

## PATENT ASSIGNMENT COVER SHEET

Electronic Version v1.1  
Stylesheet Version v1.2

EPAS ID: PAT4550497

<b>SUBMISSION TYPE:</b>	NEW ASSIGNMENT
<b>NATURE OF CONVEYANCE:</b>	ASSIGNMENT
<b>CONVEYING PARTY DATA</b>	
<b>Name</b>	<b>Execution Date</b>
UNION TOOL EXPORTERS LTD.	08/03/2017
<b>RECEIVING PARTY DATA</b>	
<b>Name:</b>	ROTO FRANK ASIA-PACIFIC PTE. LTD. SINGAPORE
<b>Street Address:</b>	24 RAFFLES PLACE # 19-05
<b>Internal Address:</b>	CLIFFORD CENTRE
<b>City:</b>	SINGAPORE
<b>State/Country:</b>	SINGAPORE
<b>Postal Code:</b>	48621
<b>PROPERTY NUMBERS Total: 14</b>	
<b>Property Type</b>	<b>Number</b>
Application Number:	12062391
Application Number:	13831764
Application Number:	12087697
Application Number:	11669166
Application Number:	11317456
Application Number:	09549784
Application Number:	11737143
Application Number:	10334976
PCT Number:	US0860925
PCT Number:	US0801015
PCT Number:	US0801016
PCT Number:	US0648792
PCT Number:	US0440584
PCT Number:	US0302173
<b>CORRESPONDENCE DATA</b>	
<b>Fax Number:</b>	(650)396-5550
<i>Correspondence will be sent to the e-mail address first; if that is unsuccessful, it will be sent using a fax number, if provided; if that is unsuccessful, it will be sent via US Mail.</i>	
<b>Phone:</b>	650-965-8005

**Email:** info@patentlawgroup.com  
**Correspondent Name:** PATENT LAW GROUP LLP  
**Address Line 1:** PO BOX 61839  
**Address Line 4:** SUNNYVALE, CALIFORNIA 94088

**ATTORNEY DOCKET NUMBER:** UTE-GEN

**NAME OF SUBMITTER:** DAVID C. HSIA

**SIGNATURE:** /David C Hsia/

**DATE SIGNED:** 08/15/2017

**Total Attachments: 7**

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## DEED OF PATENT ASSIGNMENT AGREEMENT

THIS AGREEMENT is made this 3rd day of August, 2017, by and between

(1) Union Tool Exporters Ltd., Taiwan, a limited liability company duly incorporated and existing under the laws of Taiwan and with its legal address at No. 170, 9th Floor, Section 2 Min-Sheng East Road, Taipei, Taiwan R.O.C. 104 (“Assignor”)

and

(2) Roto Frank Asia-Pacific Pte. Ltd. Singapore, a limited liability company duly incorporated and existing under Singapore Law and with its legal address at 24 Raffles Place # 19-05, Clifford Centre, Singapore 048621 (change in progress to 19 Joo Koon Road, Singapore 628978) (“Assignee”).

Assignor and Assignee are each individually referred to as a “Party” and collectively as the “Parties”.

WHEREAS, Assignor owns the entire right, title, and interest in the patents and patent applications listed in Schedule 1 of this Assignment (collectively referred to as the “Patents”). Assignee wishes to acquire the Patents and all rights in them.

NOW THEREFORE, for and in consideration of the payment of the purchase price for the Patents as stipulated in and in accordance with certain Master Sales and Purchase Agreement by and among the Assignor, the Assignee and other parties listed thereto (the “SPA”), the Parties agree as follows:

1. Assignment. Assignor hereby assigns to Assignee, all right, title and interest in the Patents of every country for the Patents, including divisions, reissues, continuations, renewals, extensions thereof, all rights of priority resulting from the filing of the Patents, the right to apply for patent of the same invention or creation covered by the Patents in any and all jurisdictions, the right to claim all rights of priority of the Patents, and the rights to enforce or exploit any of the Patents. Assignor agrees to execute all documentation and take all actions as reasonably requested by Assignee to effect the assignment of the Patents under this Agreement, and generally to do everything possible to aid the Assignee, at Assignee’s request and expense, in obtaining, enforcing and exploiting any and all rights of the Patents in all jurisdictions, and Assignor shall take all actions and make requests to any and all of the competent Patent and Trademark Offices in any related jurisdiction that all the Patents shall be granted to or registered in the name of the Assignee. Assignor shall execute all documentation and take all actions to procure that the competent Patent and Trademark Offices in the relevant jurisdiction, record or register, as the case may be, this assignment of all right, title and interest in the Patents to Assignee.

2. Assignor's Representations and Warranties. Assignor hereby represents and warrants that it is the sole owner of the Patents, and owns all the rights, interests, and title in the Patents. Assignor further represents and warrants that it has the legal right and authority to execute this Agreement and to validly assign the entire interest in the Patents to Assignee. Assignor also represents and warrants that it has not executed any other agreement that would conflict with the terms of this Agreement, nor shall they execute any such agreement in the future.
3. Further Actions. Assignor hereby agrees to execute any documentation and to take any actions as requested by Assignee in relation to the assignment of any rights of the Patents to any third party as designated by Assignee.
4. Governing Law. This Agreement shall be construed in accordance with, and governed in all respects by, the laws of Hong Kong, without regard to conflicts of law principles.
5. Dispute Resolution. The provisions of Section 15.2 of the SPA are hereby incorporated by reference and any dispute with respect to this Agreement shall be resolved in accordance with such provisions.
6. Counterparts. This Agreement may be executed in several counterparts, each of which shall constitute an original and all of which, when taken together, shall constitute one agreement.
7. Severability. If any part or parts of this Agreement shall be held unenforceable for any reason, the remainder of this Agreement shall continue in full force and effect. If any provision of this Agreement is deemed invalid or unenforceable by any court of competent jurisdiction, and if limiting such provision would make the provision valid, then such provision shall be deemed to be construed as so limited.
8. Notice. Any notice required or otherwise given pursuant to this Agreement shall be in writing and mailed certified return receipt requested, postage prepaid, or delivered by overnight delivery service, addressed as follows:

