

U.S. Department of Justice
 Washington, DC 20530

**Exhibit A to Registration Statement
 Pursuant to the Foreign Agents Registration Act of
 1938, as amended**

INSTRUCTIONS. Furnish this exhibit for EACH foreign principal listed in an initial statement and for EACH additional foreign principal acquired subsequently. The filing of this document requires the payment of a filing fee as set forth in Rule (d)(1), 28 C.F.R. § 5.5(d)(1). Compliance is accomplished by filing an electronic Exhibit A form at <https://www.fara.gov>.

Privacy Act Statement. The filing of this document is required by the Foreign Agents Registration Act of 1938, as amended, 22 U.S.C. § 611 *et seq.*, for the purposes of registration under the Act and public disclosure. Provision of the information requested is mandatory, and failure to provide this information is subject to the penalty and enforcement provisions established in Section 8 of the Act. Every registration statement, short form registration statement, supplemental statement, exhibit, amendment, copy of informational materials or other document or information filed with the Attorney General under this Act is a public record open to public examination, inspection and copying during the posted business hours of the FARA Unit in Washington, DC. Statements are also available online at the FARA Unit's webpage: <https://www.fara.gov>. One copy of every such document, other than informational materials, is automatically provided to the Secretary of State pursuant to Section 6(b) of the Act, and copies of any and all documents are routinely made available to other agencies, departments and Congress pursuant to Section 6(c) of the Act. The Attorney General also transmits a semi-annual report to Congress on the administration of the Act which lists the names of all agents registered under the Act and the foreign principals they represent. This report is available to the public in print and online at: <https://www.fara.gov>.

Public Reporting Burden. Public reporting burden for this collection of information is estimated to average .22 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden to Chief, FARA Unit, Counterintelligence and Export Control Section, National Security Division, U.S. Department of Justice, Washington, DC 20530; and to the Office of Information and Regulatory Affairs, Office of Management and Budget, Washington, DC 20503.

1. Name of Registrant Tate Law Group, P.C.	2. Registration Number 7363
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3. Primary Address of Registrant
 P.O. Box 224662, Dallas, TX 75222

4. Name of Foreign Principal Harry Wu	5. Address of Foreign Principal 240 W 35 Street Central Hong Kong CHINA
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6. Country/Region Represented
 CHINA

7. Indicate whether the foreign principal is one of the following:

- Government of a foreign country¹
- Foreign political party
- Foreign or domestic organization: If either, check one of the following:
 - Partnership
 - Corporation
 - Association
 - Committee
 - Voluntary group
 - Other (*specify*) _____
- Individual-State nationality CHINA

8. If the foreign principal is a foreign government, state:

- a) Branch or agency represented by the registrant
- b) Name and title of official(s) with whom registrant engages

¹ "Government of a foreign country," as defined in Section 1(e) of the Act, includes any person or group of persons exercising sovereign de facto or de jure political jurisdiction over any country, other than the United States, or over any part of such country, and includes any subdivision of any such group and any group or agency to which such sovereign de facto or de jure authority or functions are directly or indirectly delegated. Such term shall include any faction or body of insurgents within a country assuming to exercise governmental authority whether such faction or body of insurgents has or has not been recognized by the United States.

9. If the foreign principal is a foreign political party, state:

- a) Name and title of official(s) with whom registrant engages

- b) Aim, mission or objective of foreign political party

10. If the foreign principal is not a foreign government or a foreign political party:

- a) State the nature of the business or activity of this foreign principal.
Commercial real estate acquisition

b) Is this foreign principal:

- | | | |
|---|------------------------------|--|
| Supervised by a foreign government, foreign political party, or other foreign principal | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| Owned by a foreign government, foreign political party, or other foreign principal | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| Directed by a foreign government, foreign political party, or other foreign principal | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| Controlled by a foreign government, foreign political party, or other foreign principal | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| Financed by a foreign government, foreign political party, or other foreign principal | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| Subsidized in part by a foreign government, foreign political party, or other foreign principal | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |

11. Explain fully all items answered "Yes" in Item 10(b).

12. If the foreign principal is an organization and is not owned or controlled by a foreign government, foreign political party or other foreign principal, state who owns and controls it.


