



PILLOWS CO-LIVING

Pillows Co-living Group Limited

Tenancy Agreement

日期 Date: 4/3/2023

房號 Room Number: 803

租客姓名 Name of Tenant: Kim, Zanele Haima

起租日期 Commencement Date: 7/3/2023

完租日期 Expiry Date: 6/5/2023

租金 Rental: \$ 6800



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1. Date and Parties

This Agreement date as of (date) 4/3/2023 is made by and between

- a. Pillows Co-living Group Limited (B.R. No. 68295926), whose registered office is situated at Flat C&D, 8/F, Lyton Building, 36-38 Mody Road, Tsim Sha Tsui, HK (“the Lessor”) of the one part; and
- b. 1. KIM JANELE HANNA (ID/B.R.No. F194209(5));
 2. _____ (if applicable) (ID/B.R.No. _____),
 (“the Lessee”) of the other part.

2. Description of Apartment

The Lessor leases to the Lessee, and Lessee leases from the Lessor the following residential premises:

Apartment No. 803 of Room 36D-38C, 8th Floor, Lyton Building, 32-38 Mody Road, Kowloon, Hong Kong

3. Use and Occupancy of the Premises

The Premises is leased for occupancy as Apartment to Lessee, and is not to be used for any other purpose or occupied by any other person, without first obtaining Lessor’s written consent to such usage.

4. Terms

The Premises is leased for a term of 0 year 3 months 0 days commencing on (date) 7/3/2023 and ending on (date) 6/6/2023 with period from (date) 7/3/2023 to (date) 6/6/2023 are non-cancellable fixed term and period from (date) _____ to (date) _____ are non-fixed term (for termination within this period shall notice to Lessor in advance of 30 days). Rent free period of _____ month commencing on (date) _____ and ending on (date) _____.

5. Rent

The Lessee will pay rent at the following rate:

Monthly payment (must have valid working proof): HK\$ 6,800 per month, total rent HK\$ 20,400 (for the fixed term). The first payment of (remaining part of the month, if applicable) HK\$ 6,800 is due on (arrival date) _____, and thereafter on the first day of each calendar month of the Term.



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6. Security Deposit

The Lessee agree to pay the Lessor a security deposit of HK\$ 6800 on/before the arrival date. This Agreement will not be effective until the security deposit is settled. Provided that there is no breach of any of the terms and conditions of the Tenancy Agreement, the Security Deposit will be refunded to the Lessee without interest within 7 days from the date of delivery of vacant possession of the Premises or settlement of any outstanding payment owed by the Lessee to the Lessor, whichever is later. If the Rent and/or any charges payable by the Lessee hereunder or any part thereof shall be unpaid for seven (7) days after the same shall become payable (whether legally demanded or not) or if the Lessee shall commit a breach of any of the terms and conditions herein contained, it shall be lawful for the Lessor at any time thereafter to re-enter the Premises whereupon this Agreement shall absolutely determine and the Lessor may deduct any loss and damage suffered by the Lessor as a results of the Lessee's breach from the Security Deposit without prejudice to any other right of action or any remedy of the Lessor in respect of such breach of the Lessee.

7. Lessee's Obligations:

The Lessee agrees with the lessor as follows:

- a. The Lessee shall pay the rent punctually. If the Lessee makes default in such payment for seven (7) days or more, he shall on demand made by the lessor pay interest in all arrears at the rate of **HK\$ 100** per day until full payment of all such rent. The lessor is recommended to provide a receipt to the lessee for any Rent received.
- b. The Lessee shall keep the Premises in good clean and tidy condition and shall not damage any part of the Premises or do or omit to do anything in the Premises, which may cause the Lessor loss or damage and shall fully and completely indemnify the Lessor against all loss, claims, damages, actions and proceedings arising by reason of the Lessee's breach of this clause or by reason of any injury to the Lessee's guests, agents, workmen and invitees or any party upon any part of the Premises.
- c. When the Lessee moves out, the Lessee shall leave the Premises in good, clean and tidy condition to the Lessor. Otherwise, there will be a charge for cleaning and repairing to be deducted from the Security Deposit.
- d. The Lessee shall observe and confirm to all rules, regulations and restrictions as the Lessor may from time to time prescribe for the proper management, administration and maintenance of the Premises.
- e. The Lessee shall not encumber or obstruct with any box packaging or other obstruction of any kind or nature any of the entrances, staircases, landings, passages, lift, lobbies or other parts of the Building in common use and not to leave rubbish or any other article or thing in any part of the Building.

8. The Lessor's Right to Terminate for Breach of the Agreement

The Lessor may terminate this Agreement on the Lessee's breach of any term, condition, or covenant of this Agreement (including the regulations of stay attached), on giving 7 days' notice of the termination to the Lessee. All the pre-payments (including but not limited to pre-paid Rent and Security Deposit) will not be refunded.

The Lessor shall have the right to terminate the Agreement prior to its expired date unilaterally, giving 30 days written notice to the Lessee. All the prepayments (including but not limited to pre-paid Rent and Security Deposit) will be refunded in this case, but no extra compensation will be provided.



