

THIS POWER OF ATTORNEY is made on the _____ day of
2012

by XXX, (holder of Hong Kong Identity Card No. MXXXXXX(0)) of Ground Floor,
ABC No. 127, Kowloon, Hong Kong.

NOW THIS DEED WITNESSETH that I hereby appoint ABC Limited (Company
Registration No. 1XXXXX2) whose registered office is at Room 1001, 10th Floor, XY
Building, 181 DEF, Wanchai, Hong Kong ("the Attorney") to be my attorney for me in
my name or in the name of my attorney to do the following acts deeds and things
namely :-

1. To let rent out or lease to any person the said premises or any part thereof for such
period and subject to such conditions as the Attorney shall think fit and to accept
surrenders of leases.
2. To demand sue for and receive all rents, arrears of rent and sums of money now
due owing and payable or at any time hereafter to become due owing and payable
by any tenant or tenants or occupier or occupiers in respect of the said premises or
any part thereof in any manner whatsoever.
3. On payment of such rents arrears of rent and sums of money or of any part thereof
to give good and effectual receipts and discharges for the same and also to settle
pay and allow all claims on account of repairs or other lawful deductions.

4. On non-payment of such rents arrears of rent or sums of money or any part thereof to enter the said premises or any part thereof and to make or cause to be made distress and to sell any of the goods and chattels or other effects or things whatsoever distrained in the manner allowed by law for the purpose of compelling payment of or in satisfaction of such rents arrears of rent sums of money or of any part thereof and all costs and expenses of such distress.
5. To sign and give notice to tenants and occupiers of the said premises or any part thereof to quit the said premises as and when the Attorney shall think fit.
6. To enter the said premises or any part thereof and to view the defects and state of repair thereof and forthwith to give proper notices and directions to the tenants or occupiers for the repair of the same.
7. To commence carry on or discontinue all actions or other proceedings in respect of the tenancy of the said premises or any part thereof and the occupiers.
8. To settle compromise or submit to arbitration all accounts claims and disputes between me and any tenant or occupier of the said premises or any part thereof.
9. To appoint and remove at pleasure any substitute or agent under him in respect of all or any of the matters aforesaid upon such terms as the Attorney shall think fit.

10. For all or any of the purpose of these presents to enter into and sign seal execute and perfect and as my act and deed to deliver any agreement cancellation agreement lease surrender mortgage charge assignment or any other document notices deeds or instruments incidental to the above.
11. For all or any of the purposes of this deed to engage counsel, solicitors, architects, contractors, surveyors or other persons on such terms and conditions and at such remuneration as the Attorney shall think fit.

AND I hereby give and grant unto the Attorney my full power and authority to act in relation to the said premises for the purposes of this Deed as if I myself was personally present and performed the same and hereby agree to ratify and confirm whatsoever the Attorney shall lawfully do and cause to be done in the said premises by virtue of this Deed.

AND IT IS HEREBY DECLARED that in these presents (if the context so permits or requires) words importing the singular number only shall include the plural number, and vice versa and words importing the one gender only shall include all genders.

IN WITNESS whereof I the said XXX do hereunto set my hand and seal the day and year first above written.

本授權書由XXX於2012年[●]月[●]日訂立，其香港身份證號碼為MXXXXXX(0)，地址為香港九龍ABC127號地下。

本契據茲見證本人謹此委任ABC有限公司（公司註冊編號：1XXXXX2，註冊辦事處地址為：香港灣仔DEF 181號XY大廈10樓1001室）（下稱「受權人」）為本人之受權人，以本人名義代本人或以本人之受權人名義作出以下行為、行動及事情，即：

1. 於受權人認為合適之期間並於其認為合適之條件的規限下，向任何人士出租或租賃上述房產或其任何部分，以及接收租契的退回。
2. 就上述房產或其任何部分，以任何方式向任何租戶或佔用人索取或收取全部租金、欠繳租金及現已到期須付及應付或於其後任何時間成為到期須付及應付之款項。
3. 在繳付有關租金、欠繳租金及款項或任何部分款項後，發出妥當及有效的收據並解除上述款項，同時為維修或其他合法扣減結清、繳存及扣除全部申索。

4. 倘不繳有關租金、欠繳租金或款項或任何部分款項，就強制執行有關租金、欠繳租金、款項或任何部分款項以及有關扣押的全部費用及開支之繳付或清償上述款項而言，收回上述房產或其任何部分，以及扣押或安排扣押並出售任何財物及實產或法律所允許方式扣押之其他財物或權產。
5. 於且當受權人認為合適時簽署遷出通知書並向上述房產或其任何部分之租戶及佔用人發出。
6. 收回上述房產或其任何部分並觀察欠妥之處及其維修狀況，盡速向租戶或佔用人就維修上述欠妥之處發出適當通知及指示。
7. 就租賃上述房產或其任何部分以及佔用人展開或終止所有訴訟或其他法律程序。
8. 就本人及上述房產或其任何部分之任何租戶或佔用人之間的所有賬項、申索及爭議結清、妥協或提交仲裁。
9. 根據受權人認為合適之條款，就全部或任何上述事宜隨時委任及免任任何替代人或代理人代其行事。

10. 為該等條文之所有或任何目的，訂立、簽署、蓋章、簽立、完備及交付任何協議、取消協議、租契退回書、按揭、押記、轉讓書或上述附帶之任何其他文件、通知、契據或文書，作為本人具約束力之契據。

11. 為本契據之所有或任何目的，根據受權人認為合適之條款及條件以及酬金，聘請大律師、律師、建築師、承包人、測量師或其他人士。

以及本人謹此給予及授予受權人本人之全面權力及權限，就上述房產及為本契據目的行事猶如本人親自在場及執行一樣，且謹此同意追認及確認受權人憑藉本契據於上述房產合法行事及安排行事。

以及現宣佈，該等條文中（倘文意所允許或所需）凡僅表明單數之詞彙亦包括複數，反之亦然；凡僅表明一種性別之詞彙亦包括所有性別。

茲證明，本人XXX於文首日期親筆簽署及蓋印。