EXECUTION

In accordance with 28 U.S.C. § 1746, and subject to the penalties of 18 U.S.C. § 1001 and 22 U.S.C. § 618, the undersigned swears or affirms under penalty of perjury that he/she has read the information set forth in this statement filed pursuant to the Foreign Agents Registration Act of 1938, as amended, 22 U.S.C. § 611 *et seq.*, that he/she is familiar with the contents thereof, and that such contents are in their entirety true and accurate to the best of his/her knowledge and belief.

Date	Printed Name	Signature
01/23/2024	Sean Tate	/s/Sean Tate
_____	_____	_____
_____	_____	_____
_____	_____	_____

EXECUTION

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Date	Printed Name	Signature
1/25/2024	Sean Tate	
_____	_____	_____
_____	_____	_____
_____	_____	_____

U.S. Department of Justice

Washington, DC 20530

**Exhibit B to Registration Statement
Pursuant to the Foreign Agents Registration Act of
1938, as amended**

INSTRUCTIONS. A registrant must furnish as an Exhibit B copies of each written agreement and the terms and conditions of each oral agreement with his foreign principal, including all modifications of such agreements, or, where no contract exists, a full statement of all the circumstances by reason of which the registrant is acting as an agent of a foreign principal. Compliance is accomplished by filing an electronic Exhibit B form at <https://www.fara.gov>.

Privacy Act Statement. The filing of this document is required for the Foreign Agents Registration Act of 1938, as amended, 22 U.S.C. § 611 *et seq.*, for the purposes of registration under the Act and public disclosure. Provision of the information requested is mandatory, and failure to provide the information is subject to the penalty and enforcement provisions established in Section 8 of the Act. Every registration statement, short form registration statement, supplemental statement, exhibit, amendment, copy of informational materials or other document or information filed with the Attorney General under this Act is a public record open to public examination, inspection and copying during the posted business hours of the FARA Unit in Washington, DC. Statements are also available online at the FARA Unit's webpage: <https://www.fara.gov>. One copy of every such document, other than informational materials, is automatically provided to the Secretary of State pursuant to Section 6(b) of the Act, and copies of any and all documents are routinely made available to other agencies, departments and Congress pursuant to Section 6(c) of the Act. The Attorney General also transmits a semi-annual report to Congress on the administration of the Act which lists the names of all agents registered under the Act and the foreign principals they represent. This report is available to the public in print and online at: <https://www.fara.gov>.

Public Reporting Burden. Public reporting burden for this collection of information is estimated to average .32 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden to Chief, FARA Unit, Counterintelligence and Export Control Section, National Security Division, U.S. Department of Justice, Washington, DC 20530; and to the Office of Information and Regulatory Affairs, Office of Management and Budget, Washington, DC 20503.

1. Name of Registrant
Tate Law Group, P.C.

2. Registration Number
7363

3. Name of Foreign Principal
Harry Wu

Check Appropriate Box:

4. The agreement between the registrant and the above-named foreign principal is a formal written contract. If this box is checked, attach a copy of the contract to this exhibit.
5. There is no formal written contract between the registrant and the foreign principal. The agreement with the above-named foreign principal has resulted from an exchange of correspondence. If this box is checked, attach a copy of all pertinent correspondence, including a copy of any initial proposal which has been adopted by reference in such correspondence.
6. The agreement or understanding between the registrant and the foreign principal is the result of neither a formal written contract nor an exchange of correspondence between the parties. If this box is checked, give a complete description below of the terms and conditions of the oral agreement or understanding, its duration, the fees and expenses, if any, to be received.
7. What is the date of the contract or agreement with the foreign principal? 12/05/2023
8. Describe fully the nature and method of performance of the above indicated agreement or understanding.

An engagement letter where registrant is committing to supplying legal services for real estate ventures and an escrow agreement where registrant is agreeing to the act as an escrow agent for foreign principal.

9. Describe fully the activities the registrant engages in or proposes to engage in on behalf of the above foreign principal.

Registrant is agreeing to assist in the acquisition of a property located in Texas by providing legal counsel and connecting foreign principal with third parties appropriate for acquiring real estate. Registrant will also act as the escrow agent for the foreign principal.

