天置物业代理有限公司

TIN CHI PROPERTY AGENCY LIMITED

地產代理(公司)牌照號碼:C-087532

enforce specific performance.

物業臨時租賃合約 PROVISIONAL AGREEMENT FOR TENANCY

		的訂於 AGREEME	NT is made on	10/10/2024	BETWI	合約第一方為 EEN this first party _	ті	M TEST		
業主 Land	三 持有 dlord (hole	香港身份 der of Hon	分證/商業登記記 g Kong Identity Ca	E號碼 ırd/Business Registration N	umber)		4564			
	地均 of							以下稱"業主" hereinafter called "the Landlord"; and		
	this	的第二方為 second pa	rty		TO	NG FDSDF				
租方 Tena	方 持有 ant (hole		分證/商業登記訂 g Kong Identity Ca	E號碼 ird/Business Registration N	umber)		456456			
	地址 of		2					以下稱"租方" hereinafter called "Tenant"; and		
		的第三方為 third party		天置物业代理	有限公	司 TIN CHI PR	OPERTY AGEN	ICY LIMITED		
代理 Age		商業登記 er of Busir	己証號碼 ness Registration N	Number 721898	362		里(公司)牌照號碼 ate Agent (Company) Lice	ense No. C-987532		
	地均 of	L在 ——	Shop A, G/F, F	元朗洪水橋盈 lung Fook Building, 11 Ying		洪福樓地下A舖 , Hung Shui Kiu, Yuen	Long, New Territories	以下稱"代理" hereinafter called "Tenant"		
	的三方茲同意條款如 V IT IS HEREBY AGREE									
1.	根據下述條款,業	主同意出 to let and	l租而租方同意 [;] the Tenant agrees	租入下述物業。 s to take the premises herei	nafter ment	ioned on the following	g terms and conditions.			
2.	物業地址 Address of Premises	青山	公路潭尾段	18號						
		PHA	SE 3							
3.	每月租金 Monthly Rental	港幣 HK\$		0.00	*(Exclusive of Governr	及管理費),以上期形 ment Rent, Rates and Mar	式每月支付。 nagement Fee). Payable monthly in		
4.	按金 Deposit	港幣 HK\$	625,000.00			advance. 於簽署正式租約時或以前支付。 To be paid on or before signing of the formal tenancy agreement.				
		上述按 The de	B金業主將於租 posit shall be refu	約終止時無息退還予租 nded to the Tenant by the L	方。 .andlord wit	hout interest on expira				
5.	初步訂金 Initial Deposit	港幣 HK\$	6	62,500.00	於簽訂 ² To be pa	本合約時支付予業∃ id to the Landlord upo	主, 而此初步訂金將作 n signing of this agreeme	·為按金之部份款項。 nt, and it shall be applied as part of deposit		
6.	租期 Term of Tenancy	由 From		11/10/2024		至 	(01/01/1970		
7.	退租權 Break Clause	不得早 Notwiti provide	已於由租期起計 Instanding anythin ed by serving not	之 [十一] 個月內發出。 g to the contrary hereinbe	efore conta notice or by	nined, either party sh y paying 1 months' Rer	nall be entitled to termin	口金提早解除此租約;唯該書面通知書 ate this Agreement earlier than as herein by provided that the said written notice shall		
8.	於 On or before		01,	/01/1970		或之前, 業 , the Landlor	租方。 ssession of the said premises to the Tenant.			
9.	該物業除作為 The said premises sl	nall not be	used for any purp	oses other than for		1		用途外,不得作其他用 		
10.				讓或分租或將其使用權 possession of the said pren			ne term of tenancy.			
11.		acant poss		k氣費,管理費、差餉及: ses of the said premises (ir			s charge, management f	ee), rates, and Government rent) shall be		
12.	於 On or before	17/	10/2024	或之前,雙方》 ,both parties sha	頁於 all sign the	formal tenancy agreer	ment at Tin	Chi Property Agency		
	律師樓簽署正式和 Solicitor's Office.	且賃合約。		<u>-</u>						
13.	雙方須各自負責身 Each party shall pav	t律師費i its own led	而正式租約的釐 gal costs but the s	印費由雙方各半負擔。 tamp duty payable on the fo	ormal tenar	ocy agreement shall be	e borne by both parties in	equal shares.		

