DATED 2002

GROVEFORGE LIMITED

to

MR. K.W. CHAN

L E A S E

relating to

Unit 44 & 44A Tennyson Road
Monk Bretton Barnsley
South Yorkshire

JJ4464 Attey Dibb & Clegg
82 Cleveland Street
Doncaster

THIS LEASE is made the 11th day of April Two thousand and two BETWEEN GROVEFORGE LIMITED whose registered office is at 45 Netherhall Road Doncaster in the County of South Yorkshire of the one part (hereinafter called "the Landlord" which expression shall where the context so admits include the reversions for the time being expectant upon the determination of the term) of the one part and KIM WAH CHAN of 44/44a Tennyson Road Monk Bretton Barnsley (hereinafter called "the Tenant" which expression shall where the context so admits includes their successors in title) of the other part

WITNESSETH as follows :-

Definitions

1. IN this Lease

(1) "the Demised Premises" means 44 and 44a Tennyson Road Monk Bretton Barnsley more particularly defined in the First Schedule hereto

(2) "the Building" means the Building known as 34-50 (even numbers) Tennyson Road Monk Bretton Barnsley of which the Demised Premises forms part and is described in the Second Schedule hereto

(3) "the Common Parts" means the service areas accessways passages fire escapes courtyard routes and all other parts of the Building which are from time to time available or provided by the Landlord for the common use and benefit of the tenants and occupiers of

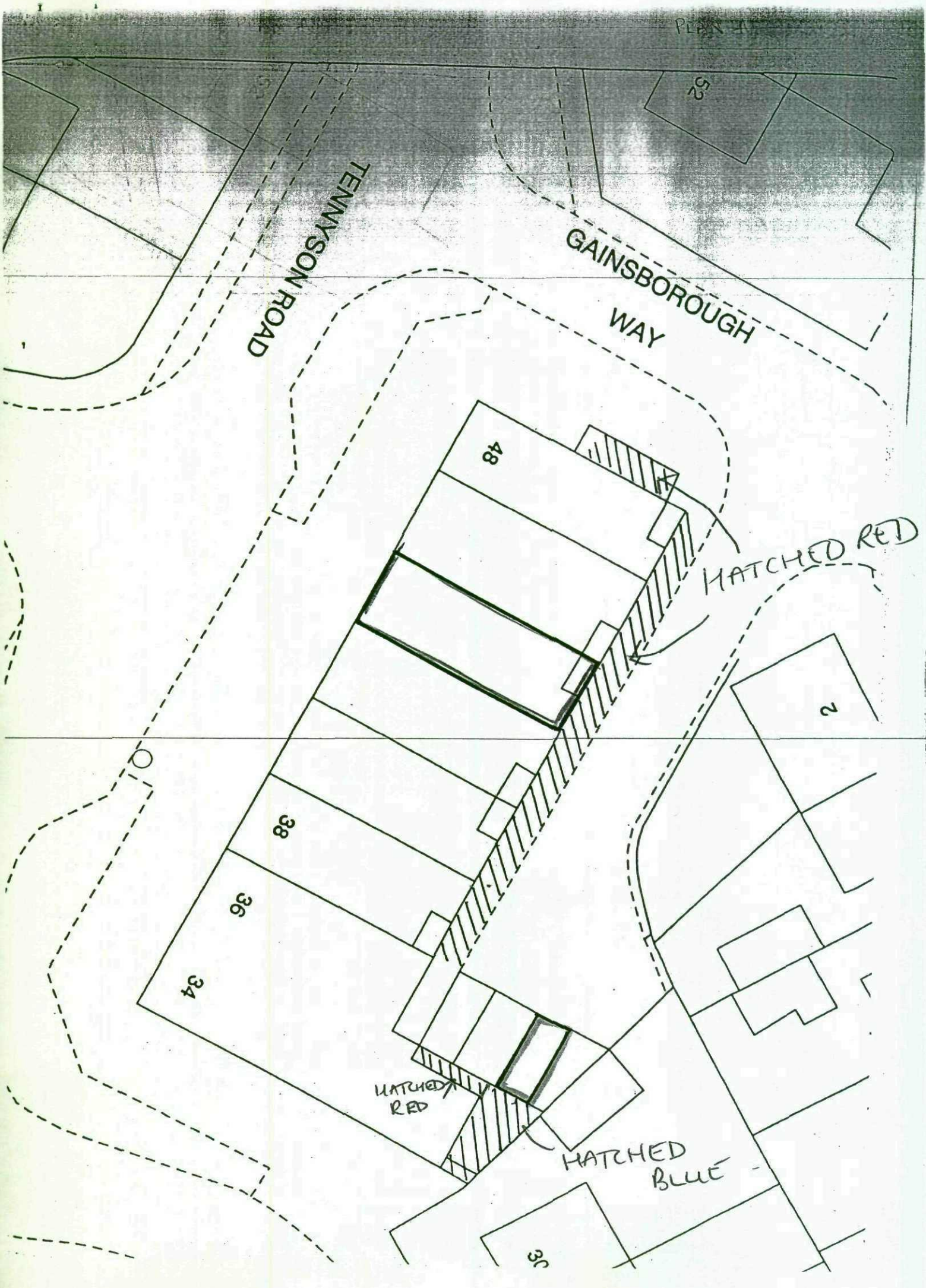
the tenants and occupiers of premises within the Building and/or persons using or visiting the Building