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9. The Lessee's Early Termination of the Agreement

In case of the Lessee's unilateral willingness to terminate this Agreement prior to the expiry of the Term without any breach of lease by Lessor, Lessee shall notice to Lessor in advance of 30 days. **All the pre-payments (including but not limited to pre-paid Rent and Security Deposit) will not be refunded.** With the Lessor's approval, the Lessee may refer another tenant to continue the lease until its agreed end date.

10. Pets

The Lessee can only keep pets when there is a written approval from the Lessor.

11. Insurance

The Lessee acknowledges that the Lessor will not provide insurance coverage for the Lessee's property, nor shall the Lessor be responsible for any loss of the Lessee's property, whether by theft, fire, acts of God, or otherwise.

12. Assignment or Sublease

The Lessee shall not assign or sublease this lease, or any part of the Lessee's interest in this lease, without prior written consent of the Lessor. The Lessor reserves the right to assign the Lessor's interest in this lease, and any sums received under this lease, on sale or release of the Premises.

13. Force and Reserved Rights

The attached "Regulations of Stay" has the same force with this Agreement. By signing this Agreement, the Lessee has read and agreed to the terms and conditions of "Regulations of Stay".

When considered necessary, the Lessor reserves the right to enter the room under certain circumstances (including but not limited to emergencies, accidents, disasters and reports or complaints from others) without prior notice.

14. Request for Extension

If the Lessee would like to extend the Terms herein, he/she shall not later than two weeks before the expiration of the Terms give to the Lessor notice in writing of such desire. The Lessor after receiving such notice may in its absolute discretion deciding whether to grant an extension of the Terms (hereinafter called "Extended Period") to the Lessee. The Lessor will provide a Supplemental Agreement to the Lessee for confirmation if the extension is granted.



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15. Right to show the Premises to Future Lessee

The Lessor shall be entitled, by giving reasonable notice to the Lessee, to show the Premises to any potential lessees at all times during the last month before the expiry date of the Terms. The Lessee shall raise no objection and shall render all reasonable assistance to the Lessor in this respect.

Received the Upfront Payment* on 7/31/2023
~~5/7/2023~~
(1 month(s) deposit + 1 month(s) rental)
HK\$ 13,600

Received 1 key(s) of the Premises by the Lessee.

By the Lessor

Pillows Co-living Group Limited



(Handwritten signature)
(sign here)

Confirmed and accepted all the terms and Conditions herein by the Lessor:
Pillows Co-living Group Limited
B.R. No. 68295926-000-10-19-A

Confirmed and accepted all the terms and conditions herein by the Lessee (or representative of the company)
Kim, Zanele Hama

HKID/ Passport/ Travel Permit/ B.R. No. E184209 LS

Beneficiary Name: Pillows Co-living Group Limited

Bank Name: Hang Seng Bank Limited

Account No: (024) 239-571-730-883 OR

FPS: 9855 1884 OR

Bank Name: Bank of China (Hong Kong) Limited

Account No: (012)-806-1-041033-3

Contact number: 544 11367

Email address: hanna.kim@wallstreet.edu.hk

*In case of any discrepancy or inconsistency between actual bank settlement date and this agreement signing date, actual bank settlement date shall prevail.



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入房退房檢查表

Check in / check out item checklist

本人確認一下物品，並承諾合理使用。如有損壞或遺失，同意支付以下賠償。

I acknowledged have received the below properties of the Lessor in good condition, and agree to maintain them properly. I agreed to indemnify accordingly for any damage or loss incurred to the properties of the Lessor.

Properties 物品	Quantity 數量	Value 價格 (HKD)	Remarks 備註	C/I 入住	C/O 退房	Indemnify 賠償
Mattress 床墊						
Bed 床架連床頭板						
Closet 衣櫃						
Desk 書桌						
Chair 椅子						
Toilet 馬桶						
Shower glass door 浴幕玻璃門						
Sink 洗手盆						
Tap 水龍頭						
Shower head 花灑						
Bath curtain 浴幕						
Mirror 鏡子						
Bath sewer blocked 下水道是否堵塞						
Sink sewer blocked 洗手盆是否堵塞						
LED light 房燈						
Bathroom light 洗手 間燈						
Wallpaper/ Paint 牆 紙/ 油漆*						
Room Curtain 窗簾						
Television 電視機						
Air conditioner 空調						
Remote control 遙控						
Door Lock 房間門鎖						



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Room Door 房門						
Room Key 鑰匙						
Additional Room Key 額外鑰匙						
*如牆身因個人原因或住客不適當使用下而造成嚴重刮花、脫落（如摘下掛鉤或其他裝飾物時導致油漆脫落、遭櫃子或其他物品碰撞而導致不平等人為損壞均需賠償；因漏水導致脫落則無需賠償）具體判斷權由 Pillows Co-living Group Limited 擁有，賠償金額再作報價。						
退房前請清理房間，否則住客需要額外支付清潔費用。						
Removal of personal belongings charge 雜 物清理費						
Room cleaning service charge 房間 清潔費						

入住日期：

退房日期：

入住房號：

退房房號：

住客簽字：

住客簽字：

檢查者簽字：

檢查者簽字：