10. Will the activities on behalf of the above foreign principal include political activities as defined in Section 1(o) of the Act¹.

Yes No

If yes, describe all such political activities indicating, among other things, the relations, interests or policies to be influenced together with the means to be employed to achieve this purpose. The response must include, but not be limited to, activities involving lobbying, promotion, perception management, public relations, economic development, and preparation and dissemination of informational materials.

11. Prior to the date of registration² for this foreign principal has the registrant engaged in any registrable activities, such as political activities, for this foreign principal?

Yes No

If yes, describe in full detail all such activities. The response should include, among other things, the relations, interests, and policies sought to be influenced and the means employed to achieve this purpose. If the registrant arranged, sponsored, or delivered speeches, lectures, social media, internet postings, or media broadcasts, give details as to dates, places of delivery, names of speakers, and subject matter. The response must also include, but not be limited to, activities involving lobbying, promotion, perception management, public relations, economic development, and preparation and dissemination of informational materials.

Set forth below a general description of the registrant's activities, including political activities.

Set forth below in the required detail the registrant's political activities.

Date	Contact	Method	Purpose
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12. During the period beginning 60 days prior to the obligation to register³ for this foreign principal, has the registrant received from the foreign principal, or from any other source, for or in the interests of the foreign principal, any contributions, income, money, or thing of value either as compensation, or for disbursement, or otherwise?

Yes No

If yes, set forth below in the required detail an account of such monies or things of value.

Date Received	From Whom	Purpose	Amount/Thing of Value
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13. During the period beginning 60 days prior to the obligation to register⁴ for this foreign principal, has the registrant disbursed or expended monies, or disposed of anything of value other than money, in connection with activity on behalf of the foreign principal or transmitted monies to any such foreign principal?

Yes No

If yes, set forth below in the required detail an account of such monies or things of value.

Date	Recipient	Purpose	Amount/Thing of Value
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¹ "Political activity," as defined in Section 1(o) of the Act, means any activity which the person engaging in believes will, or that the person intends to, in any way influence any agency or official of the Government of the United States or any section of the public within the United States with reference to formulating, adopting, or changing the domestic or foreign policies of the United States or with reference to the political or public interests, policies, or relations of a government of a foreign country or a foreign political party.

^{2,3,4} Pursuant to Section 2(a) of the Act, an agent must register within ten days of becoming an agent, and before acting as such.


EXECUTION

In accordance with 28 U.S.C. § 1746, and subject to the penalties of 18 U.S.C. § 1001 and 22 U.S.C. § 618, the undersigned swears or affirms under penalty of perjury that he/she has read the information set forth in this statement filed pursuant to the Foreign Agents Registration Act of 1938, as amended, 22 U.S.C. § 611 *et seq.*, that he/she is familiar with the contents thereof, and that such contents are in their entirety true and accurate to the best of his/her knowledge and belief.

Date	Printed Name	Signature
01/23/2024	Sean Tate	/s/Sean Tate
_____	_____	_____
_____	_____	_____
_____	_____	_____

EXECUTION

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Date	Printed Name	Signature
1/25/2024	Sean Tate	
_____	_____	_____
_____	_____	_____
_____	_____	_____



Tate Law Group

Dallas
New York
(469) 960-6160
www.tate-legal.com

December 5, 2023

Harry Wu

Delivered via email: hwu121201@gmail.com

Re: Representation by Tate Law Group, P.C.

Dear Mr. Wu :

This letter will confirm the retention of Tate Law Group, P.C. (the "Firm") to represent Harry Wu (the "Client") in the matter described below (the "Engagement"). The purpose of this letter is to confirm the terms on which the Firm will represent the Client in connection with the Engagement.

- I. Scope of Legal Services:
 - 1. Commercial Property Acquisition and other matters as assigned.
- II. Fee Structure:
 - 1. To be billed hourly at \$385.00 per hour for attorneys and \$150.00/per hour for paralegals.
 - 2. Retainer of \$5,000.00 to be remitted prior to commencement of work.

We are pleased to be of service in this matter, and we assure you of our continuing desire to be of service in the future.