(4) "the Planning Acts" means the Town and Country Planning Act 1971 and any statutory modification or re-enactment thereof for the time being in force and any Regulations or Orders made thereunder

(5) "the Insured Perils" mean such of the perils hereinafter specified for which insurance cover is from time to time available from a reputable insurance company in respect of the Building and all additions and fixtures of an insurable nature including additions and fixtures (other than those which the Tenant is entitled to remove) made by the Tenant pursuant to any licence for alterations granted under the provisions of this Lease that is to say loss or damage by fire lightning explosion storm tempest flood bursting or overflowing of water tanks apparatus and pipes impact aircraft riot civil commotion labour disturbances and malicious persons and such other perils (if any) against which the Landlord may reasonably consider it necessary to insure

(6) "The Term" means the term of years granted

(7) "The Rent" means the annual rent of one peppercorn and rent calculated in accordance with the Fifth Schedule hereinafter contained and such term includes neither the


PLAN 1
52
TENNYSON ROAD
GAINSBOROUGH WAY
48
HATCHED RED
2
38
36
34
HATCHED RED
HATCHED BLUE
30

TENNYSON ROAD
GAINSBOROUGH WAY
48
38
36
34
2
HATCHED BLUE
HATCHED RED

Insurance Rent nor the Service Charge but the term "rents" includes the Rent, the Insurance Rent and the Service Charge

Terms and Rent

2. IN consideration of the sum of £48,000 paid by the Tenant to the Landlord (the receipt of which sum the Landlord hereby acknowledges) and in consideration of the rent and covenants hereinafter reserved and contained the Landlord with full title guarantee HEREBY GRANTS AND DEMISES unto the Tenant ALL THOSE the Demised Premises TOGETHER with the rights set out in the Third Schedule hereto EXCEPTING AND RESERVING unto the Landlord the rights set out in the Fourth Schedule hereto TO HOLD the same unto the Tenant from the date hereof and expiring on the first day of January two thousand one hundred and nineteen YIELDING AND PAYING therefor unto the Landlord FIRST the yearly rent of One peppercorn (if demanded) on the 1st day of January in each year the first payment to be made on the 1st day of January 2001 SECONDLY by way of additional rent during the Term the sums referred to in the sub-clauses (2) (Insurance Rent) and (3) (Service Charge) of Clause 3

Tenant's Covenants

3. THE Tenant hereby covenants with the Landlord as follows :-

To Pay Rent

(1) To pay the reserved rent at the time and in manner aforesaid

To Pay Insurance

(2) To pay to the Landlord during each year of the Term a fair and reasonable proportion (to be determined by the Landlord's surveyor) of the premiums on all policies of insurance effected by the Landlord under the provisions of Clause 4 (2) hereof such sums to be paid without any deduction or set-off or abatement whatsoever within 14 days after a written demand for each such premium

To Pay Service Charge

(3) (i) During the continuance of the Term to pay the service charge hereinbefore reserved and within 14 days after a written demand without any deductions and if the rents hereinbefore reserved and/or any other payments due hereunder or any parts thereof shall be in arrear and unpaid for fourteen days after the date upon which the same ought to have been paid to pay interest to the Lessor upon the sum of money owing calculated at the rate of three per centum per annum above the Base Lending Rate of Yorkshire Bank Public Limited Company for the whole period from the date upon which the said rents hereinbefore reserved and/or other payment became due until the date on which the Landlord receives payment

