

LICENSE AGREEMENT

This License Agreement ("Agreement") is made on the date on which the last Party to this Agreement signs it.
(Each a "Party", collectively the "Parties")

Licensor

Name: KING TIN DEVELOPMENT INTERNATIONAL CO. LIMITED (景天發展國際有限公司)

Registered Address: 2/F, 189 PORTLAND STREET, MONG KOK, KOWLOON

Licensee

Name: DING WEN

HKID/ Passport No: F952597(8)

Contact Number: +852 4670 6160

Email: 904748203@qq.com

Bank: Hongkong and Shanghai Banking Corporation (004)

Account Name: DING WEN

Account no.: 737028357833

Emergency Contact: DING LEI / +86 19862699039 (Relationship: Parent)

1. Premises	3C, 113-115 WIng Lok Street, Sheung Wan, Hong Kong
2. Registered Occupants	DING WEN
3. Permitted Purpose	Commercial
4. License Period	(i) "Commencement Date": 2026-07-13 (ii) "Expiry Date": 2027-07-12 (both dates inclusive) (Check-out Time 11:00 am)
5. License Fee Free Period	The Licensee shall be entitled to a License Fee free period (from to) (both days inclusive), referred to as the License Period, provided that the Licensee shall be responsible for the payment of management fees, air-conditioning charges, government rates, government rent, water, electricity, gas, telephone, and other outgoings payable in respect of the Premises during such License Fee free period.
6. License Fee	HK\$ 12800 per month inclusive of: - Government Rates - Government Rent - Management Fee - Gas Fee - Wifi Charge - Water Fee The Licensee shall pay to the Licensor the License Fee in advance on or before the same date of each succeeding month from the Commencement Date.
7. Deposit	HK\$ 25600 (equivalent to 2 months' License Fee) The Licensee shall on the date of this Agreement pay the Deposit to the Licensor.
8. Energy Charges	Licensee shall pay to the Licensor the electricity charges according to the electricity bills. HK\$500 of electricity charges subsidy will be provided during each license month.
9. Entrance Security	The licensee shall use the gate passcode lock in accordance with the licensor's regulations and shall not share the passcode with others or misuse the gate passcode lock in any other way. If the licensee violates any of these provisions, the licensor has the right to revoke the licensee's gate passcode usage rights.

10. Electronic Password	The Licensor uses electronic password locks and only provides built-in electronic passwords. If the Licensee obtains a new password (or key) to re-enter the premises after changing the password (or lock) for any reason, the Licensor shall charge an administrative fee of HK\$1,000.00.
11. Cleaning	The Licensee shall ensure that the leased unit is kept intact and clean during the lease term. Upon the termination of the license agreement, the Licensee is obligated to return the unit to its original condition. Should there be a need for cleaning services upon the Licensee's move-out, the Licensor is entitled to impose a minimum cleaning fee of \$1000 for the restoration of the unit. In the event of a breach of any terms of this agreement by the Licensee, the Licensor reserves the right to charge a penalty up to the equivalent of two months' License Fee.

Standard Terms and Conditions

1. The License

- 1.1. The Licensor grants to the Licensee a non-exclusive and revocable license to use or enjoy the Premises during the License Period set out on the first page of this Agreement, together with the Furniture and Appliances set out in Schedule 1 attached hereto for the Permitted Purpose subject to the terms and conditions herein.
- 1.2. The Licensee has examined, studied and inspected the Premises and the Furniture and Appliances and all other property associated with this Agreement and its environs. The Premises and the Furniture and Appliances are being made available in an "as-is" condition as at the Commencement Date without any express or implied warranties of any kind, including without limitation, any warranties or representations as to their condition or fitness for any use.

2. License Period

- 2.1. This License Period shall commence on the Commencement Date and expire on the Expiry Date, subject to early termination mentioned hereinbelow.
- 2.2. The Licensee can renew by giving written notice 30 days before the Term ends. If a guest requests to book during the Term, the Licensor will notify the Licensee, who then has one chance to confirm renewal. Renewal is not guaranteed for original terms under 12 months and depends on room availability. If the Licensee does not confirm or give notice by the deadline, the Agreement ends automatically.
- 2.3. For the avoidance of doubt, in any circumstance whereby the Licensee shall remain in possession or occupancy of the Premises after the expiration or sooner termination of this Agreement, such holding over shall not be deemed to operate as a renewal or extension of this Agreement.