Sincerely,

Sean Tate

01 / 11 / 2024

Sean Tate
Tate Law Group, P.C.

AGREED TO AND ACCEPTED:

Harry Wu

12 / 06 / 2023

Harry Wu

**TATE LAW GROUP, P.C.
TERMS OF ENGAGEMENT**

Scope of Engagement

The Firm will provide legal services in connection with one or more specific matters. After completion of a matter, changes may occur in the applicable laws or regulations that could affect the Client's future rights and liabilities. Unless the Client engages us after completion of the matter to provide additional advice on issues arising from the Engagement, the Client agrees that the Firm has no continuing obligation to advise it with respect to future legal developments.

The Client may expand the scope of the Engagement by requesting additional legal services from the Firm in writing, but the Firm reserves the right to decline to provide the requested additional services.

Fees and Expenses

The Firm may delegate work to lawyers, paralegals or support personnel with special experience in a given area or whom we otherwise believe will enable us to provide services on an efficient, timely and cost-effective basis. Regardless of who is working on a particular component of the Engagement, we will always be available to discuss any aspect of our representation with the Client.

The Firm reviews its hourly rates annually and may implement an annual increase (in January) per hour for each lawyer and paralegal employed by the Firm.

All statements for services rendered will set forth the time expended in rendering the Firm's services, describe those services, and will specify the name of the individual who rendered the services during the particular period and that person's billing rate.

At the Client's request, we may have furnished and from time to time may furnish an estimate of the fees that we anticipate will be required for all or part of the Engagement. Any estimate that we offer is non-binding, does not reflect unforeseen circumstances, and is necessarily inexact. The fees and charges that ultimately may be required are a function of many conditions over which the Firm has little or no control, including the conduct of other parties and their counsel. One reason that we submit monthly invoices shortly after the services are rendered is to give the Client a ready means of monitoring and controlling the fees and charges that the Client is incurring.

If the Client is concerned that fees and charges are mounting too rapidly, please contact the Firm immediately, so we can assist in evaluating how they might be curtailed in the future or whether a change in strategy or objectives, or the scope of this Engagement, might alter this trend.

Retainer as Security for Fees and Expenses

The Firm reserves the right to request or adjust any retainer from time to time commensurate with the volume of work required of the Firm. If the Client fails to pay promptly any invoices or retainer requested, we will have the right to cease performing further work and withdraw from the representation.

Any retainer will be held as security for the Client's payment obligations to us and we will place it in a client trust account maintained by the Firm. Unless the Client instructs us otherwise, we will follow those practices for any funds held on its behalf.

The Client understands that we have the right to apply any retainer to full or partial payment of any invoice that is not paid within 30 days after its date and agree that amounts so applied will not be refundable. The Client agrees that whenever we so apply the retainer, we will not be obligated to perform additional services in connection with the Engagement until the retainer is restored to its original level. When our representation pursuant to this letter ends, we will promptly return the amount of any retainer then on hand, less any amounts necessary to pay in full any obligations owed to the Firm.

Additional Conflicts Waiver

The Firm is a general service law firm that the Client recognizes has represented, now represents, and will continue to represent clients nationally and internationally, over a wide range of industries and businesses and in a wide variety of matters. Given this, without a binding conflicts waiver, conflicts of interest might arise that could deprive the Client or other clients of the right to select the Firm as their counsel.

Thus, as an integral part of the Engagement, the Client agrees that the Firm may, now or in the future, represent other entities or persons, including in litigation, adverse to the Client or any of the Client's affiliates on matters that are not substantially related to (i) the Firm's representation of the Client or the Client's affiliates in any past, present, or future matter or (ii) other legal services that the Attorney has rendered, is rendering, or in the future will render to the Client or the Client's affiliates ("Allowed Adverse Representation").

The Client also agrees that the Client will not, for its or any other entity or person, assert that either (i) the Firm's representation of the Client or the Client's affiliates in any past, present, or future matter or (ii) the Firm's actual, or possible, possession of confidential information belonging to the Client or the Client's affiliates is a basis to disqualify the Firm from representing another entity or person in any Allowed Adverse Representation. The Client further agrees that any Allowed Adverse Representation does not breach any duty that the Firm owes to the Client or any of the Client's affiliates.

