

TAITRA Taipei Nangang Exhibition Center, Hall 2 Exhibition Space Rental Contract (Events)

2026.08 Version

Contract Serial No. _____ (Events)

Article 1 Parties to the Contract:

Lessor — Taiwan External Trade Development Council (hereinafter referred to as “TAITRA”)

Lessee —

Article 2 Rental Area

Taipei Nangang Exhibition Center, Hall 2 (hereinafter referred to as TaiNEX 2)

1F Exhibition Hall: ☐ All, ☐ Area P, ☐ Area Q

4F Exhibition Hall: ☐ All, ☐ Area R, ☐ Area S

Ourdoor Space: 1F ☐ Northern Area, ☐ Western area, ☐ Southern Area

Public Space: 3F ☐ Corridor 4F ☐ Corridor

Article 3 Rental period

The rental period shall be determined based on the quotation signed by the parties.

I. Move-in: Area _____

From _____ am/pm to _____ am/pm on MM/DD/YYYY (for _____ hours in total)

II. Event: Area _____

From _____ am/pm to _____ am/pm on MM/DD/YYYY (for _____ hours in total)

III. Move-out: Area _____

From _____ am/pm to _____ am/pm on MM/DD/YYYY (for _____ hours in total)

Article 4 Title of Event: _____

I. The Lessee may not use the venue for purposes other than the aforementioned event. The Lessee may not lend or sublet the right to rent the venue to a third party for exhibitions or other activities in any other manner.

II. If the Lessee intends to change the name of the event, it shall obtain the written approval from TAITRA two weeks prior to the lease start date. TAITRA may reject the request for legitimate reasons and the Lessee may not demand a refund of the deposit accordingly.

Article 5 Rental Fee

The rental fee shall be calculated based on the “Nangang Exhibition Center, Hall 2 Venue Leasing Rates and Governing Regulations for Events Other Than Exhibitions”. The Lessee shall pay the following fees to TAITRA by cashier's check, sight check, wire transfer, or cash:

- I. Deposit: 40% of the total rental fees amounting to NT\$ _____ (tax included) shall be paid upon the signing of the Rental Contract. If the lessee fails to pay the deposit and complete the signing procedures before the designated date specified by TAITRA, TAITRA will cancel the reserved schedule without further notice.
- II. Balance: 60% of the total rental fees amounting to NT\$ _____ (tax included) shall be paid 1 month prior to the start date of the rental period (i.e., before MM/DD/YYYY). If the interval between the date of signing this contract and the date of use of the venue is less than 30 days, payment shall be made at the time of signing this rental agreement. Failure to pay the balance by the date specified by TAITRA shall result in cancellation of the reserved period and termination of the contract, and the fees already paid shall not be refunded.
Total of I. II is: NT\$ _____ (tax included).
- III. The Lessee must pay the rental fee by the date established in this Contract. The beneficiary of notes or the recipient's remittance account is “TAITRA Taipei Nangang Exhibition Center, Hall 2”.

Article 6 Security Deposit:

The security deposit totals NT\$ _____, which shall be paid within 1 month before the start date of the rental period.

- I. Security deposit: The security deposit is 20% of the total rental fees amounting to NT\$ _____. If the amount is less than NT\$400,000, it shall be calculated as NT\$400,000.
- II. Electricity safety security deposit: NT\$ _____ dollars.
The electrician designated by the organizer shall be selected from one of the electrical engineering service companies provided by TAITRA with no adverse record. If the lessee hires a contractor other than the above-mentioned, an additional safety deposit of NT\$ 100,000 is required.
- III. This deposit shall be fully refunded without interest within 30 days after the end of the event, after deducting related fees and

confirmation that all unresolved matters have been resolved. TAITRA may use this security deposit for fees resulting from the Lessee's failure to comply with the Contract, related regulations, and the terms in the attachments (including but not limited to fees incurred by TAITRA on behalf of the Lessee for cleaning, repair or employment of security personnel due to the Lessee's failure to timely complete cleaning tasks and event items (including paper petals/ribbons, etc. used for special effects), trash, food waste, wine bottles, waste or decorations from the exhibition halls; damage to the rented venue or equipment; and failure to implement crowd control and fire safety regulations at the venue in accordance with requirements), for additional fees, or any other fees that the Lessee fails to pay TAITRA. If the security deposit cannot cover the payable fees, the Lessee shall pay the remaining amount within the period specified by TAITRA in its notice. Before the Lessee repays all outstanding fees, TAITRA may refuse to rent its lease of any of the premises under its management to the Lessee.