14. 如租方未能履行本合約之條款租入該物業,業主除將租方已付之初步訂金沒收外,並有權將該物業出租予他人,惟業主不可再為此向租方追究任何賠償

或特定履行。 Should the Tenant fail to take up the tenancy of the said premises in the manner herein contained, the initial deposit shall be forfeited to the Landlord and the Landlord shall then be entitled at his absolute discretion to let the said premises to anyone he thinks fit and the Landlord shall not take further action to claim the Tenant for damages or to

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15.	金額與租方 Should the L refund the ir	ī。惟租方不得再向業主追究任(andlord after receiving the initial dep	將該物業租予租方;業主除需即 可賠償或特定履行。 osit paid hereunder fail to let the said compensate the Tenant with a sum o rmance.	premises to the Tenant in th	ne manner herein contai	ined, the Landlord shall im	mediately		
16.		E促成該物業租賃中提供之服務, ion of the service rendered by the Ag	代理有權向業主收取港幣 gent, the Agent shall be entitled to reco	eive HK\$	31,250.00	並向租方收 from the Lan			
	港 幣 ^{\$}	31,250.00	作為佣金, 該等佣金不得 from the Tenant as commission	壓於 n, such commission shall be	paid not later than	17/10/2024	繳付。		
17.	無論在任何 If in any case once the age	e either the Landlord or the Tenant fa	本合約之條款出租或租入該物業 ils to let or take up the tenancy of the	,則悔約的一方須即時付 said premises in the manner	予代理港幣港幣 herein contained, the c	defaulting party shall comp	ensate at		
			作為賠償代理之損 美 agreed damages.						
18.	本合約第十 In the event t the Agent, ea	六條各自所需負責的佣金及費 hat the Landlord and the Tenant shal	面同意下達成協議取消本合約所 刊。 I after the signing of this Agreement a all upon cancellation of the transaction	gree to cancel the transactio	n under this Agreement	without the prior written c	onsent of		
19.		·約之代 理為雙方代理。 eclared that the Agent is the Agent fo	or both the Landlord and the Tenant .						
20.	代表該有限公司簽署的人須負責支付及承擔代理應收之所有佣金。 Should the Landlord or the Tenant be a limited company which fails to let or take up the tenancy of the said Premises, the person(s) who signed this Agreement on behalf of the limited company shall be personally liable for all commission due to the Agent.								
21.]英文文本與中文文本存有差異的 v conflict between the English version	侍,將以 英文 文本為準。 n and the Chinese version in this Agre	ement, the English version sh	nall prevail.				
22.	· 備註 本合約之租金包括全屋入牆傢俬及裝設另包括單位內的冷氣機 5 部 Remarks The rent of this contract includes the whole house's built-in furniture and installations, and also includes 5 air conditioners in the unit.								
		張,衣櫃 1 個,沙發 1 張。	要機 1 部,電視 1 部,煮食爐 1 i						
	三簽署接受 ed by the Land	dlord	一 代理簽署接受 Signed by the Agent	(分行名稱) (Branch Name)	—————————————————————————————————————	nt			
簽署 Nam	子人姓名 ne of Signatory I TEST		代理姓名 Name of Agent TSE WAI MAN		簽署人姓名 Name of Signatory(i Tong fdsdf				
	}証號碼 umber(s) 34		牌照號碼 License Number(s) LCS94860678		身份証號碼 ID Number(s) 456456				
	又到租方初步 eived from the	訂金港幣 Tenant the initial deposit in the sum o	of HK\$ 62,500.0	現金) cheque)					
	∃簽收 nowledge rece	ipt by the landlord							