(ii) The amount to be paid by the Tenant under this Clause shall be assessed as follows :-

(a) a fair and reasonable proportion of the expense (to be determined and certified in writing by the Landlords surveyor) (including any compensation for damage or disturbance) of making up repairing cleansing and (where necessary) lighting the service road used in common by the occupier of the Demised Premises and the occupier of any adjacent property and other persons entitled thereto and

(b) a fair and reasonable proportion (to be determined and certified in writing by the Landlords Surveyor) of the expense (including any compensation for damage or disturbance) of making up repairing and cleansing the open yard at the rear and all paths party walls and fences and all easements and services used or to be used in common with the other persons entitled thereto

(c) a fair and reasonable proportion (to be determined and certified in writing by the Landlords surveyor) of the expense of maintaining repairing cleansing and lighting the staircase leading to the first floor of the Demised Premises

To Pay Outgoings

(4) To pay and discharge all rates taxes duties charges assessments impositions and outgoings whatsoever whether Parliamentary parochial local or of any other description which are now or during the term be taxed assessed charged or imposed upon or payable in respect of the Demised Premises or the owner

or occupier of them excluding any payable by the Landlord occasioned by receipt of the rents or by any disposition of dealing with or ownership of any interest reversionary to the interest created by this Lease to pay a reasonable and proper proportion of such rates taxes duties charges assessments impositions and outgoings attributable to and properly chargeable upon the Demised Premises

To Execute Works Required by Statute

(5) To comply with all obligations imposed under or by virtue of any Act or Acts or Parliament for the time being in force and do and execute or cause to be done and executed all such works acts deeds matters and things as under or by virtue of any such Act or Acts are or shall be properly directed or necessary to be done or executed upon or in respect of the Demised premises or any part thereof whether by the owner or occupier and in particular but without prejudice to the generality of this clause to comply with all obligations imposed under or by virtue of the Offices Shops and Railway Premises Act 1962 the Fire Precaution Act 1971 and the Health and Safety at Work Etc. Act 1974 (and all statutory modifications and re-enactments from time to time in force) and at all times to keep the Landlord indemnified against all claims demands and liability in respect thereof except where such compliance is within the ambit of the Landlords obligations contained in this Lease PROVIDED that if any such works required

to be executed on the Demised Premises are also required to be executed on other premises in the Building the Landlord may if it so desires itself execute such work and the Tenant shall afford to the Landlord all necessary access to the Demised Premises and other facilities for this purpose (but only by prior appointment) and shall within 14 days of a written demand demand refund to the Landlord all costs and expenses reasonably and properly incurred by the Landlord so far as they relate to the Demised Premises and all costs and expenses not so refunded shall be recoverable as a debt by action or as rent in arrears

To Pay Costs of Abating Nuisance

(6) To pay to the Landlord all reasonable costs charges and expenses which may properly be incurred by the Landlord in abating a nuisance caused by the Tenant or any undertenant and on or arising from the Demised Premises and executing all such works as may be necessary for abating any such nuisance

To Repair

(7) To keep the Demised Premises in good and tenantable repair and condition except damage resulting from any of the insured perils (save to the extent that the insurance monies are irrecoverable by reason solely or in part of any act or default of the Tenant) AND also when and so often as it shall be necessary to renew any Landlords fixtures and fittings or to substitute other fixtures of a similar description and value to

the satisfaction of the Landlord

To Yield up in Repair

(8) At the expiration or sooner determination of the Term quietly to yield up unto the Landlord the Demised Premises in good repair and decorative condition

To Permit Landlord to Enter to Carry Out Repairs

(9) (a) to permit the Landlord and such persons as aforesaid at all reasonable hours in the daytime only after giving prior written notice to the Tenant (except in emergency) to enter upon the Demised Premises to do all such things and execute all such works and carry out all such repairs as may be necessary to enable the Landlord to comply with its obligations under Clause 4 (5) hereof or for the purpose of executing any works thereon which the Landlord may be statutorily liable to carry out to the exclusion of the Tenant

