務熱線索取供電則例。

e.clp.com.hk/supplyrules



Supply Rules

As our Company's Registered Customer, you have agreed to be bound by and shall comply with the Supply Rules as revised from time to time. The Supply Rules shall also be applicable to any person actually obtaining or using electricity from the Company account. The Supply Rules are available from CLP website or please call our Customer Service Hotline to obtain a copy.

e.clp.com.hk/supplyrules-en



用電價目及最低收費
Tariff & Minimum Charge

e.clp.com.hk/tariff

客戶服務熱線
Customer Service Hotline

2678 2678

緊急服務熱線
Emergency Hotline

2728 8333

中電網站
CLP Website

www.clp.com.hk

(甲方) _____ 身份證號碼 _____

電話 _____

(乙方) 綽展有限公司 商業登記證 _____

聯絡電話 _____

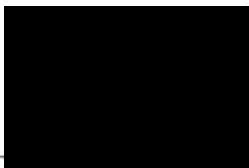
以下稱甲乙雙方租賃協議:

- 1) 乙方向甲方承租位於新界 D.D.52 LOT NO.401 號之農地，租期由 2018 年 2 月 1 日至 2026 年 1 月 31 日止。每年 _____。業主同意上述地段倒泥頭，平整地盤。唯得在 1.2 米，政府準許之合法情況下填泥，如超標引發之政府罰款，一概由租客負責。
- 2) 乙方不得在上述土地貯存違禁品或進行一切觸犯本港法例之事情，如作出非法用途或非法事情而被政府檢控，乙方須負全責任，而甲方有權收回上述出租之土地。
- 3) 在租約期內如涉及乙方使用土地因個別經營業務而遇到向政府申請各項牌照時一切責任及費用應由乙方負責。
- 4) 乙方在簽約時須繳付首年(即 2018 年 2 月 1 日至 2019 年 1 月 31 日)之租金港幣 _____ 正(HK\$ _____)予甲方。
- 5) 租賃期內水電雜費及差餉由乙方負責，地租則由甲方負責。
- 6) 乙方在申辦有關牌照時如有需要可甲方要求協助或徵詢，而甲方必須協助乙方，但一切申請之有關費用則由乙方負責。
- 7) 租約期間，甲乙雙方可以以三個月的書面通知終止租約，乙方遷出時必須將全部物品及雜物清走，將吉地交還甲方，不得向甲方收取任何賠同償。

本租賃合約一式兩份 (每份共一百) ，各願遵守，各執一份存證。

業主 (甲方) 代表簽署：

租客 (乙方) 簽署：



For and on behalf of
FANCY SPOT LIMITED
 綽展有限公司



.....
 Authorised Signature(s)

見證人簽署： _____

見證人簽署： _____

雙方簽署日期： 年 日 日

商業登記號碼： _____

LICENCE is made the 14th day of June, 2023.

BETWEEN:

- (1) [Redacted] whose registered office is [Redacted] (Business Registration No. [Redacted] ("the Licensor"); and
- (2) FANCY SPOT LIMITED (綽展有限公司) whose registered office is situate at [Redacted] (BR No. [Redacted] ("the Licensee").