Article 7 Surcharges

If the Lessee applies for the supply of air conditioning during the move-in and move-out periods, or if the exhibition period is on a holiday (including statutory and National Holidays), or the usage for its share of water, electricity, compressed air, cooking area maintenance fee, security guard fees, and catering surcharge fees . The fees forementioned shall be charged in accordance with the “Nangang Exhibition Center, Hall 2 Venue Leasing Rates and Governing Regulations for Events Other Than Exhibitions”.

Article 8 Delay liabilities

If the Lessee fails to pay the aforementioned fees in accordance with the terms of the Contract or the notice from TAITRA, the number of delayed days shall be calculated as calendar days starting from the day after the expiry. A punitive default penalty of 0.5% of the total amount of payable fees shall be imposed for each delayed day and the maximum amount shall be 15%. If the total default penalties exceed the maximum amount or where the payment is delayed by 30 days, TAITRA may terminate the Contract at its sole discretion and shall not refund any collected fees.

Article 9 Change of and cancellation of rental periods

- I. Instructions and conditions for cancellation/change of reserved date, termination of contract, or reduction in reserved period and/or area to be rented:
 - (I) Cancellation of bookings, change of bookings, or termination of lease
If the lessee needs to cancel, reschedule, or terminate the lease, written notice must be given to TAITRA 90 days before the event date, and such changes must be approved by TAITRA before they take effect. The paid deposit can be postponed and used for the same event next year or a new event. If no event is held the next year, the paid deposit will not be refunded.
 - (II) Reduction of rental area or rental period
 1. If the lessee needs to expand or reduce the scope or duration of the rental area, written notice must be given to TAITRA 45 days before the event date. The deposit for the rental fees shall be calculated based on the original rental area or rental period and the difference shall not be refunded. The remaining rental fees shall be collected based on the actual area or time of use.
 2. If the notice of change or cancellation is received by TAITRA less than 45 days before the original rental date, the deposit for the rental fees shall be calculated based on the original rental area or rental period.
- II. In the event that the government's competent authority repossesses the land or building of the Exhibition Hall, the operational management relationship is terminated, or other factors beyond TAITRA's control prevent them from providing the entire or partial exhibition venue or equipment, TAITRA shall notify the Lessee in writing and offer alternative solutions or provide a refund for the paid fees (including rental fees and deposits), without interest, based on the ratio of the parts and periods unavailable to the Lessee. In such cases, TAITRA and the Lessee agree to unconditionally terminate the Exhibition Space Rental Contract without incurring any compensation liabilities towards each other.
- III. If there is equipment or facility failure, natural disasters such as typhoons, earthquakes, floods, notifiable diseases, or any other

force majeure incidents during the rental period (with "force majeure" defined as incidents that are beyond the parties' control, unavoidable despite reasonable efforts to prevent them, and affect the performance of all or part of this Contract), or if other uncontrollable factors beyond TAITRA's control cause the interruption or suspension of services such as air conditioning, elevators, escalators, lighting, or power supply, TAITRA will promptly conduct repairs. However, TAITRA shall not be held liable for any compensation in such circumstances.

- IV. If natural disasters such as typhoons, earthquakes, floods, notifiable diseases, or other force majeure events occur during the rental period, resulting in administrative agencies announcing the cancellation of the business day, the Lessee has the authority to decide independently whether to proceed with the event as planned. However, the Lessee must promptly notify TAITRA of its decision and inform related units and personnel through various media. In the event that the Taipei City Government announces work and school cancellations, the event may be postponed for 1 day, but the postponement will be subject to the availability of the venue. If the Lessee chooses to proceed with the event, it assumes all responsibilities for any damages or losses that may arise. In the event that TAITRA incurs any damage or losses, the Lessee shall be liable for indemnification or compensation.