To Permit Landlord to Enter to Repair Adjoining Premises

(b) To permit the Landlord or its agents or workmen and the Tenants and occupiers of any adjoining or neighbouring property now or at any time hereafter belonging to the Landlord at all convenient hours in the daytime (subject to prior written notice) to enter upon the Demised Premises for executing repairs or alterations to or upon or to maintain cleanse or rebuild such adjoining or neighbouring property or to connect alter maintain cleanse empty renew or repair

any of the sewers drains gutters or other serviœs belonging to or serving such adjoining or neighbouring property the Landlord or its tenants without influence with the Tenants business and making good to the reasonable satisfaction of the Tenant all damage to the Demised Premises or the Tenants fixtures & fittings goods or effects thereby occasioned

Insurance

(10) Not to do or omit or suffer to be done or omitted any thing which would make void or voidable the insurance effected on the demised premises

To give Notice of Destruction or Damage

(11) In the event of the Demised Premises or any part of them being destroyed or damaged by any of the Insured Perils to give notice of that fact to the Landlord as soon as such destruction or damage shall have come to the notice of the Tenant

Permitted Use

(13) Not to use the ground floor of the Demised Premises or any part thereof or permit or suffer the same to be used otherwise than as a Hot Food Takeaway or for such other trade or business as may be previously approved in writing by the Landlord such approval not to be unreasonably withheld or delayed

Nuisance

(14) Generally not to do or permit or suffer to be done upon or

in connection with the Demised Premises anything which shall be or tend to be a nuisance annoyance or cause of damage to the Landlord or to any adjoining or neighbouring property or the owner or occupier thereof provided that the use of the premises permitted under clause 3 (13) shall bot be a breach of this clause and in particular not to allow any musical instrument television or radio receiver loudspeaker other apparatus or equipment producing or emitting music or speech to be played or used on the Demised Premises so as to be audible from the outside thereof

Assignments

(15) Within one month of every assent transfer underlease assignment or underlease or mortgage or charge of or relating to the Demised Premises or any part thereof to give notice thereof in writing to the Landlords Solicitors and produce to it such instrument and to pay the Landlord's Solicitors a registration fee in respect of each such instrument

Encroachments

(16) (A) Not to obstruct or suffer to be obstructed any of the windows lights or ventilators belonging to the Demised Premises

(b) To take all reasonable steps to prevent any encroachment upon the Demised Premises or the acquisition

of a new right to light passage drainage or other easement and to give notice to the Landlord of any threatened encroachment or attempt to acquire such easement

As to Disposal of Rubbish

(17) Not to allow rubbish of any description to accumulate on the Demised Premises and to keep the Demised Premises in a neat and tidy condition

Obstruction of Common Parts

(18) Not to obstruct or permit to be obstructed any ways roads pavements or any of the Common Parts or any access so as to impede the working or operation of any fire fighting equipment or any permitted user thereof and to ensure that all goods arriving at or despatched from the Demised Premises shall be unloaded or loaded as the case may be in the service areas and clear of the adjacent highways or pedestrian ways and that the service areas shall be used only for the purposes of loading and unloading vehicles attending at the Demised Premises and goods and vehicles shall not be allowed to remain in or on the service areas longer than is reasonably necessary for the purposes of loading and unloading

To Comply with Directions

(19) To comply with all reasonable and proper requirements and directions from time to time of the Landlord as to the use and control of the Common Parts

Value Added Tax

20. ALL references in this Lease to sums (including rent) payable by the Tenant shall be construed as references to such sums exclusive of Value Added Tax imposed by the Value Added Tax Act 1983 or any statutory modification or re-enactment thereof and the Tenant shall pay in addition to any sum payable to the Landlord under this Lease any value Added Tax payable in respect of that sum

Landlords Covenants

4. THE Landlord hereby covenants with the Tenant as follows :-

Quiet Enjoyment

(1) That the Tenant paying the said yearly rents hereby reserved and observing and performing the covenants conditions and agreements hereinbefore contained on the Tenant's part to be observed and performed shall and may quietly hold and enjoy the Demised Premises during the said Term without any interruption or disturbance by the Landlord or any person claiming under or in trust for the Landlord or by title paramount

Insurance

(2) To insure and keep insured at all times throughout the said Term against the Insured Perils subject to such excesses exclusions and limitations which may be imposed by the insurers and in a sum not less than the full reinstatement

value (to be determined from time to time by the Landlords Surveyor of the Building and all additions and fixtures of an insurable nature (other than Tenant's fixtures and fittings) together with Architect's Surveyor's and other fees payable upon any application for planning permission or other permits or consents that may be required in relation to the rebuilding and two years loss of rent in respect of the Demised Premises and to produce to the Tenant evidence of such insurance and a receipt for the current premium or premiums