IT IS HEREBY AGREED as follows:-

1. The Licensor shall grant and the Licensee shall take up a licence ("the Licence") to use the premises more particularly described in the 1st Schedule hereto ("the said premises") on the terms and conditions herein provided.
2. This Licence shall be for the term more particularly described in the 2nd Schedule hereto (the term as provided herein shall be referred to as "the Licence Period"). On the expiration of the term herein, the Licence shall be terminated absolutely and the Licensee shall vacate the Premises without any objection and despite the termination the right of either party for any antecedent breach shall not be affected.
3. The Licensee shall pay to the Licensor a licensee fee more particularly described in the 3rd Schedule hereto ("the Licence Fee") which shall be payable in advance on the 1st day of each and every calendar month without deduction whatever. The Licence Fee payable shall be exclusive of rates and government rents, which shall be on the Licensee's account.
4. The parties hereby agree and declare that this Licence shall be a licence only and is not intended to be a tenancy and accordingly no "Landlord-and-Tenant" relationship shall be created hereby and that the Licensee shall not be entitled to occupy the said premises to the exclusion of the Licensor or the registered owner(s).
5. The Licensee HEREBY AGREES with the Licensor as follows :-
 - (a) To pay the Licence Fee as and when they fall due in the manner aforesaid without deduction whatever
 - (b) To use the said premises for lawful purposes only which are permissible under the Government Lease, the Town Planning Ordinance and Regulations and the relevant zoning plans.
 - (c) Not to assign, sub-license, lease or part with possession of the said premises or any part thereof without the prior written consent of the Licensor which consent may be refused at the Licensor's absolute discretion.
 - (d) Not to affix or exhibit or permit or suffer to be affixed or exhibited to or upon any part of the said premises (save and except a signboard denoting the name of the Licensee only) any advertising board, banners, billboard, flags, paintings, posters, signboard or antennae for radio or electro-magnetic wave transmission, satellite dish, or other electric or electronic device without the prior written consent of the Licensor which consent may be refused at the Licensor's absolute discretion.

Pending Adjudication
印 在 稅 費 \$ 50
Adjudication Fee Paid

STAMP OFFICE
57/15.06.2023/57

ASST. COLLECTOR
ADJUDICATED NOT CHARGEABLE
WITH ANY DUTY

- (e) To pay and discharge (save and except property tax which shall be borne by the Licensor) all rates, Government rents, service charges, waiver fees and all outgoings and utility charges for electricity, gas and water consumed by the Licensee in the said premises.
- (f) To obtain and maintain throughout the Licence Period at the Licensee's own costs all necessary licences, permits, consents and waivers from any Government or other authorities which are required for the Licensee's operation at the said premises.
- (g) To take all reasonable measures for environmental protection at the Licensee's own costs in compliance with all applicable laws and regulations or the requirement by the Environment Protection Department or other relevant authorities.
- (h) To take all reasonable precautions and measures to protect any person entering into the said premises from being injured due to the unsafe condition of the said premises or any part thereof or due to the negligence of the Licensee and to indemnify and keep the Licensor fully indemnified from any claim or legal action as a result of a breach of this clause.
- (i) Not to erect any structures or buildings or the like on the said premises unless the prior written consent of the Licensor is obtained provided that in any event the Licensee shall at its own costs apply for and obtain any building licence or permission from the District Lands Office, the Building Authority, the Planning Department, the Town Planning Board and/or any other relevant authorities.
- (j) Not to store unlawful goods, saltpetre, petrol, kerosene or other explosive or combustible substances or toxic materials or substances in any part of the said premises.
- (k) Not to store any chemical or radioactive materials or waste at the said premises.
- (l) Not to use or permit or suffer any part of the said premises to be used for any illegal, immoral or improper purpose.
- (m) Not to use the said premises or any part thereof for domestic purposes.
- (n) Not to perform or conduct any mining operation on any ground in the said premises and not to dig and remove any earth gravel mud soil and stone from the said premises.
- (o) Not to use the said premises as dumping ground or for land filling.
- (p) Not to permit any noise or allow any music to be produced in the said premises so as to give cause for reasonable complaint from the occupants of neighbouring premises.
- (q) Not to carry on or commit or permit to be carried on or committed on the said premises any offensive trade or occupation.
- (r) Not to contaminate or pollute the soils or water in the said premises.
- (s) Not to cause unnecessary annoyance, inconvenience or disturbance to the Licensor and for the purpose of this clause, persistent failure to pay the Licence Fee on time shall be regarded as causing unnecessary inconvenience to the Licensor.
- (t) Not to commit or suffer anything which shall amount to a breach by the Licensee of the covenants terms and conditions in the Government Lease or Conditions and to indemnify the Licensor against the breach non-observance or non-performance thereof.
- (u) To indemnify the Licensor against all claims demands actions and legal proceedings whatsoever made upon the Licensor in respect of any damage to any person caused by the negligence of the

Licensee his agents servants or licensees or any substance or thing from the said premises or the damaged condition of the interior of the said premises where such defective or damaged condition arose from a breach by the Licensee of the Licensee's obligations hereunder or any fixtures or fittings for the repair of which the Licensee is responsible hereunder and against all cost and expenses incurred by the Licensor in respect of such claim or demand except when the same shall be due to the act or omission of the Licensor.