Article 10 Applications for water, electricity, and compressed air

Refer to Article 8 of the “ Taipei Nangang Exhibition Center, Hall 1 and Hall 2 Rental and Operational and Technical Regulations” for details regarding the applications and construction notices for water, electricity, and compressed air.

Article 11 Pre-event coordination meeting

The lessee shall arrange a pre-event coordination meeting with TAITRA at least one month before the rental date. The lessee shall provide TAITRA with the layout plan and elevation plan (including the layout plan for the stage area and seating area), fire protection plan, traffic maintenance plan, description of the types of special effects, scope of use and protective measures, proof of the use of flame-retardant materials for decoration, location of

entrances/exits for personnel, vehicles, and equipment, audience entrances and exits during the event, and the number of cleaning personnel hired during the rental period. After TAITRA or the relevant authority has completed the review, the lessee may proceed with the relevant construction for the event.

Article 12 Site configuration

- I. The Lessee shall not arbitrarily change Site Plan as originally submitted for filing. If the lessee intends to change the Site Plan, he/she shall apply in writing and obtain the written consent of TAITRA before entry. For any changes without TAITRA's consent, the lessee shall remove them within a reasonable period of time specified by TAITRA, and if not removed within the specified time limit, TAITRA may handle them without assuming any custody responsibility. The lessee shall have no objection and shall not claim any damages from TAITRA, and the relevant expenses arising therefrom shall be deducted from the security deposit. For serious cases, TAITRA has the right to prohibit the event or terminate the contract.
- II. The Site Plan submitted by the Lessee shall meet regulations established for the TaiNEX 2. The Lessee shall comply with existing applicable laws and regulations (e.g., Construction Act and Fire Service Act).

Article 13 Plan for Traffic Maintenance

- I. If the Lessee plans to organize a large-scale outdoor event on a public road, it must submit an application form and a traffic maintenance plan to the Taipei Government Department of Transportation in accordance with the "Regulations for Taipei Large Event Traffic Maintenance" at least three months before the exhibition or event start date. The Lessee must also attend the road traffic safety meeting as required by the notifications.
- II. If the Lessee plans to organize a non-large-scale outdoor event on a public road, it must provide information on the event and transportation to the local police department as notified by TAITRA and attend the road traffic safety meeting.

Article 14 Security maintenance

To ensure the security, order, and quality of the event at TaiNEX 2,

the Lessee shall regulate the number of visitors. The Lessee should refer to Article 14 of the “Taipei Nangang Exhibition Center, Hall 1 and Hall 2 Rental and Operational and Technical Regulations” for matters regarding fire safety, security personnel, and air quality.

Article 15 Occupational safety and health and construction in the exhibition hall

The Lessee should comply with the occupational safety and health and construction of the exhibition hall. Refer to Article 12 of the “Taipei Nangang Exhibition Center, Hall 1 and Hall 2 Rental and Operational and Technical Regulations” for details.

Article 16 Conference room

For detailed information on applying for and decorating conference rooms, please refer to Article 11 of the “Taipei Nangang Exhibition Center, Hall 1 and Hall 2 Rental and Operational and Technical Regulations”.

Article 17 Cleaning responsibilities

I. Cleaning responsibility zone:

TAITRA is responsible for the basic cleaning of public areas and restrooms in the exhibition hall, as well as the removal of domestic waste. The lessee must vacate and remove all items from all rented areas and surroundings space within the designated period, including cleaning of oil stains, disposal of debris from decorations, food waste, event effects (such as confetti, paper flowers, etc.), and flower arrangements.

II. If there is a need for cooking, the lessee must apply to TAITRA in advance, and carry out the cooking activity in the designated area approved by TAITRA. The lessee must also be responsible for safety, hygiene, and the cleanliness of the cooking area (including the ground, oily stains, washing sinks, and water drains), as well as the removal of garbage from the dining event, such as wine bottles, beverage cans, table scraps, and kitchen waste, within the designated period.

