

Dated the 4th day of November 2009

LEROI HOLDINGS LIMITED
(as the Borrower)

AND

FULLY FINANCE LIMITED
(as the Lender)

LOAN AGREEMENT

THIS LOAN AGREEMENT is dated the 4th day of November 2009

BETWEEN:

- (1) **LeRoi Holdings Limited** whose principal place of business is at 5th Floor, Wai Yuen Tong Medicine Building, 9 Wang Kwong Road, Kowloon Bay, Kowloon, Hong Kong (the "**Borrower**"); and
- (2) **Fully Finance Limited** whose registered office is at P.O. Box 957, Offshore Incorporations Centre, Road Town, Tortola, British Virgin Islands (the "**Lender**").

WHEREAS:

The Lender has at the request of the Borrower agreed to make available to the Borrower a loan facility in the principal sum of HK\$10,000,000 subject to and upon the terms and conditions set out in this Agreement.

1. THE FACILITY

Subject to the terms and conditions of this Agreement, the Lender hereby agrees to provide the financial accommodation of not exceeding HK\$10,000,000 to the Borrower for 2 years from the date of drawdown (the "**Availability Period**") at an interest rate of 6.0% subject to the terms and conditions of this Agreement (the "**Facility**")

2. DRAWDOWN

2.1 Amount of drawdown under the Facility

The amount of a proposed drawdown under the Facility must be HK\$1,000,000 or a whole multiple of HK\$1,000,000 (the "**Drawdown**").

2.2 Requesting a drawdown

If the Borrower wants a drawdown, it agrees to give a drawdown notice (the "**Drawdown Notice**") to the Lender and the Drawdown Notice must be actually received by the Lender in a legible form.

3. INTEREST

- 3.1** The Borrower agrees to pay interest on the outstanding principal amount of each Drawdown made under the Facility subject to the provisions of this Clause.

- 3.2 Interest rate applicable for each Drawdown or any part of it shall be charged at 6.0% per annum on each Drawdown during the period commencing from the date of drawdown (the “**Drawdown Date**”) to the Repayment Date (as hereinafter defined) (both dates inclusive) and the interest accrued on each Drawdown shall be payable in a sum(s) upon full repayment(s).
- 3.3 The Lender’s calculation of the amount of interest shall, in the absence of any manifest error, be conclusive and binding on the Borrower.
- 3.4 Interest shall be calculated on the basis of simple interest and of the actual number of days elapsed in a year of three hundred and sixty five (365) days and shall accrue with effect from the Drawdown Date. Both the Drawdown Date and the Repayment Date are to be included.

4. REPAYMENT AND PREPAYMENT

- 4.1 The full principal amount of each Drawdown and all outstanding interest thereon (if any) shall be repaid by the Borrower not later than two years from the date of each Drawdown (the “**Repayment Date**”).
- 4.2 The Borrower may prepay the Drawdown or any part hereof without penalty on any Business Day the Borrower shall have given to the Lender prior notice in writing specifying the amount and date of the prepayment (which shall be a day on which bank in Hong Kong are open for business except Saturdays (the “**Business Day**”). Any notice of prepayment given by the Borrower under this Clause shall be irrevocable and the Borrower shall be bound to make the prepayment in accordance with such notice. The Borrower may not prepay the Drawdown or any part thereof except in accordance with the express terms of this Agreement.
- 4.3 The Borrower may repay every Drawdown or any part thereof by instalment provided that:-
 - (i) the Borrower shall have given to the Lender prior notice in writing specifying the number of the instalment and the amount payable under each instalment;
 - (ii) every repayment must not be less than HK\$1,000,000.00 or its multiple; and
 - (iii) the date of the last instalment shall not be later than the Repayment Date.

5. PAYMENT PROVISION

- 5.1 All payments of the interest and repayment of the full principal amount of each Drawdown to be made by the Borrower to the Lender pursuant to the terms and conditions of this Agreement shall be made not later than 4:00 p.m. on the date of such payments or repayments.
- 5.2 All payments of interest and repayment of the full principal amount of each Drawdown to be made by the Borrower to the Lender shall be made (i) free of any

restriction and condition; (ii) without set-off or counterclaim; (iii) free and clear of and without deduction for or on account of any taxes, levies, impositions, duties, charges, fees, deductions or withholdings of any nature.

