



張陳鍾律師行
CHEUNG, CHAN & CHUNG

Solicitors & Notaries
Agents for Trade Marks and Patents

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YOUR REF.

DATE 26th January 2004

OUR REF.

PC/LC/37000/03

PLEASE REPLY TO Mr. Leo Cheng

By Hand

Lands Department
20/F., North Point Government Offices
333, Java Road, North Point, H. K.

Attn.: Mr. John Corrigan

Dear Sirs,

Re : **Proposed Lease Modification -
Hunghom Bay Reclamation Area, Kowloon
Kowloon Inland Lot No. 11076**

We hereby return to you the original Acceptance Letter duly executed
by our client and a copy of the receipted demand note for HK\$86,400,000.00.

Yours faithfully,

Cheung, Chan & Chung

Encl.

PARTNERS:

Cheung King Poon, Derek	LL.B	張永培律師	2522 4986
Cheng Huen Ming, Leo	LL.B	鄭廷明律師	2530 5262
Leung Chun Kuen, Noel	LL.B	梁振權律師	2230 2033

ASSOCIATES:

Wong Siu Mei, Simee	LL.B	三少薇律師	2230 2013
Tam Chi Keung, Derick		譚志強律師	2230 2055
Tse Mun Hat, Mandy	LL.B	謝曼霞律師	2230 2038

SENIOR CONSULTANTS:

* Chung Kwok Cheong	M.A.LL.B	鍾國昌律師	2522 2904
Wan Chi Shing, Tony	LL.B	尹華誠律師	2525 6634
* Susan Johnson	LL.B	莊素珊律師	2588 1002
David A. Fok	MAILB(CANTAB)	霍兆全律師	2588 1008

*Notary Public

CONSULTANTS:

Ho Sai Han, Paucy	LL.B	何世嫻律師	2230 2062
Charles Alexander Williams		威廉施律師	2230 2099



"A"

"The Acceptance Letter"

To : Lands Department Headquarters
(Attn : Mr J S Corrigan)

**Kowloon Inland Lot No. 11076
Hung Hom Bay Reclamation Area, Kowloon
Proposed Modification**

I/We accept the offer and agree to all of the terms as stated in your offer letter dated 21 January 2004. I/We further accept and acknowledge that the foregoing acceptance shall constitute a binding contract between the Government and myself/ourselves with effect from the date of receipt of this acceptance by you.

We enclose the receipted demand note for the Deposit. The letter from my/our mortgagee confirming that he has no objection to the proposed modification on the terms offered will be sent by 10 February 2004.

Dated the 26 day of January 2004.

Witness : [Signature]
(Signed by NG YIK HONG)

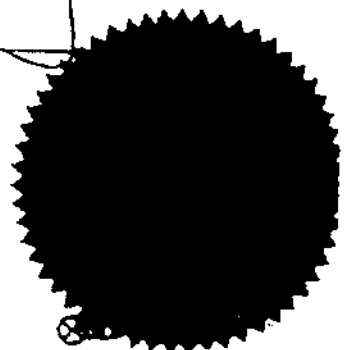
Holder of HKID Card No. [Redacted]

(Signed by : Mr. Cheng Chi Pang Leslie and

Mr. Fong Shiu Leung Keter
Holder of HKID Card No. [Redacted] and [Redacted]
as * the Directors

Seal of First Star Development Limited
authorized signature(s) :

[Signature] [Signature]



Name of Registered Owner : First Star Development Limited

Correspondence Address/
Address of Registered Office : C/O Cheung, Chan & Chung
Unit 5505, 55/F, Hopewell Centre,
No. 183 Queen's Road East, Wanchai, Hong Kong
2868 2082

Contact Telephone No. : 2868 2082

Facsimile No. : 2845 3467

Encl

[N.B. You are required to note that pursuant to the provisions of the Land Registration Ordinance and the Regulations made thereunder the personal data contained in the basic terms offer and acceptance is registered to facilitate the orderly conduct of land transaction and to provide the most up-to-date information to searchers.]