Article 18 Ticket sales and retail

I. The Lessee must provide guidance to exhibitors to issue uniform receipts when conducting on-site sales or receiving deposits. If failure to issue uniform receipts is found by the tax authorities to have occurred, the Lessee shall bear all responsibility.

- II. If the products of the event are imported from abroad, the exhibitors must comply with the import procedures of relevant laws and regulations. If necessary, the Lessee may apply to pay for the use of TAITRA's bonded warehouse. TAITRA or its affiliated entities shall not be named as the consignee on products imported by the Lessee and participating exhibitors.
- III. If participating exhibitors sell such items as dining vouchers, hotel vouchers, or gift certificates during the event, the exhibitors must process such sales in accordance with relevant laws and regulations, and the Lessee must also require the participating exhibitors to provide performance guarantees in accordance with the law.
- IV. If organizing a ticketed event, the Lessee shall register the event for taxation with the taxation authority in advance and submit the event tax payment and must include the following regulations on each admission ticket:
 - (I) The event title, along with the names of the organizing and co-organizing entities, must be clearly stated on the ticket.
 - (II) During the event, latecomers must wait until they are notified by the on-site reception staff before they can enter the event.
 - (III) Without permission, photography, audio recording, or video recording are not allowed within the venue.
 - (IV) The venue is entirely non-smoking, and the entry of food, alcoholic beverages, canned or bottled drinks, pets, and other hazardous items are prohibited.
 - (V) Any behavior that disrupts the cleanliness or safety of the venue is prohibited.
 - (VI) Ticket holders must abide by all venue rules posted at the entrance and exit of this venue.

Article 19 Lessee's Obligations—

I. Decoration

- (I) If the Lessee's contractor or decorator needs to work beyond the normal hours, they must submit an official application to TAITRA before 4 pm on the same day. The Lessee shall be responsible for paying all rental fees associated with overtime.
- (II) If the Lessee plans to set up a temporary structure (including

stages, PA control panels, and rigging) during the rental period, it must obtain approval from TAITRA and apply for the necessary operations with the Department of Urban Development of Taipei City Government in accordance with the “Taipei City Exhibition and Performance Temporary Building Management Regulations”. The lessee shall submit written copies of the documents required by Article 4 of the said regulations or other applicable articles to TAITRA 5 days prior to the event. If the lessee fails to submit the required documents as specified, TAITRA may prohibit the construction of the aforementioned temporary buildings within the leased premises, and the lessee shall not request a refund of the rental fee or claim compensation from TAITRA.

- (II) The lessee shall comply with the “Taipei Nangang Exhibition Center, Hall 2 Electrical Appliance Rental Vendor Management Rules” and shall employ contractors with no bad record as listed in Article 9(1) of the said regulations as the electricians for the event. If the lessee hires contractors other than those listed in the regulations to be the event's electricians, the lessee shall pay a security deposit for electricity safety.
- (III) If the lessee's electrician violates the “Taipei Nangang Exhibition Center, Hall 2 Electrical Appliance Rental Vendor Management Rules” or other factors attributable to the lessee or its electrician cause the event to be suspended or terminated, or equipment damage, the lessee shall be responsible. If it causes loss to TAITRA and third parties, the lessee shall be liable for compensation.

II. Other obligations

- (I) The lessee shall obtain the necessary approval from the relevant authority before holding any activities inside or outside the exhibition venue according to the law. The lessee shall obtain a copy of the approval document and submit it to TAITRA for record 2 weeks before the rental start date. The lessee shall also comply with the conditions and provisions stated in the approval document and relevant regulations of the current laws
- (II) The Lessee is responsible for ensuring order, public safety, and maintaining a healthy environment both inside and