- (v) Not to do anything in contravention of the provisions of all Ordinances bye-laws regulations notices and requirements of the appropriate Government authorities in connection with or in relation to the said premises and to indemnify the Licensor against all fines penalties and losses incurred by any breach thereof.
- (w) To notify the Licensor as soon as reasonably practicable should any structure or material containing asbestos or other harmful substances is found at the said premises and to comply with all regulations and law in handling and disposing of such structure or material.
- (x) To give full particulars to the Licensor of any notice direction order or proposal for the said premises made given or issued to the Licensee by any authority within 7 days of receipt and if so required by the Licensor to produce it to the Licensor and without delay to take all necessary steps to comply with the notice direction or order and at the request of the Licensor but at the cost of the Licensee to make or join with the Licensor in making such objection or representation against or in respect of any notice direction order or proposal as the Licensor shall deem expedient.
- (y) At the expiration or sooner determination as herein provided of the said Licence Period to deliver up to the Licensor vacant possession of the said premises in good repair and condition (reasonable fair wear and tear excepted) and to remove at the Licensee's expenses all fixtures fittings addition partition floor covering erections and alteration in the nature of the Licensee's fixtures and fittings and made or installed by the Licensee and to reinstate restore and make good any damage caused by such removal or reinstatement thereto.

6. PROVIDED ALWAYS and IT IS HEREBY AGREED AND DECLARED as follows :-

- (a) If the Licence Fee shall not be paid within 15 days of the due day whether legally demanded or not, or if there is any breach or non-observance of any term or condition by the Licensee , or if the Licensee shall become bankrupt or enter into any composition or arrangement with creditors, or suffer the Licensee's goods to be levied on execution or if the Licensee is a company and shall enter into liquidation whether compulsory or voluntary (save for the purpose of construction or amalgamation) then and in any of the said cases it shall be lawful for the Licensor at any time thereafter to terminate this Licence but without prejudice to any right of action of the Licensor in respect of any antecedent breach by the Licensee.
- (b) The Licensee shall protect the properties and belongings placed by itself or someone with its permission at the said premises and the Licensor shall not be under any liability whatsoever to the Licensee or to any other person whomsoever in respect of any loss or damage sustained by the Licensee or such other person howsoever caused whether by fire, flooding or otherwise.