3. Entry to the Premises

- 3.1. The Licensee acknowledges and agrees that the Licensor, its agent and contractor shall at all times during the License Period possess the passwords or keys to the doors of the Premises.
- 3.2. The Licensee acknowledges and agrees that the Licensor shall be entitled to enter into the Premises at any time during the License Period for any purpose, including but not limited to carrying out any inspection, housekeeping, and other works as the Licensor deems appropriate.
- 3.3. The Licensee shall not alter or change any password or install any additional locks to the doors of the Premises without the prior consent of the Licensor.

4. Fees and Charges

- 4.1. The Licensee shall pay the License Fee and all other fees (including the Energy Charges and the House Keeping Fee as applicable) to the Licensor in accordance with the payment terms set out on the first page of this Agreement.
- 4.2. Without prejudice to the right of the Licensor to exercise any other right or remedy exercisable under this Agreement, in the event of default in payment of License Fee and/or any contributions of charges payable hereunder or any part thereof on its due date, the Licensee shall further pay to the Licensor on demand interest on the amount in arrears at the rate of 3% per month calculated from the date on which the same became due for payment until the date of payment.

5. Deposits

- 5.1. The Licensee shall pay the Deposit to the Licensor in accordance with the payment terms set out on the first page of this Agreement to secure the due observance and performance by the Licensee of the terms and conditions herein contained and on the part of the Licensee to observed and performed which the Deposit shall be held by the Licensor free of interest to the Licensee with the right for the Licensor (without prejudice to any other right or remedy hereunder) to deduct therefrom the amount of any License Fee and other contributions or charges payable hereunder and any costs and expenses loss or damage sustained by the Licensor as a result of any non-observance or non-performance by the Licensee of any terms and conditions herein.
- 5.2. In the event of any deduction being made by the Licensor from the Deposit in accordance herewith during the License Period, the Licensee shall forthwith on demand by the Licensor make a further deposit equal to the amount so deducted and failure by the Licensee to do so shall be deemed to be a breach of this Agreement.
- 5.3. Subject to the aforesaid, the Deposit shall be returned to Licensee by the Licensor without interest within thirty (30) days after the expiry or termination of this Agreement (for whatsoever reason) and handover of the Premises and Furniture and Appliances to the satisfaction of the Licensor or after settlement of the last outstanding claim by the Licensor against the Licensee for any arrear of License Fee, other charges and any breach, non-observance or non-performance by the Licensee of any terms and conditions herein, whichever shall be the later.

6. Representations and Warranties

- 6.1.
 - (i) he/she/it has full power and authority to enter into and perform this Agreement and this Agreement constitutes valid and binding obligations on he/she/it;
 - (ii) to the best of his/her/its knowledge, his/her/its exploitation of the rights granted in this Agreement will not violate any law or regulation applicable to he/she/it; and
 - (iii) he/she/it has not entered into or given effect to any agreement or arrangement restraining he/she/it from entering into this Agreement.
- 6.2. The Licensor makes no representations or warranties concerning the condition, suitability or any other matters relating to the Premises, and Licensee hereby acknowledges that Licensee licensed the Premises from the Licensor on an "as is" basis.

7. Licensee's Obligations

Compliance with laws, orders and the House Rules

- 7.1. The Licensee shall observe and comply with (i) the House Rules set out in Schedule 2 attached hereto; and (ii) the terms and conditions in the deed of mutual covenant, sub-deed of mutual covenant and/or occupation permit in relation to the Premises (if applicable).
- 7.2. The Licensee shall comply with all ordinances, regulations, by-laws, rules, orders and requirements of the competent authority relating to the use and occupation of the Premises.

Use of the Premises

- 7.3. The Licensee shall not use or allow the Premises to be used for any purposes other than the Permitted Purpose.
- 7.4. The Licensee shall not use or allow the Premises to be used for any illegal or immoral purpose.