- outside the venue. If TAITRA identifies any potential damage to the facilities at TaiNEX 2 or public safety concerns, the Lessee must take immediate corrective actions as requested by TAITRA, and must cooperate fully with TAITRA.
- (III) The Lessee is responsible for restoring the venue to its original condition at the end of the rental period and returning it to TAITRA by the agreed-upon deadline. If the Lessee fails to restore the venue by the deadline, TAITRA reserves the right to take necessary measures. If any items belonging to the Lessee are left behind at the venue, TAITRA will provide a written notice to the Lessee and dispose of the items at its sole discretion if no action is taken by the Lessee. The Lessee shall not object to TAITRA's decision, and any expenses incurred will be deducted from the security deposit. Refer to Article 15 of the “TAITRA Taipei Nangang Exhibition Center, Hall 1 and 2 Exhibition Space Rental and Operational and Technical Regulations” for more details.
 - (IV) If the lessee sets up sales booths, posts posters, hangs lighting fixtures, places advertisements, or places other hazardous items inside or outside TaiNEX 2 without the consent of TAITRA, it shall be deemed as a violation of this contract.
 - (V) The Lessee must adhere to the approved capacity of TaiNEX 2 during the planning phase of the event to ensure order and safety within the venue. During the event, the Lessee shall also be responsible for monitoring crowd control within the venue. For further details regarding management standards, please refer to Article 14.1 of the “TAITRA Taipei Nangang Exhibition Center, Hall 1 and 2 Exhibition Space Rental and Operational and Technical Regulations”
 - (VI) If TAITRA intends to capture videos for record-keeping or promotional purposes, it must obtain permission from the Lessee prior to filming. The request can be made during the coordination meeting or before entering the event venue. If the Lessee approves, TAITRA may proceed with filming. Alternatively, the Lessee may provide suitable event photos for reference and use.

Article 20 Liability for damages and compensation

- I. If the facilities or equipment of TaiNEX 2 or a third party are damaged during the rental period due to any deliberate action or negligence of the Lessee (including its employees and contractors) or individuals invited by the Lessee, the Lessee and the individual shall be jointly liable for compensation.
- II. During the rental period, if the Lessee causes damages to the exhibition hall or to its equipment or public facilities therein, the Lessee is responsible for restoring the equipment or facilities to their original condition or bear the responsibility of any expenses incurred. If TAITRA initiates the repair of the damaged equipment, all costs arising therefrom shall be borne by the Lessee. The Lessee shall be liable for any compensation (including property and medical compensation) from disasters or casualties caused by the Lessee.
- III. If the Lessee violates any of the regulations stated in Articles 14.2, 14.3, 14.4, 14.5.9, 14.5.10, or 14.5.11 of the "TAITRA Taipei Nangang Exhibition Center, Hall 1 and 2 Exhibition Space Rental and Operational and Technical Regulations" or public safety and fire safety regulations, which results in a public safety accident, fines imposed on TAITRA by a fire safety authority or penalties imposed by the competent authority for violating "air quality control" regulations established by the competent authority, the Lessee shall be liable to compensate for the losses and pay the penalty.
- IV. In the event of a violation of Article 12 of the "Taipei Nangang Exhibition Center, Hall 1 and Hall 2 Rental and Operational and Technical Regulations" that causes a casualty or property loss, the Lessee and its contractors shall be solely responsible and the Lessee shall be jointly responsible for compensation.

Article 21 Insurance

- I. To prevent accidents, the Lessee must obtain sufficient public accident liability insurance (including the liability for a death or injury of a worker or loss of property caused by accidents relating to the indoor and outdoor signs and design or decoration structure in regard to the stage, exhibition items, or elevator/escalator) that takes into account the event type, scale, and number of visitors for the rental period specified in Article 3 of the Contract (including the

move-in and move-out periods). The type of insurance and the minimum insured amount may not be less than the amount prescribed in “Taipei City Public Liability Insurance Coverage Standards for Large-Scale Gatherings”. The Lessee must send a photocopy of the insurance policy to TAITRA for record keeping 5 days prior to the move-in period.