- (c) Acceptance of Licence Fee by the Licensor shall not be deemed to operate as a waiver by the Licensor of any right to proceed against the Licensee in respect of a breach by the Licensee of any of his obligations hereunder.
- (d) Any notice required to be served hereunder shall be sufficiently served if delivered to the receiving party's registered office in Hong Kong and the effective date of service shall be the same day of service if delivery is made by hand and the second business day if by post properly prepaid and addressed to the recipient.
- (e) For the purpose of these presents any act default or omission of the agent servants and visitors of the Licensee shall be deemed to be the act default or omission of the Licensee.
- (f) Notwithstanding anything herein contained, if a notice of resumption or a notice of creation of statutory easement affecting the whole of the said premises shall be issued or served by the Government or other authorities under the Lands Resumption Ordinance, Railways Ordinance or any other relevant Ordinance, then this Licence and the Licence Period created herein shall be absolutely determine on the same day on which the said premises shall be reverted to the Government or on which the statutory easement shall be effective but immediately prior thereto and the Licensee shall forthwith vacate the said premises. No compensation or damages shall be payable by the Licensor to the Licensee for such determination and all compensation or ex-gratia payments payable by the Government or other authorities therefor shall belong to the Licensor solely.
- (g) Notwithstanding anything herein contained, if a notice of resumption or notice of creation of statutory easement in respect of a portion of the said premises shall be issued or served by the Government or other authorities under the Lands Resumption Ordinance, Railways Ordinance or any other relevant Ordinance, then the Licensee shall have an option EITHER to terminate this Licence and the Licence Period created herein by giving to the Licensor not less than one month prior notice in writing and on the expiration of such notice this Licence shall be determine absolutely OR continue the Licence on the same terms in respect of the remaining portion after the effective date of such notice of resumption or creation of statutory easement with abatement in Licence Fee in proportion to the portion resumed provided that in any case no compensation or damages shall be payable by the Licensor to the Licensee and all compensation or ex gratia payments payable by the Government or other authorities shall belong to the Licensor solely.
- (h) Notwithstanding anything herein to the contrary, if the Licensor shall resolve to develop or redevelop the said premises or part thereof either alone or jointly with others (a resolution in writing certified as true by a director of the Licensor shall be final and conclusive and binding on the Licensee), then the Licensor shall be entitled to terminate this Licence earlier by giving to the Licensee not less than three (3) months' notice in writing and on the expiration of such notice this Licence shall terminate absolutely and the Licensee shall vacate the said premises forthwith without any objection.
- (i) The Licensor does not represent or warrant that the said premises are suitable for any particular purpose or user and the Licensee shall at its own costs and expenses apply for and obtain any permit approval or licences from the District Lands Office, the Environmental Protection

Department, the Planning Department, the Town Planning Board and any other relevant authorities for its intended use of the said premises. Should any notice be served on the Licensor or Licensee by any authority prohibiting the use of the said premises by the Licensee the Licensee shall either comply with such notice at its own costs during the residue or continuation of the said Licence Period or give to the Licensor three months' notice in writing to determine this Licence and thereupon this Licence and the Licence Period created herein shall determine absolutely on the expiration of such notice and no damage or compensation shall be payable by the Licensor therefor.

- (j) The Licensor does not warrant as to the exact area, boundary or the physical state or condition of the said premises or whether the said premises are subject to or are served by any easements or right of way and the Licensee having inspected the said premises shall take them on an "as is" basis.
 - (k) The Licensor does not warrant whether there will be supply of fresh water, electricity or gas to the said premises or whether the supply of which will be continued and the Licensee shall at his own costs arrange the same.
 - (l) (i) The Licensee shall on the signing hereof deposit and maintain with the Licensor a sum as more particularly described in the 3rd Schedule hereto ("the said deposit") to secure the due observance and performance by the Licensee of the conditions herein contained and on the Licensee's part to be observed and performed. The said deposit shall be retained by the Licensor throughout the Licence Period free of any interest to the Licensee with power for the Licensor without prejudice to any other right or remedy hereunder to deduct therefrom the reasonable amount of any costs expenses loss or damage sustained by the Licensor as the result of any non-observance or non-performance by the Licensee of any such condition.
(ii) In the event of any deduction as aforesaid, the Licensee shall as a condition precedent to the continuation of the Licence deposit with the Licensor the amount by which the said deposit may have been lawfully and properly deducted and if the Licensee shall fail so to do the Licensor shall forthwith be entitled to terminate this Licence in which event the deposit may be forfeited to the Licensor without prejudice to any other right of the Licensor hereunder.
(iii) Subject as aforesaid the said deposit shall be refunded to the Licensee by the Licensor within 7 days after the expiration or sooner determination of this Licence and the delivery of vacant possession of the said premises to the Licensor or within 7 days of the settlement of the last outstanding claim by the Licensor whichever is the later.
(iv) In no event shall the Licensee be entitled to treat payment of the said deposit as payment of the Licence Fee provided herein.
 - (m) The Licensee shall deliver up vacant possession of the said premises to the Licensor at the expiration or sooner determination of this Licence notwithstanding any rule of law or equity to the contrary.
7. The Licensee hereby acknowledges that except the said deposit no consideration, premium or key money has been paid by the Licensee to the Licensor hereunder.