Condition of the Premises, Furniture and Appliances

- 7.5. The Licensee shall keep all Furniture and Appliances and the Premises in good, clean, tenantable and Licensee shall carry out regular repair and maintenance at the Licensee's costs.
- 7.6. The Licensee shall not do or permit to be done anything which may cause damage to and/or remove any part of the main structure of the Premises or any part of the Furniture and Appliances.
- 7.7. The Licensee shall not make any alteration, additions, extension, renovation, construction, or whatsoever to the Premises without the prior written consent of the Licensor.
- 7.8. The Licensee shall not cut or injure any doors, windows, walls or any other part of the Premises, including but not limited to installing air-conditioning plant, equipment or machinery in the Premises whether in the windows or elsewhere; screw any nails on the walls of the Premises and/or affix or display inside or outside of the Premises any signboard, sign, decoration and/or poster.

- 7.9. The Licensee shall take all reasonable precautions to protect the Premises and the Furniture and Appliances against storms, typhoons or the like.

Not to sub-license

- 7.10. The Licensee shall not accept paid visitors or guests and shall not assign or sub-license or part with possession of the Premises or any part thereof, the Furniture and Appliances or any part thereof to any third party without the prior written consent of the Licensor.
- 7.11. The Licensee shall not provide the password or any keys passwords or keys to the doors of the Premises to any person other than the Registered Occupants without the prior consent of the Licensor.

Inform of Damage/ Injury or Death

- 7.12. The Licensee shall give written notice to the Licensor within seven (7) days of any damage that may be suffered to the Premises, Furniture and Appliances, water or gas pipes, electrical wiring, fittings, fixtures or other facilities (if any) provided by the Licensor.
- 7.13. In the event the Licensee, the Registered Occupants or the Licensee's visitors or guests suffer any injury or death on the Premises during the License Period, the Licensee shall as soon as possible and in any event within three (3) days notice in writing of such injury or death to the Licensor.

Safekeeping

- 7.14. The Licensee shall be solely responsible for the safekeeping of the properties of the Licensee on the Premises.

Restrictions and Prohibitions

- 7.15. Unless otherwise agreed by the Licensor in writing, the Licensee shall not smoke or use any naked flames on the Premises.
- 7.16. The Licensee shall not keep any dogs, cats, any other animals or insects on the Premises without the Licensee's prior written consent.
- 7.17. The Licensee shall not create or permit any nuisance and odour or otherwise become an annoyance, disturbance or unlawful interference to the neighbouring premises.
- 7.18. The Licensee shall not store or cause or permit to be kept or stored in the Premises any dangerous goods whether or not within the meaning of the Dangerous Goods Ordinance (Cap.295) or any enactment amending or replacing the same and regulations from time to time in force.
- 7.19. The Licensee shall not encumber or obstruct any of the entrances, staircase or any parts of the building of the Premises.
- 7.20. Unless otherwise agreed by the Licensor on writing, the Licensee shall not use nor permit to be used any windows or winter sills included in the Premises for the purpose of airing or drying clothes or the storage of any other articles and not to throw or permit to be thrown or dropped any articles from the window or balcony (if any).
- 7.21. The Licensee shall not do anything which may vitiate the policy of insurance of any part of the Premises and the building of the Premises.
- 7.22. The Licensee shall not engage any third party to provide cleaning or housekeeping services on the Premises without the prior written consent of the Licensor.

8. Handover

- 8.1. Upon the expiration or sooner termination (for whatsoever reason) of this Agreement, the Licensee shall handover and/or deliver up the Premises and the Furniture and Appliances to the Licensor in substantially the same condition in which the Premises was in on the Commencement Date, reasonable wear and tear and repair and alteration permitted by the Licensor excepted.
- 8.2. Should the Licensee fail to remove any properties or belongings and reinstate the Premises as required by the Licensor as aforesaid, such properties or belongings shall be deemed abandoned and the Licensor shall be entitled at its sole discretion to (i) remove and dispose of any said properties or belongings and reinstate the Premises at the sole expense of the Licensee without giving any prior notice to the Licensee; and (ii) change any password or locks on the Premises without giving any prior notice to the Licensee.