- II. The Lessee shall purchase fire insurance, theft insurance, and water stain insurance for damages and responsibilities for compensation for any property losses, injuries or deaths, or negative impact on activities in other areas for the exhibits, booths, indoor and outdoor signs, and design or decoration structure in regard to the stage, lighting, speakers, video walls, special effects, decorations, and advertisement used for the event, as well as damages caused by typhoons, earthquakes, floods, heavy rain, or other natural disasters. The Lessee must send a photocopy of the insurance policy to TAITRA for record keeping 5 days prior to the move-in period.

Article 22 Breach of Agreement Handling

If the Lessee violates any of the terms of the Contract and fails to rectify the situation within a reasonable period of time as stated in TAITRA's written notice, or if any of the following conditions occur, the Lessee shall be liable for compensation and TAITRA may terminate the Contract and immediately revoke the Lessee's right to use the venue. The fees paid by the Lessee will not be refunded:

- I. TAITRA has evidence that the exhibition organized by the Lessee violates laws and regulations.
- II. The exhibition contents obviously contradict those specified in the Rental Contract.
- III. The Lessee violates the regulations in the "TAITRA Taipei Nangang Exhibition Center, Hall 1 and 2 Exhibition Space Rental and Operational and Technical Regulations".

Article 23 Information security

- I. The Lessee shall make every effort to maintain information and communication security and shall cooperate with TAITRA in complying with all obligations arising under the Information and Communication Security Administration Law, its relevant subsidiary laws and all information and communication security regulations and standards issued by the authorities. If the Lessee becomes aware of an

information and communication security incident involving TAITRA or the Lessee, the Lessee shall notify TAITRA within half an hour and take immediate emergency action and cooperate with TAITRA's appropriate procedures.

II. If the business of the Lessee involves matters related to information and communication software, hardware or services and the competent authority publishes the list of vendors and products that pose a threat to national information and communication security in accordance with the principles for restricting the use of products that threaten national information and communication security by the authorities, the Lessee shall not use the products produced, developed, manufactured or provided by such vendors, as well as the products included in the aforementioned product list. The same applies to adjustments or changes to the list.

III. If the Lessee uses devices such as electronic scrolls, electronic screens or other means to publicly disseminate content, the Lessee must ensure that the content does not violate laws, morality or social order. If inappropriate content is maliciously inserted by hackers, the Lessee must immediately stop the broadcast and report and handle the incident in accordance with this clause.

IV. If the Lessee violates the provisions of this clause and TAITRA suffers any damage as a result, the lessee must compensate TAITRA for any direct or indirect damage. If this affects the rights of third parties, the lessee shall also be solely liable.

Article 24 Others

I. If two or more Lessees organizing events apply for the use of the exhibition hall's public facilities, corridors, and VIP lounge for the same time period, TAITRA will arrange for them to share the use of these facilities. If it is not possible to share, TAITRA will coordinate and determine the methods and time periods of use. The Exhibition Hall operates several conference rooms, VIP rooms, lobbies, and other public spaces, which are all available for rent.

II. If the Lessee files an application in advance and obtains approval, they can use one VIP room on the leased floor during the official event period for free to receive VIP guests. However, for any other purposes or periods of use, the Lessee shall be charged for the room as per the rates specified in the "Space Rental Rate Standards of the Taipei Nangang Exhibition Center, Hall 2.

- III. In cases of natural disasters, emergency evacuations, threat to public safety, force majeure, or other reasons wherein the venue must be recalled, TAITRA may notify the Lessee of a change in rental period. If the rental period cannot be changed, TAITRA shall refund the fees already paid by the Lessee without interest charged within 30 days after receiving the Lessee's notice, The lessee shall have no objection and shall not claim any damages. TAITRA shall decide whether or not to recall the venue based on the administrative agencies' announcements.
- IV. The Lessee shall hold TAITRA harmless against any liability arising from any contract or agreement between the Lessees or between the Lessee and any third party. Correspondences on details of the event, contract signing, and collection and refund of all payments for the event shall be deemed authorized by the other party. Any agreement reached between TAITRA and any representative of the Lessees shall apply to all Lessees.
- V. TAITRA has rented the venue to the Lessee according to the terms and conditions specified in this Contract. However, TAITRA reserves the right to rent other venues it owns to a third party for organizing events during the same rental period or an adjacent or close dates.

