

An Agreement made BETWEEN _____) (hereinafter called "the Landlord") of the one part and _____ (hereinafter called "the Tenant") of the other part WHEREBY IT IS AGREED as follows:

1. The Landlord lets and the Tenant takes _____ of _____ (hereinafter called "the said premises") on

(hereinafter called "the said building") as domestic use for the term of **12** calendar months commencing from at the monthly rent of Hong Kong Dollars _____ payable in advance on the _____ day of each and every calendar month. The Tenant shall on signing of this Agreement pay to the Landlord by way of deposit the sum of **HK\$** _____. The deposit and the rent should be paid to the Landlord's HSBC account: _____ (account name: _____) and email confirmation will be issued after receiving the money.

2. The Tenant hereby expressly declares and acknowledges that for the grant of the tenancy hereby stipulated he has not paid to the Landlord, his agent or agents to any person on the Landlord's behalf or for the use of the Landlord any fine premium or construction money or key money or any sums or value of any kind whatsoever of a like nature or description and the Tenant hereby expressly understands that any right to protection against ejection afforded by the Tenancy (Prolonged Duration) Ordinance 1952 as amended by the Tenancy (Prolonged Duration) (Amendment) Ordinance 1963 or any future amendments or modification thereof or any future legislation governing and regulating the relationship between Landlord and Tenant shall not apply to this tenancy.

3. The Tenant hereby agrees to pay the electricity charges (in equal share) at the said building.

4. The Tenant agrees to use the premises hereby agreed to be let for residence of himself. He shall not use the premises as school, boarding house, nursery, bunk dormitory, bathing parlor, dancing lesson class, operatic training class, nor for any motor-driven industrial purposes.

5. The Tenant shall confine his laundries within the Drying Area provided for. The Landlord shall not be responsible for any damage done to the laundries aforesaid under any circumstances. The Tenant shall not affix put up or display any signboard, sign decoration, flower stand, iron stand, neon light, advertising board or any other things whatsoever outside the balcony or on any door, wall, pier or window or in any public places i.e. walls, entrances, corridors, stairways, lifts, etc. except with the written approval of the Landlord. The Landlord shall have absolute discretion in granting or refusing such approval and any approval to be granted shall be subject to such conditions as the Landlord may think fit. The Landlord shall have the right to remove at the cost and expense of the Tenant any signboard, sign, decoration, flower stand, iron stand, neon light, advertising board or any other things which he affixed, put up or displayed without the prior written approval of the Landlord. No boxes, furniture, rubbish or personal belongings shall be left in the entrances, or any of the passages of the said premises in common use of in any other public places by the Tenant. No person shall sit or rest in any public places. No luggage or heavy articles shall be placed in and carried by the lifts as such lifts shall convey passengers only. The Tenant shall not keep in the said premises or in any part of the said building any dogs, animals or birds that would frighten or cause to frighten, or harm any children or any persons, disturb the peace, cause annoyance to any inmates in the premises.

6. The Tenant shall not make or permit to be made any alterations in or additions to the said premises without having first obtained the written licence and consent of the Landlord therefore or cut maim or injure or suffered to be cut maimed or injured any doors windows walls joists beams timbers pipings or wirings thereof and to take all necessary precautions to protect the premises from damage threatened by an approaching storm depression or typhoon.

7. The Tenant shall not store arms, ammunition or unlawful goods, gun-powder, saltpeter, kerosene or any explosive or combustible substance in any part of the said premises, and to be answerable and responsible for

any consequence of any breach of local Ordinance. The tenant or inmate shall not use the said premises for any illegal purposes.

8. The Tenant shall not permit any noise or allow any music to be produced in the premises so as to give cause for reasonable complaint from the occupants of neighbouring premises.

9. The Tenant shall pay on demand to the Landlord the cost incurred by the Landlord in cleansing and cleaning any of the drains choked or stopped up owing to careless use by the Tenant.

10. The Tenant shall himself cover insurance for his own belongings against Typhoon, Depression, Storm, Flood, Fire, Theft and Accidents in relation to this Tenancy. The Landlord shall not be responsible for any damage or loss under all circumstances.

11. The Tenant shall permit the Landlord and its agents with or without workmen or others and with or without appliances at all reasonable times to enter upon the said premises and to view the condition thereof and to take inventories of the fixtures therein and to carry out any repairs to the premises which the Landlord considers necessary or proper to be done.

12. During the one month immediately preceding the determination of the said term of tenancy the Landlord shall be at liberty to affix and retain without interference or molestation on the door or the external parts of the said premises a notice for letting the said premises and the Tenant shall permit and allow all persons with written or oral authority from the Landlord or its agent or agents at all reasonable hours of the day to view the said premises or any part or part thereof.

13. The Tenant shall yield up the said premises and all additions thereto and all fittings and fixtures therein including the fixtures hereto and other Landlord's fixtures subsequently added in tenantable repair and condition (fair wear and tear and accidents by fire excepted) at the expiration or sooner determination of the tenancy.

14. Copies of the Tenant's HKID and/or student I.D. should be given to the Landlord.

15. The tenancy can be terminated by the Landlord or the Tenant with at least one calendar month's notice in advance.

16. The Tenant has expressly and thoroughly read the contents of this Agreement which shall absolutely and immediately be determined if the Tenant causes any breach of any item herein.

Landlord
Email:
Tel.:

Tenant
Email:
Tel.:

Date: _____

Date: _____

Amount of Deposit received: _____

Sign: _____

Date: _____