9. Exclusion of Liability

- 9.1. To the maximum extent permitted by law, the Licensor shall not be liable for any loss, damage or injury directly or indirectly caused to the Licensee or any other person however connected with the Licensee on the

Premises, including but not limited to:

- (i) the use of any lift in the building of the Premises;
- (ii) leakage or overflow of water and/or sewage pipes;
- (iii) theft, burglary, or destruction caused by any third party;
- (iv) fire, storm, wind, typhoon or other natural calamities;
- (v) the defective condition of the Furniture and Appliances;
- (vi) the neglect or default of the Licensee and/or any third party;
- (vii) the prohibition by the government or other competent authority against the use of the Premises; and
- (viii) any other cause whatsoever beyond the control of the Licensor.

10. Indemnity

- 10.1. Without prejudice to the Licensor's other rights and remedies, the Licensee shall fully indemnify and hold completely harmless the Licensor and its assignees against and from all actions, claims, demands obligations, debts, proceedings, liabilities, losses, damages, costs and expenses (including legal fees) howsoever arising out of or in connection with any breach, non-performance of or non-compliance with any of the obligations on the part of the Licensee herein contained or out of any claim by a third party based on the acts, defaults or negligence of the Licensee, the Registered Occupants and/or its visitors or guests in connection with the Premises.
- 10.2. This Clause 10 shall survive the expiry or termination (for whatsoever reason) of this Agreement.

11. Termination

- 11.1. This Agreement may be forthwith terminated by the Licensor by giving prior written notice to the Licensee on the following grounds:
- (i) the tenancy agreement between the main landlord and the Licensor in relation to the Premises shall be expired or terminated for whatsoever reason (if applicable);
 - (ii) the Licensee defaults of payment of the License Fee and other the other fees payable by the Licensee hereunder or any part thereof for seven (7) days after the same becomes payable (whether legally demanded or not);
 - (iii) the Licensee commits a material breach of any terms and conditions herein and either the breach is not capable of remedy or, the Licensee has failed to remedy such breach within seven (7) days from the Licensor's written request;
 - (iv) the Licensor has issued two (2) warning letters to the Licensee in relation to the Licensee's breach of its obligations under this Agreement (for the avoidance of doubt, the said warning letters may be on the same breach or different breaches);
 - (v) the Licensee shall become bankrupt, insolvent, shall enter into liquidation or bankruptcy or shall have a receiver appointed in respect of the whole or any part of his/her/its assets or undertaking; or
 - (vi) the Licensor is required to do so by law, court order or any governmental or regulatory authority.
- 11.2. This Agreement may be forthwith terminated by the Licensee by giving prior written notice to the Licensor on the following grounds:
- (i) the Licensor commits a material breach of any terms and conditions herein and has failed to remedy such breach within fourteen (14) days from the Licensee's written request; or
 - (ii) the Licensor shall become insolvent, enter into liquidation or shall have a receiver appointed in respect of the whole or any part of its assets or undertaking.
- 11.3. The Licensor may terminate this Agreement without cause earlier than as herein provided by giving not less than one (1) month's written notice to the Licensee and the Licensee shall have no claim against the Licensor for compensation, damages or otherwise in respect of such termination.
- 11.4. Whereupon this Agreement shall be expired or terminated (for whatsoever reason), the Licensee shall have no claim whatsoever against the Licensor, but without prejudice to the right of the Licensor in respect of any antecedent breach or claim and the Licensee shall forthwith yield up the Premises to the Licensor in accordance with the terms stated herein.

12. Rights of Third Parties

- 12.1. A person who is not a Party to this Agreement has no right to enforce any term of this Agreement pursuant to the Contracts (Rights of Third Parties) Ordinance (Cap. 623).

13. No Landlord-Tenant Relationship

- 13.1. The Licensee hereby acknowledges and agrees that the Licensor does not intend to create a landlord-tenant relationship or any relationship other than that of licensor and licensee. The Landlord and Tenant (Consolidation) Ordinance (Cap. 7) does not apply to this Agreement.
- 13.2. Nothing contained in this Agreement shall deem to grant the Licensee the exclusive possession in respect of the Premises or any part thereof.

14. Notices

- 14.1. All notices, demands, or other communications to be given or made under this Agreement shall be in writing and delivered or sent to the relevant Party at its address specified in this Agreement or such other address, email address, Whatsapp number or WeChat number as the addressee specified to the other Party.
- 14.2. A notice shall be deemed to have been given or made:
- (a) if delivered by hand, on the date it is delivered to the addressee;
 - (b) if delivered by email, Whatsapp or WeChat, on the date it is delivered by the sender; and
 - (c) if delivered by post, on the date which is three (3) business days after the date of dispatch.
- 14.3. Each Party shall within (5) days notify the other Party of any change to its contact details referred to in Clause 14.1.