(a) that in case the Demised premises or any part thereof or the boilers or pipes or plate glass as aforesaid shall from time to time be destroyed or damaged by any of the Insured Perils then provided insurance cover against such perils has been obtainable as aforesaid the Landlord will with all due diligence take such steps as may be requisite and proper to obtain any necessary building licences and permits under any regulations or enactment for the time being in force to enable the Landlord to rebuild and reinstate the same and will as soon as such licences and permits have been obtained rebuild reinstate replace and make good the same free of expense to the Tenant

(1) If and whenever during the Term:

(a) the Demised Premises or the Building or any part of

either of them are damaged or destroyed by any of the Insured Perils so that the Demised Premises or any part of them are unfit for occupation or use and

(b) payment of the insurance money is not refused in whole or in part by reason of any act or default of the Tenant or anyone at the Demised Premises expressly or by implication with the Tenant's authority the provisions of sub-clause (c) following shall have effect

(c) the Rent Insurance Rent and Service Charge or a fair proportion of the Rent Insurance Rent and Service Charge according to the nature and extent of the damage sustained shall cease to be payable until the Demised Premises or the Building or the damaged parts of either of them shall have been rebuilt or reinstated so that the Demised Premises or the affected part are made fit for occupation or use and any dispute as to such proportion or the period during which the Rent Insurance Rent or Service Charge shall cease to be payable to be determined in accordance with the Arbitration Acts 1950 to 1979 (as amended) by an arbitrator appointed by agreement between the parties or in default by the President for the time being of the Royal Institute if Chartered Surveyors upon the

application of either party

To Repair Structure and Perform Services

(5) That the Landlord will :-

(A) Maintain repair amend review cleanse repaint and redecorate otherwise keep in good and substantial repair and condition:-

(a) all parts of the Building except the demised premises

(b) the Common Parts and other parts of the Building which are not exclusively occupied or so intended to be occupied by the Tenant

(B) Maintain in good working order and repair and renew as need be all sewers drains conduits pipes watercourses or services serving the Building (excluding nevertheless any which are within the Demised Premises or other premises which are or are intended to be separately demised and any which are maintainable by a local authority or public utility

PROVIDED ALWAYS that the Landlord shall not be responsible for any failure to provide or interruption in the provision of the services above specified nor for any inconvenience or non-performance of the covenants set out in this sub-clause (5) of Clause 4 where the same arises from or is due to mechanical breakdown failure or malfunction strikes labour disputes or shortages or any other cause or circumstances beyond the control of the Landlord

(5) To require every person to whom a lease of any premises in

the Building is granted to covenant to observe covenants and restrictions similar in all material respects to those contained in this Lease of part of and to ensure that every lease of any premises in the Building contains covenants on the part of the Tenant similar in all material respects of those contained in this Lease

If so required by the Tenant, to enforce the covenants on the part of the tenant entered into by the tenants of other premises in the Building PROVIDED that the Tenant shall indemnify the Landlord against all costs and expenses in respect of such enforcement and provide such security for costs and expenses as the Landlord may reasonably require

Not to permit or suffer any adjoining or neighbouring premises in the ownership or control of the Landlord to be used for the business from time to time being carried on in the Demised Premises

(1) To observe and perform its obligations contained in the Fifth Schedule

(2) The Landlord will forthwith at its own expense carry out and complete any remedial works that may be necessary or required by any regulatory or other authority in respect of the Demised Premises or Building pursuant to or in connection with the Demised Premises or Building having been constructed on land containing toxic waste or any other

contaminated or deleterious materials or substances and the Landlord will at its own expense as soon as possible after the completion of the said remedial works carry out and complete any rebuilding or reinstatement of the Demised Premises or Building made necessary by the carrying out of the said remedial works

(3) To ensure that there are at all times during the Term sufficient common parts and other joint facilities available for use in connection with the user of the Demised Premises to enable the Tenants trade and business to be carried on thereat

5. PROVIDED ALWAYS AND IT IS HEREBY AGREE

that if the rents hereby reserved or any monies payable hereunder by the Tenant or any part of any of them shall at any time or times remain unpaid for 28 days after becoming due and payable (whether in the case of rent having been formally demanded or not) then the amount thereof or the balance for the time being unpaid shall from the date on which the same first become due and until such rents or other monies aforesaid or the balance thereof remaining unpaid shall have been paid bear and carry interest thereon (as well after as before any judgment) at a rate equal to two per centum per annum above Yorkshire Bank Plc base rate from time to time in force