Cooperation

To enable us to represent the Client effectively in connection with the Engagement, the Client agrees to cooperate fully with us, including (i) disclosing to us, fully, accurately and timely, all facts that are or might be material; and (ii) keeping us apprised on a timely basis of all developments relating to the Engagement that are or might be material. The Client will make representatives reasonably available, as necessary, to respond to information requests, review and sign documents, and attend meetings and conference calls.

Disclaimer of Guarantee

It is impossible to predict the result or success of any engagement. We may express opinions or beliefs concerning litigation or various courses of action, and the results that might be anticipated. Any such statement is intended to be an expression of professional judgment only, based on the state of the law and information available to us at the time, and it is not a promise or guarantee. The Client understands that the outcome of litigation is subject to the uncertainties and risks inherent in the litigation process, and acknowledges that we have not made, and will not in the future make, any promises or guarantees to the Client concerning the outcome of the Engagement. Nothing in this letter, or in any future oral or written communication, is intended to or shall be considered as such promise or guarantee.

The Firm or the Client can terminate this Engagement at any time but doing so does not relieve the Client from any obligation arising during the Engagement, including the obligation to pay our fees and disbursements when due. In addition to any other rights that we have to withdraw, the Firm may cease providing services to the Client if it does not timely comply with a reasonable request, or if the Firm, in its sole discretion, believes that continuing to provide services to the Client will be unethical, improper, or inappropriate. If the Firm determines that it must terminate this representation, and if it is necessary for the Firm to seek court approval to withdraw as counsel for the Client, the Client agrees to consent to such withdrawal.

We typically maintain a file of documents (hard copy and/or electronic) during the representation. The Client and the Firm agree not to waive any privilege that may apply to such materials, including the work product and attorney-client privilege, without the Client's and the Firm's permission. The Client also agrees that work product prepared for the internal use of our lawyers, such as drafts, notes, internal memos, emails, spreadsheets, and all legal and factual investigations, remains our property and that any right you have to obtain copies of the contents of the Firm's file shall not extend to such internal working papers. However, the Client may review such materials in the Firm's offices during the representation for the purpose of facilitating the representation. At the conclusion of the Firm's representation, the Client agrees that all materials (electronic and/or hard copy) we have in the file received from any source may be handled and ultimately destroyed in accordance with our record retention policy then in effect.

The laws of the State of Texas alone (including all rules or codes of ethics that apply to the providing of legal services), and without regard to its conflict-of-law rules, shall govern this agreement and its interpretation. Any dispute relating to this Engagement shall be decided exclusively by a state or federal court sitting in Dallas County, Texas without a jury. The Client and the Firm consent to the jurisdiction of these courts and waive any right to a jury trial.

This letter constitutes the entire agreement between the Client and the Firm regarding the retention of the Firm to represent the Client with respect to the Engagement and is subject to no oral agreements or understandings. No obligation or undertaking that is not set forth expressly in this letter shall be implied on the part of either the Client or the Firm. The foregoing notwithstanding, absent explicit agreement entered into between the Client and the Firm with respect to matters other than the Engagement, the terms and conditions of this letter will apply to all subsequent engagements of the Firm by the Client, and those terms and conditions shall govern any such engagement until a subsequent engagement letter is agreed upon.

The Client acknowledges that the Firm is undertaking this Engagement in reliance upon the Client entering into this letter agreement and full payment of any required retainers or any flat fee set forth hereinabove. The Firm's representation of the Client is not effective until the Firm has received a signed copy of this letter agreement.

Please review this letter agreement. If the foregoing is in accord with your understanding of the Firm's agreement with the Client, please execute this letter agreement.

Texas State Bar Notice

The Texas Government Code requires that you be advised that the State Bar of Texas investigates and prosecutes professional misconduct

committed by Texas attorneys. Although not every complaint against or dispute with a lawyer involves professional misconduct, the State Bar will provide you with information at 1-800-932-1900.

You hereby agree that, if you should at any time become dissatisfied with this firm's legal representation, or if you should at any time have any serious question concerning that representation, you will immediately notify this firm of that fact in writing by certified mail, return receipt requested.