- 5.3 When any of the date or dates stipulated for payments of interest and repayment of full principal amount of the Drawdown in this Agreement shall otherwise fall on a day which is not a Business Day (a day other a Saturday, Sunday or public holiday on which banks are open for business in Hong Kong) such date or dates for payment or repayment shall automatically be postponed to the next Business Day. For the avoidance of doubt, interest in accordance with Clause 3 shall be imposed and charged for such day(s) of deferral.

6. REPRESENTATIONS AND WARRANTIES

- 6.1 The Borrower hereby represents and warrants to the Lender that the Borrower is incorporated under the laws of Cayman Islands, has full power and authority to (a) make borrowings hereunder upon the terms and conditions of this Agreement; and (b) enter into and perform its obligations under this Agreement to which it is a party.
- 6.2 The Borrower hereby acknowledges that the Lender has agreed to make the Facility available to the Borrower in reliance upon the representations and warranties contained in this Clause.

7. MISCELLANEOUS

- 7.1 If at any time any provision hereof is or becomes illegal, invalid or unenforceable in any respect under the laws of any jurisdiction, neither the legality, validity or enforceability of the remaining provisions hereof nor the legality, validity or enforceability of such provision under the laws of any other jurisdiction shall in any way be affected or impaired thereby.
- 7.2 Time is of the essence of this Agreement but no failure or delay on the part of the Lender to exercise any power, right or remedy hereunder shall operate as a waiver thereof nor shall a waiver by the Lender or any particular default by the Borrower affect or prejudice the right, power or remedy of the Lender in respect of any other default or any subsequent default of the same or a different kind nor shall any single or partial exercise by the Lender of any power, right or remedy hereunder preclude any other or further exercise thereof or the exercise of any power, right or remedy.

8. LAW AND JURISDICTION

- 8.1 This Agreement shall be governed by and construed in accordance with the laws of Hong Kong.
- 8.2 The Borrower hereby irrevocably submits to the jurisdiction of the courts of Hong

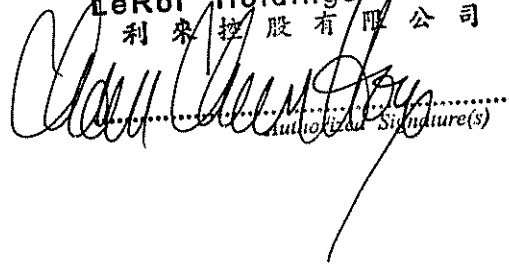
Kong and of any country in which it has assets and hereby irrevocably waives any objection to any proceedings in any such courts on the basis of forum non conveniens. The Borrower agrees that a judgement in any proceedings brought in any such courts may be enforced in any other jurisdiction by suit on the judgment or in any other manner permitted by law.

8.3 Without preventing any other method of service, any documents in an action may be served on a party by being delivered to or left at the party's address appearing in this Agreement.

IN WITNESS hereof the parties hereto have duly executed this Agreement as a deed the day and year first above written.

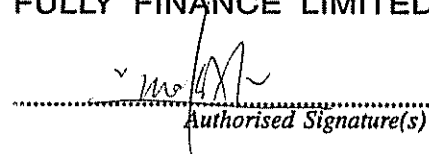
THE BORROWER

SIGNED BY)
)
Chan Chun Hong, Thomas)
)
its directors/ authorised person for and)
on behalf of LeRoi Holdings Limited)
in the presence of:)

For and on behalf of
LeRoi Holdings Limited
利來控股有限公司

.....
Authorized Signature(s)

THE LENDER

SIGNED BY)
)
Chim Lai Fun)
)
its directors/ authorised person for and)
on behalf of Fully Finance Limited)
in the presence of:)

For and on behalf of
FULLY FINANCE LIMITED

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Authorized Signature(s)