Exclusion of Warranty as to Use

7. NOTHING herein contained shall be deemed to constitute any warranty by the Landlord that the Demised Premises or any part thereof are authorised under the Planning Acts or otherwise for use for any specific purpose provided that the Landlord shall not do or omit or permit to do anything that could result in the permitted user failing to remain a lawful or authorised use under the Planning Acts

Notices

8. ANY notice under this Lease shall be in writing and shall be sufficiently served if left at or sent by registered post or recorded delivery to the registered office (if any) or if there is none the last known address in the United Kingdom or the Republic of Ireland of the person to be served or (in the case of a notice to the Tenant) shall be sufficiently served if sent by registered post or recorded delivery to or left at the Demised Premises addressed to the Tenant at the Demised Premises

Arbitration

9. ANY dispute or difference arising between the Landlord and the Tenant concerning any matter or thing arising under this Lease shall be referred to the decision of a sole arbitrator to be agreed between the parties or in default of agreement to an arbitrator nominated by the President of the Royal Institution of Chartered Surveyors on the application of either party and the

does not form part of a larger transaction or se
of transactions in respect of which the amount o
value or aggregate amount or value of the considerati
exceeds £60,000.00

provisions of the Arbitration Acts 1950 to 1979 or any statutory modification or re-enactment thereof for the time being in force shall apply thereto

Compensation

11. IT is agreed between the parties hereto that the Landlord shall be at liberty to appoint Managing Agents or other professional advisers or form a Managing Company in which the Tenant may be required to take a share to discharge any of the Landlord's duties in which case the Tenant shall act upon the reasonable requirements of the said Managing Agents or Managing Company as the case may be and in particular (but not so as to affect the generality of this Clause) to pay the Service Charge or any other payments payable under the terms of this Lease to the said Managing Agents or Managing Company

12. See above

IN WITNESS whereof the Landlord and the Tenant have signed the document as a Deed the day and year first hereinbefore written

THE FIRST SCHEDULE ABOVE REFERRED TO

(The Demised Premises)

The "Demised Premises" means FIRST the ground floor shop premises known as Unit 44 shown edged red on the attached plan and marked A ("Plan A") SECONDLY the first floor residential maisonette number 44A shown edged red on the attached plan and marked B ("Plan B") and THIRDLY the lock-up garage numbered 2 shown edged green on Plan A all of which said premises are situate at

Tennyson Road Monk Bretton Barnsley in the County of South Yorkshire

As to the premises FIRST and SECONDLY described the "Demised Premises" shall be deemed to include:

1. the floor and ceiling finishes (but not any other part) of the floor slabs and ceiling slabs abound the Demised Premises
2. the inner half severed medially of the internal non-load bearing walls that divide the Demised Premises from the adjoining parts of the Building
3. the whole of the shop front
4. the doors and windows and door and window frames of the Demised Premises
5. all the Landlord's fixtures and fittings which shall from time to time be in or upon the Demised Premises (whether originally fixed or fastened to or upon the Demised Premises) except any such fixtures and fittings installed by the Tenant that can be removed from the Demised Premises without defacing the Demised Premises
6. all pipes sewers drains mains ducts conduits gutters watercourses wires cables channels flues and all other conducting media including any fixings louvers cowls and any other ancillary apparatus (hereinafter called "the Pipes")

THE SECOND SCHEDULE ABOVE REFERRED TO

(The Building)

ALL THAT block of shops offices flats courtyards and premi situate in Tennyson Road Monk Bretton aforesaid as the same o registered at HM Land Registry at Nottingham under Title No SYK233457

THE THIRD SCHEDULE ABOVE REFERRED TO

(Rights Granted to the Tenant)

1. The right for the Tenant its lessees servants and agents and all persons authorised by them in common with the landlord and all other persons having the like right:-

(a) to the user on foot only over the flat roof and staircases hatched brown on Plan B for the purpose only of access to and egress from the property and for effecting repairs and alterations and over and along the footpath hatched brown on plan A

(b) with or without vehicles over and along the service road at the rear of the Demised Premises for the purpose only of loading and unloading goods and materials and obtaining access to the lock up garage edged green on Plan A