15. General Provisions

- 15.1. Unless otherwise specified, the capitalized terms shall have the meanings given on the first page of this Agreement.
- 15.2. Unless the context otherwise requires, words denoting the singular shall include the plural and vice versa and words denoting any gender or body corporates shall include all genders, unincorporated associations and partnerships.
- 15.3. Headings are to be ignored in the construction or interpretation of any provision of this Agreement.
- 15.4. No amendment or variation of or supplement to this Agreement shall be valid unless it is in writing and signed by or on behalf of all the Parties.
- 15.5. This Agreement embodies all the terms and conditions agreed upon between the Parties hereto as to the subject matter of this Agreement and supersedes and cancels in all respects all previous letters of intent, correspondence, understandings, agreements, and undertakings (including but not limited to any preliminary license agreement), between the Parties hereto with respect to the subject matter hereof, whether such be written or oral.
- 15.6. If at any time any provision of this Agreement is or becomes illegal, invalid or unenforceable in any respect, the legality validity or enforceability of the remaining provisions shall not be affected or impaired thereby
- 15.7. Nothing in this Agreement and no action taken by the Parties under this Agreement shall constitute a partnership between any of the Parties or constitute any Party the agent of any other Party for any purpose or constitute a joint venture.
- 15.8. No exercise or failure to exercise or delay in exercising any right or remedy will constitute a waiver by the Licensee of that or any other right or remedy available to it.
- 15.9. This Agreement is personal to the Licensee who shall have no right to assign, sub-license, divest or otherwise delegate or purport to transfer any of its rights and obligations under this Agreement without the prior written consent of the Licensor.

16. Governing Law

- 16.1. This Agreement is governed by and shall be construed in all respects in accordance with the laws of Hong Kong, all the Parties hereto hereby submit to the exclusive jurisdiction of the Hong Kong courts in connection with any matters arising hereunder

Schedule 1: Studio Rules

#General Conduct and Usage
#Premises Usage Rules

1. Adherence: All Licensees must adhere to the "Premises Usage Rules" established by the Licensor.
2. Right to Terminate: In the event of a violation, the Licensor reserves the right to terminate the Licensee's right to use the premises at any time and demand the immediate return of the premises. Fees paid will not be refunded.
3. Cleanliness: The Licensee is required to maintain cleanliness in all areas (including inside and outside the premises, as well as public corridors).
4. Obstruction-Free Zones: The Licensee must not place personal items in public spaces or obstruct public passageways. Indoor corridors, pathways, stairs, and other public areas must be kept clear and all doors kept closed.
5. Facility Maintenance: The Licensee must endeavor to keep all premises facilities in good condition and clean.

#Prohibited Activities

6. No-Smoking Policy: Smoking is not allowed in the premises (including but not limited to cigarettes, roll-your-own, e-cigarettes, and other tobacco products).
7. Noise Control: The Licensee should avoid creating loud noises and maintain an appropriate volume so as not to disturb other Licensees.
8. Forbidden Materials: The Licensee is strictly forbidden from keeping hazardous or destructive chemicals, explosives, fireworks, or other highly flammable items.
9. Fire Hazard: Lighting fires (such as lighting candles, incense, etc) is prohibited in the premises.

#Personal Belongings and Damages

10. Belongings: The Licensee is responsible for the care of their personal belongings. The Licensor will not be responsible for the loss or damage of these items.
11. False Alarms: Improper use of the premises by the Licensee that leads to a false alarm of the fire system will result in a penalty of HK\$1500 per instance. The Licensor reserves the right to impose this fine.
12. Furniture and Appliance Damage: In the event of loss or damage to the furniture, the Licensee will be charged according to the company's price list. These charges will be the responsibility of the Licensee and due to the Lessor.
13. Lost of keys: In the event that the licensee lost of their keys or need licensor to arrange to re-open the door of their premises during the License period, the licensor shall charge an additional administrative fee of HK\$1,000 for extra key and re-access.

