

DEED OF ASSIGNMENT OF LEASE

GENERAL address of the premises:
Shop 3, 9 Buckley's Road Linwood, Christchurch

DATE:

15th June 2021

ASSIGNOR: Speed King Limited

ASSIGNEE: DY Laundromat Limited

SHAREHOLDER(S) and DIRECTOR(S): Son Viet Vu and Thanh Binh Tran
(of Assignor)

GUARANTOR: Zhengang Yang
(of Assignee)

LANDLORD: John Patrick Clyne

THE ASSIGNOR assigns to the Assignee all the Assignor's estate and interest in the Premises and the Lease as set out in the First Schedule.

THE ASSIGNOR, the Assignee and the Landlord agree and acknowledge as set out in the Second Schedule.

THE GUARANTOR guarantees as set out in the Third Schedule.

THE ASSIGNOR and the Shareholder(s) and Director(s) (if any) and the Assignee agree as set out in the Fourth Schedule.

THE ASSIGNOR, the Assignee, the Landlord and the Guarantor all acknowledge that the Lease expires on the Expiry Date of Current Term set out in the First Schedule and the rent is the Annual Rent set out in the First Schedule.

THE LANDLORD consents to the assignment but without prejudice to the Landlord's rights powers and remedies under the Lease. If any Lease Variations are specified in the First Schedule the Landlord, the Assignor, the Assignee and the Guarantor agree that as from the Date of Assignment the Lease is varied as set out in the Lease Variations.

THE LANDLORD acknowledges that as at the Date of Assignment the Landlord is not aware of any existing breach of the Lease by the Assignor and has no interest in any of the Assignor's Assets.

WHENEVER words or phrases appear in this Deed and in the Second, Third and Fourth Schedules that also appear in the First Schedule then those words or phrases shall also mean and include the details supplied after them in the First Schedule.

IN this Deed:

- (a) The expressions "the Assignor", "the Assignee", "the Guarantor", "the Shareholder", "Director" and "the Landlord" include their respective executors administrators successors and permitted assigns.
- (b) The expression "Business Use" in the First Schedule means the permitted use of the Premises as at the Date of Assignment or as varied by any Lease Variation.
- (c) The expression "Assignor's Assets" shall mean all the chattels, fixtures and fittings in the Premises which are owned by the Assignor.
- (d) Where the context requires or admits, words importing the singular shall import the plural and vice versa.
- (e) Where any party comprises more than one person, such persons shall be deemed to have entered into the Deed both jointly and severally.

SIGNED by the Assignor
in the presence of:

Witness Signature

Witness Name

Witness Occupation

Witness Address

M Ikram Ul Haq
Barrister & Solicitor
Auckland

Signature of Assignor

[Handwritten Signature]
Vu Viet Son

Print Full Name

Director / Trustee / Authorised Signatory / Attorney*

Delete the options that do not apply
If no option is deleted, the signatory is signing in their personal capacity.

Signature of Assignor

[Handwritten Signature]
Binh Thanh Tran

Print Full Name

Director / Trustee / Authorised Signatory / Attorney*

Delete the options that do not apply
If no option is deleted, the signatory is signing in their personal capacity.

SIGNED by the Assignee
in the presence of:

Witness Signature

Witness Name

Witness Occupation

Witness Address

Siyun Hua (Michelle)
Solicitor
Davidson Legal Limited
Christchurch

Signature of Assignee

[Handwritten Signature]
Zhengqiang Yang

Print Full Name

Director / Trustee / Authorised Signatory / Attorney*

Delete the options that do not apply
If no option is deleted, the signatory is signing in their personal capacity.

Signature of Assignee

Print Full Name

Director / Trustee / Authorised Signatory / Attorney*

Delete the options that do not apply
If no option is deleted, the signatory is signing in their personal capacity.

SIGNED by the Landlord
in the presence of:

Witness Signature

Witness Name

Witness Occupation

Witness Address

Paul Anthony Coghlan
Lawyer
Christchurch

Signature of Landlord

[Handwritten Signature]
John Patrick Clyne

Print Full Name

Director / Trustee / Authorised Signatory / Attorney*

Delete the options that do not apply
If no option is deleted, the signatory is signing in their personal capacity.

Signature of Landlord

Print Full Name

Director / Trustee / Authorised Signatory / Attorney*

Delete the options that do not apply
If no option is deleted, the signatory is signing in their personal capacity.

Note: If signing by a company or as an Attorney – please refer to the notes on page 3