(c) to the free passage and running of water soil gas electricity telephone and other services or supplies to and from the Demised Premises in and through the pipes that now serve the Demised Premises presently laid now in or under or

over other parts of the Building in common with the Landlord and all other persons having a like right

(d) at all reasonable times on reasonable notice or in the case of emergency without notice to enter into and upon any other parts of the Building so far as may be reasonably necessary for the purpose of executing any works on or in connection with the Demised Premises which cannot otherwise be conveniently executed the Tenant in the exercise of such right causing as little interference or damage as may be practicable and forthwith making good all damage done to such parts

2. The right of light air support protection and shelter for the benefit of the Demised Premises as is now enjoyed from all other parts of the Building

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Exceptions and Reservations)

EXCEPT AND RESERVING unto the Landlord and its tenants (including their servants and visitors for the time being occupying the flats on the first floor of the Building) and all other persons authorised by them to pass and repass along and over the flat roof hatched blue on Plan B for the purpose only of access to and egress from Tennyson Road and Warwick Road to the said flats and for effecting repairs and alterations thereto

2. The right to alter rebuild or use the other parts of the

Building or other adjoining land of the Landlord in such manner as the Landlord thinks fit notwithstanding that the same may affect the amenity of or the passage of light or air to the Demised Premises

3. The right to free passage and running of water soil gas electricity telephone and other services or supplies to and from the Building in and through the pipes that now serve the Building or any part of it presently laid in or under or over the Demised Premises in common with the Tenant and all other persons having the like right

4. The right of the Landlord to enter upon the Demised Premises at all reasonable times during the Term hereby granted upon at least two business days prior notice (except in the case of emergency) being given to lay or make connections to any sewers drains watercourses pipes wires cables for the drainage of or the supply of water gas electricity telephone heating steam and other services to any other parts of the Building the Landlord causing as little damage and inconvenience as possible and making good with all due speed all damage occasioned thereby to the Demised Premises

5. The right to erect scaffolding for the purpose of inspecting repairing maintaining and cleaning the Building notwithstanding that such scaffolding may temporarily restrict the access to or use and enjoyment of the demised premises

6. The right of support and protection and shelter belonging to or enjoyed by any parts of the Building

7. The right for the Landlord or other persons authorised by or on behalf of the Landlord (subject to the Landlord or such other person making good all damage thereby caused to the Demised Premises) to affix at any time during the Term hereby created to the outside wall of the Demised Premises a canopy and thereafter to inspect maintain or remove the same provided that no obstruction of the pedestrian flow to the Demised Premises shall be caused in the exercise of such rights and that the exercise thereof shall not obscure any part of the shop front fascias or windows in the Demised Premises

THE FIFTH SCHEDULE BEFORE REFERRED TO

Heads of Expenditure in respect of which the Tenant is to pay part pursuant to Clause 3 (3))

1. All costs and expenses reasonably and properly incurred by the Landlord in and about the discharge of the obligations on the part of the Landlord set out in sub-clause (A) and (B) of sub clause (5) of Clause 4 hereof but excluding any expenditure in respect of any part of the Building for which the Tenant or any other Tenant shall by wholly responsible and excluding any expenditure that the Landlord shall recover or which shall be met under any policy of insurance maintained by the Landlord pursuant to its obligations in this Lease

2. All reasonable and properly incurred charges assessments impositions and other outgoings payable by the Landlord in respect of all parts of the Building not exclusively occupied or intended to be occupied by a Tenant

3. The reasonable and properly incurred costs of employing staff in connection with the performance of the Landlord's obligations under this Lease and the provisions of services to the Building and all incidental expenditure in relation to such employment

4. The reasonable and properly incurred cost of compliance with any notice regulation or order of any competent authority and any requirement of any act of Parliament Order Bye-law or regulation

5. For the avoidance of doubt any Value Added Tax payable in respect of the provision of any of the above services which is not otherwise recoverable

6. The reasonable cost of effecting such third party insurance as the Landlord shall reasonably think fit and the cost of insuring the Common Parts and all parts of the Building retained by the Landlord and all plant equipment and machinery therein against such risks as the Landlord may reasonably require

On lease

SIGNED AS A DEED on behalf of)

GROVEFORGE LIMITED in the)

presence of :-

Director

Secretary



On Counterpart

SIGNED AS A DEED by the said)

KIM WAH CHAN)

presence of :-)