Article 25 Contract attachments

- I. Before signing this Contract, the Lessee shall carefully read the “Taipei Nangang Exhibition Center, Hall 1 and Hall 2 Rental and Operational and Technical Regulations” and related attachments which are [published on the Taipei Nangang Exhibition Center website (URL: <https://www.tainex.com.tw/venue/app-event/2>)]. By signing the Contract, the Lessee agrees to comply with the related regulations and acknowledges that they are an integral part of the Contract and enforceable as such. TAITRA reserves the right to amend these regulations and attachments, which shall become effective upon publication on the aforementioned website. The parties agree that the amended contents shall prevail, and any violation of these regulations shall be deemed a breach of this Contract.
- II. TAITRA will require the Lessee to submit a comprehensive safety control plan that includes the deployment of security guards, paramedics, and staff, including the deployment locations of

security guards, paramedics, and staff, emergency response procedures, and evacuation route planning, based on the nature and specifics of the exhibition. Once TAITRA approves the safety control plan, it will be considered as the Lessee's Letter of Undertaking and will be included as an integral part of this Contract.

- III. Any letters of undertaking or affidavits signed by both TAITRA and the Lessee pertaining to the exhibition shall be considered an integral part of this Contract and shall have the same legal force as the Contract itself. Any breach of the terms contained in the undertaking or affidavit by either party shall be considered a breach of this Contract.

Article 26 Termination of Contract

- I. If a party to this Contract files a petition for settlement or has a petition filed against them for settlement under the Bankruptcy Law, files for or declares bankruptcy, liquidates, restructures, discontinues operations, or is marked as a dishonored account by any financial institution, the other party may terminate the Contract by providing written notice, regardless of whether they were previously aware of these details or not.
- II. If the Lessee fails to perform its obligations as specified in the Contract or is unable to perform them due to reasons attributable to the Lessee, and the Lessee does not complete the necessary improvements within the period specified in TAITRA's written notice, TAITRA may terminate the Contract before its expiration.
- III. Upon termination of this Contract, both parties shall remain responsible for fulfilling their respective rights, responsibilities, and obligations arising from the performance of this Contract before its termination.

Article 27 Contract Amendment

Any alteration or addition to this Contract, or any matters not explicitly stated in this Contract, must be made in writing and require the prior consent of both parties.

Article 28 Interpretation of this Contract and Jurisdiction over Disputes

- I. If there are any matters not covered in this Contract, or if there are

issues related to the interpretation of its contents that may affect the implementation of this Contract, the parties agree to make every effort to reach a mutual agreement and settle any disputes in accordance with the principles of good faith and trust, as well as the applicable laws and regulations of the Republic of China.

- II. If the parties are unable to settle the dispute after making their best efforts to coordinate, they agree to submit to the jurisdiction of the Taipei District Court in Taiwan as the court of first instance.
- III. The parties agree that the governing law for this Contract is the Law of the Republic of China.

Article 29 Personal Data Protection Clause

If the Lessee collects, processes, or uses personal data and files (as defined in Article 2, Paragraph 1 of the Personal Data Protection Act) for an event specified in this Contract, the Lessee shall adhere to the relevant regulations of the Personal Data Protection Act and assume full responsibility. TAITRA may also require the Lessee to sign the "Personal Data Protection Letter of Undertaking."

Article 30 Possession of the Contract

This Contract is prepared with two original copies and one duplicate copy. The parties shall each keep 1 original copy. TAITRA shall keep the duplicate copy for reference. In case of any divergence, the Chinese text shall prevail.

Article 31 Effective date of the Contract

The Contract shall be enacted and effective starting from the date of execution by both parties.

Lessor: Taiwan External Trade Development Council
Authorized Representative: Wang, Hsi-Mong
Address: 6F, No. 333, Keelung Road Section 1, Taipei City

Lessee: _____ Institutional Seal:
Authorized Signatory: _____
Authorized Signatory Signature or Seal:
Address: _____
Uniform Code: _____

_____(Year)_____(Month)_____(Day)