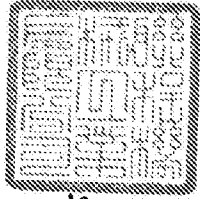
If to Assignor: Union Tool Exporters Ltd.  
Mr. Stanley Chung  
No. 170, 9th Floor, Section 2 Min-Sheng East Road  
Taipei, Taiwan R.O.C. 104

If to Assignee: Roto Frank AG  
Mr. Peter Kienle  
Wilhelm-Frank-Platz 1  
70771 Leinfelden-Echterdingen  
Germany

9. Headings. The headings for sections herein are for convenience only and shall not affect the meaning of the provisions of this Agreement.
10. Entire Agreement. This Agreement is concluded between Assignor and Assignee solely for recordal/registration of the assignment of the Patents with the competent Patent and Trademark Offices. Any other agreements and understandings of the Parties in relation to the Patents, including, but not limited to payment of the purchase price of the Patents are stipulated in and solely governed by the SPA.

This Agreement has been executed as a deed and is delivered as a deed on the date first above written.

**ASSIGNOR**



*蕭樹莊*

Signature

蕭樹莊

Print Name

*Director / legal Representative*

Title

**ASSIGNEE**



*M. Mertens*

Signature

Martin Mertens

Director

SCHEDULE 1

Title	IP Owner	Type	Filing Date	Filing Number	Grant Date	Latest Annuity Payment	Next Annuity Payment	Country
Two point lock for doors and windows 门窗两点锁	UTL	Utility/ 发明	2008.4.3	12/062391	2010.11.23	N/A	2013.11.23	US
Vertical adjustable hinge 垂直可调铰链	UTL	Utility/ 发明	2013.3.15	13/831764	2015.5.26	N/A	2018.5.26	US
Multi point door assembly 多点门组件	UTL	Utility/ 发明	2007.1.10	12/087697	2013.10.15	N/A	2016.10.15	US
Auto latch for window sash 窗扇自动锁	Stanley Chung/庄子平	Utility/ 发明	2007.1.31	11/669166	2011.1.25	N/A	2018.1.25	US
Two-stage adjustable door hinge 两段可调节门铰链	Stanley Chung/庄子平	Utility/ 发明	2005.12.22	11/317,456	2010.3.16	N/A	2017.3.16	US
Hinges 铰链	Stanley Chung/庄子平	Utility/ 发明	2000.4.14	09/549784	2002.8.20	N/A	N/A	US
Two point lock for doors and windows 门窗两点锁	UTL	Utility/ 发明	2007.4.19	11/737143	N/A	N/A	N/A	US
Adjustable hinge	Stanley Chung /庄	Utility/ 发明	2003.01.02	10/334976	N/A	N/A	N/A	US

Title	IP Owner	Type	Filing Date	Filing Number	Grant Date	Latest Annuity Payment	Next Annuity Payment	Country
可调节铰链	子平							
Two-stage adjustable door hinge 两段可调节门铰链	Stanley Chung/庄子平	Invention/发明	2006.12.21	2634910	2014.4.8	2016.10.12	2017.12.21	Canada
Auto latch for window sash 窗扇自动锁	Stanley Chung/庄子平	Invention/发明	2008.1.14	2618059	2013.9.24	2017.1.10	2018.1.15	Canada
Two point lock for doors and windows 门窗两点锁	UTL	Invention/发明	2008.4.18	2679164	2013.10.29	2016.4.15	2017.4.18	Canada
Vertical adjustable hinge 垂直可调节铰链	UTL	Invention/发明	2014.3.13	2846796	2016.7.5	2016.2.18	2017.3.13	Canada
Two point lock for doors and windows 门窗两点锁	UTL; Stanley Chung/庄子平; Brian Bourgoin; Jeffrey M. Briggs; Paul Demarseilles	Invention/发明	2008.4.18	PCT/US2008/060925	N/A	N/A	N/A	WIPO
A window and door lock actuator 一种门窗执行器	Stanley Chung/庄子平	Invention/发明	2008.1.25	PCT/US2008/001015	N/A	N/A	N/A	WIPO



Title	IP Owner	Type	Filing Date	Filing Number	Grant Date	Latest Annuity Payment	Next Annuity Payment	Country
A type of main lock structure and a door lock comprising such a main lock structure 一种主要的锁结构及构成主要锁结构的门锁	Stanley Chung/庄子平	Invention/发明	2008.1.25	PCT/US2008/001016	N/A	N/A	N/A	WIPO
Multi point door lock assembly 多点门锁组件	Stanley Chung/庄子平	Invention/发明	2007.1.10	PCT/US2007/000700	N/A	N/A	N/A	WIPO
Two-stage adjustable door hinge 两阶段可调节门铰链	Stanley Chung/庄子平	Invention/发明	2006.12.21	PCT/US2006/048792	N/A	N/A	N/A	WIPO
Adjustable door hinge 两阶段门铰链	Stanley Chung/庄子平	Invention/发明	2004.12.02	PCT/US2004/040584	N/A	N/A	N/A	WIPO
Three directional adjustable hinge 三方位可调节铰链	Stanley Chung/庄子平	Invention/发明	2003.1.23	PCT/US2003/002173	N/A	N/A	N/A	WIPO