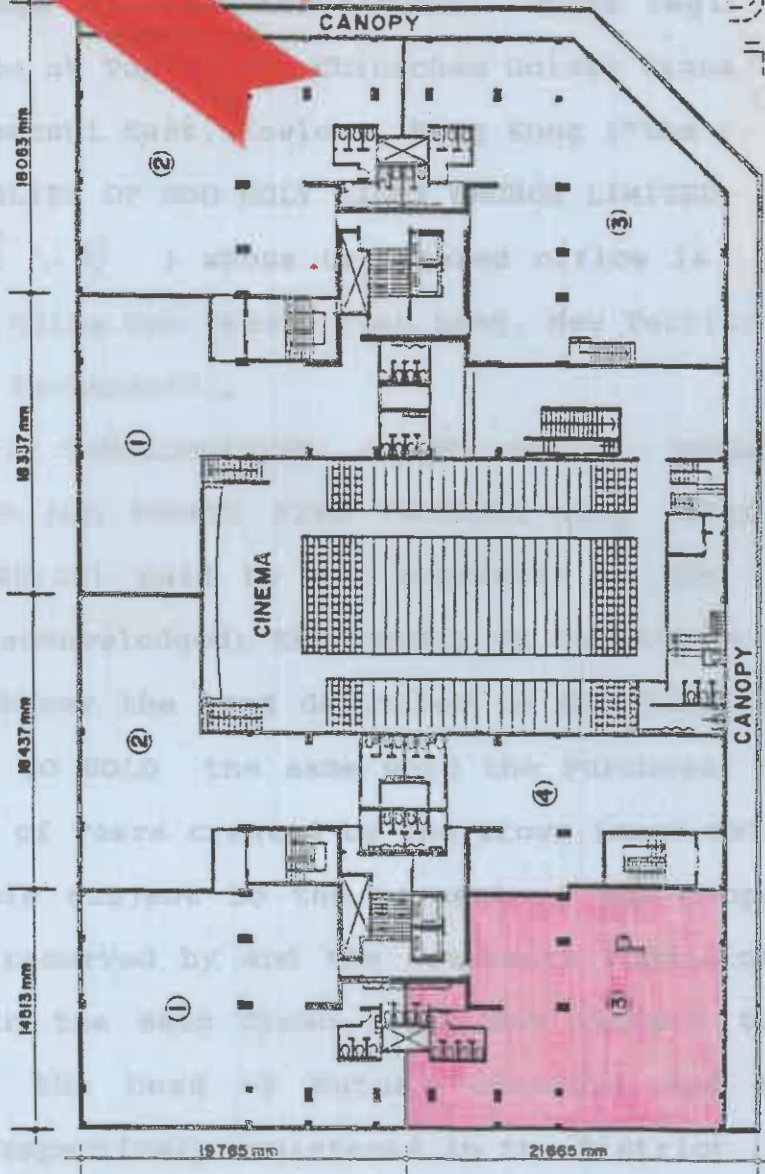
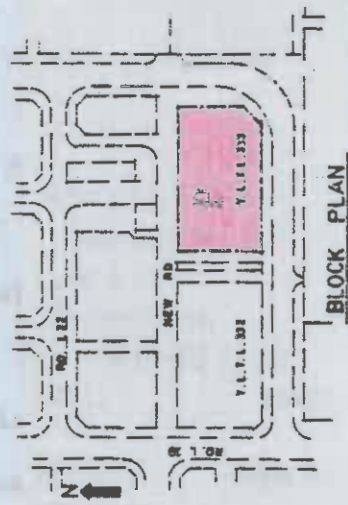
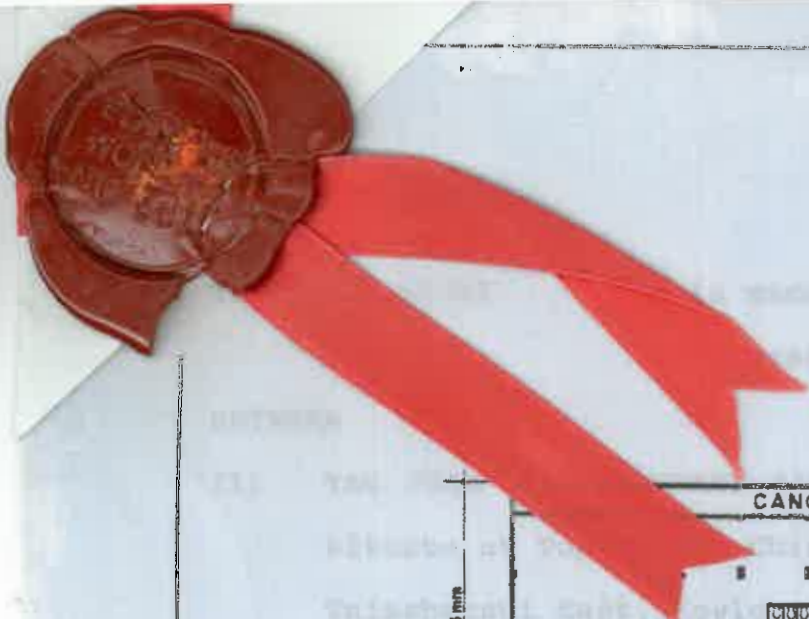
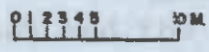


Appendix 1

Extracted Agreement for Sale and Purchase



1ST FLOOR PLAN
UNIT 3



Y.L.T.L. 333
YEUN LONG N.T.
SITE AREA : 2682.000 M²
ANNUAL RENTAL : \$ 300 00

Lam Ching Wah
LAM CHING WAH
ARCHITECT

[---] hereof.

(2) The construction of the Building has been completed and the Occupation Permit in respect of the Building was issued by the Building Authority on 3rd July, 1984.

(3) A Certificate of Compliance has been issued by the Registrar General (Land Officer) pursuant to the conditions of the Crown Grant.

(4) The Land and the Building are notionally divided into such undivided parts or shares as hereinafter provided.

IT IS AGREED by and between the parties hereto as follows :-

1. The Vendor shall sell and the Purchaser shall purchase All Those 2¹ equal undivided 991st¹ part(s) or share(s) of and in the land which for the purposes of identification is shown on the site plan attached hereto and thereon coloured pink and of and in the Building TOGETHER with the sole and exclusive right to the use occupation and enjoyment of ALL THAT ENTERTAINMENT³ on the FIRST FLOOR ~~of Block No. ---~~ of the said HO SHUN LEE BUILDING as shown and designated " Entertainment 3 / " on the Floor Plan hereto attached and thereon coloured pink the saleable area of which is approximately 263.713 square meters (hereinafter referred to as "the said premises") TOGETHER with the right in common with the Vendor or other person or persons claiming through under or in trust for the Vendor to use for the purpose of access to and egress from the said premises the lifts entrance hall staircases and landings in the Building and such of the passages therein as are not included in any of the other flats and the appurtenances thereto and together with all rights of way (if any) and other rights and all privileges easements and appurtenances thereto belonging or appertaining And all the