It is expressly provided that the Licensee shall not be entitled to object to or raise any requisition as to the entitlement or capacity of the Licensor in granting this Licence. If there is any objection raised by any of the land owners or co-owners of the said premises to the use of the said premises or any part thereof by the Licensee, the Licensee shall have an option EITHER to terminate this Licence in its entirety in which case neither party shall have any claim against the other of them except for any antecedent breach of any other provisions of this Licence OR to continue this Licence with such part of the said premises under objection excluded henceforth in which case the Licence Fee shall be reduced in proportion to the area excluded and the Licensee shall not be entitled to claim the Licensor for any loss or damage suffered or to be suffered as a result.

9. Each party shall bear and pay its own costs and expenses of and incidental to the preparation and completion of this Licence provided that the stamp duty payable on this Licence and its counterpart shall be borne by the parties hereto in equal shares.
10. In this Agreement unless the context otherwise requires:- words denoting persons include corporations and firms; words denoting masculine gender include feminine gender and neuter gender; words denoting the singular number include the plural number and vice versa; where any party to this Agreement shall comprise more than one person, their obligations and liabilities hereunder shall be joint and several; and the expressions "the Licensor" and "the Licensee" shall in the case of an individual include the person specifically named and his executors administrators and assigns and in the case of a corporation include the company specifically named and its successors and assigns.
11. It is expressly provided that the Contracts (Rights of Third Parties) Ordinance (Cap.623) shall not apply to this Agreement and nothing herein will create rights under the said Ordinance.

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

THE 1ST SCHEDULE

(The said Premises)

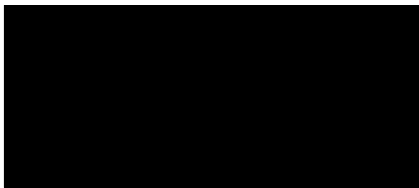


THE 2ND SCHEDULE

(The Licence Period)

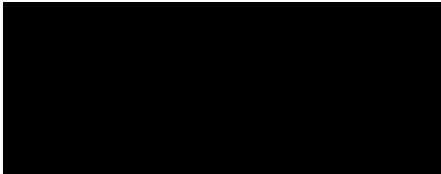
For a term of TWO YEARS commencing from the 1st day of December 2022 and expiring on the 30th day of November 2024 (both days inclusive).

SIGNED by Karen Hung)
)
)
for and on behalf of the Licensor)
whose signature is)
~~in the presence of~~)
verified by:-)



Brett T. M. Li
Brett T. M. Li
Solicitor, Hong Kong SAR
J. Chan, Yip, So & Partners

ACKNOWLEDGED receipt of)
)
the said deposit in the sum)
)
of HK\$ [redacted] from)
)
the Licensee)



SIGNED by)
)
for and on behalf of the Licensee)
)
in the presence of:-)

For and on behalf of
FANCY SPOT LIMITED
綽展有限公司



.....
Authorized Signature(s)

編號 2180386

No.



公司註冊處
COMPANIES REGISTRY

公司註冊證明書
CERTIFICATE OF INCORPORATION

本人謹此證明
I hereby certify that

FANCY SPOT LIMITED
綽展有限公司

於本日根據香港法例第622章《公司條例》
is this day incorporated in Hong Kong under the Companies Ordinance
在香港成立為法團，此公司是一間
(Chapter 622 of the Laws of Hong Kong), and that this company is
有限公司。
a limited company.

本證明書於二〇一四年十二月十二日發出。

Issued on 12 December 2014.

A handwritten signature in black ink, appearing to read 'A.L.L. Chung', with a horizontal line underneath.

香港特別行政區公司註冊處處長鍾麗玲

Ms Ada L L CHUNG

Registrar of Companies
Hong Kong Special Administrative Region

註 Note:

公司名稱獲公司註冊處註冊，並不表示獲授予該公司名稱或其任何部分的商標權或任何其他知識產權。

Registration of a company name with the Companies Registry does not confer any trade mark rights or any other intellectual property rights in respect of the company name or any part thereof.