#Specific Penalties and Restrictions

14. Entryway Obstructions: Obstructions at entryways, with items exceeding dimensions of 30 x 30 cm, will attract a fine of HK\$500 per item.
15. Smoking Violation: Any violation of the no-smoking policy will incur a fine of HK\$2000.

#Surveillance and Data Collection

16. CCTV Monitoring: Licensees acknowledge and consent to the use of CCTV monitoring systems throughout the building and to the collection of personal data by the Licensor.

Furniture and Appliances

17. Alteration Restrictions: The existing furniture and appliances within the unit may not be altered without prior written consent from the Licensor.

#Rooftop Access

18. Rooftop Clarification: The rooftop is not owned by MIJ Studio and is therefore not included in this lease agreement. Access and usage are subject to separate terms and conditions, which may be provided upon request.

#Waste Management

19. Licensee Responsibility: Licensees are responsible for the disposal of their waste. Limited waste disposal services are provided, and excess waste may incur additional administrative fees.

20. Cardboard Disposal: Small cardboard boxes should be flattened and placed appropriately in disposal areas. If bins are full, further waste should not be accumulated beside them.

21. Large Waste Disposal: Large waste items are to be disposed of directly at designated waste stations; failure to comply will result in a waste disposal fee.

22. Improper use of the premises by the Licensee that leads to a false alarm of the fire system will result in a penalty of HK\$1500 per instance. The Licensor reserves the right to impose this fine.

23. Each contract under this License Agreement will be subject to an administrative fee of HK\$2000. The Licensor reserves the right to impose this fee.

Early Termination of License Period

In the event that the Licensee fails to complete the License Period as stipulated in this Agreement, the Licensee shall be liable to pay the remaining License Fee for the entire duration of the License Period to the Licensor immediately upon termination.

Unauthorized Subletting

Should the Licensee be found to have sublet the Premises without prior written consent from the Licensor, the Licensor reserves the right to immediately repossess the Premises. In such an event, the Licensee shall be required to pay the remaining License Fee for the entire duration of the License Period to the Licensor forthwith.

Schedule 2: Payment Methods and Details

BANK TRANSFER : 004 741-625289-001

FPS ID : 104350202

KING TIN DEVELOPMENT INTERNATIONAL CO. LIMITED (景天發展國際有限公司)

BANK NAME : Hongkong and Shanghai Banking Corporation

SWIFT CODE : HSBCHKHKKH

#License Fee Payment Terms

The Licensee is required to set up an automatic bank transfer to ensure the timely payment of the License Fee.

#Definition of Payment

Payment of License Fee: The License Fee is considered paid when the specified amount is successfully transferred to the Licensor's designated company account, not merely on the date the transfer is initiated.

#Proof of Payment

Submission of Receipt: Upon completion of the transfer, the Licensee must send an official receipt to the Licensor's WhatsApp on the same day as proof of payment. This receipt must include:

- Detailed account information
- Transaction reference number
- The name of the transferrer
- Clearly indicate the transferred amount

Verification: The submitted receipt will be subject to verification by the accounting department of the Licensor.

#Consequences of Non-Compliance Failure to Provide Proof: Failure to adhere to the conditions outlined above will result in the payment not being recognized as a valid license fee payment.

Schedule 3: Supporting Document Checklist

(V) Copy of HKID / Passport

Schedule 4: Payment

1) Deposit : HK\$ 25600
2) License Fee : HK\$ 12800
3) Administrative fee: HK\$ 0
Total : HK\$ 38400

Licensor received HK\$ 10000 on 2026-07-07. BANK TRANSFER
Remaining payment HK\$ 28400 is required to be settled by 2026-07-09.

Schedule 5: Remark

DWELLWORKS HONG KONG LIMITED
CYNDI YEUNG +852 9383 8803

**The Standard Terms and Conditions and the Schedules attached hereto shall form part of this Agreement.
I/We agree to be bound by the Standard Terms and Conditions and the Schedules attached hereto.**

Signed by Licensor:

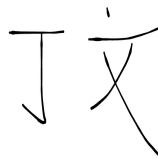


Selene Wong
2026-07-07

KING TIN DEVELOPMENT INTERNATIONAL CO. LIMITED
(景天發展國際有限公司)

DATE: 2026-07-07

Signed by Licensee:



DING WEN
2026-07-07

DING WEN

DATE : 2026-07-07