



Our Ref: MLM-CMA-0020820
Allocation No: 3005709
Case No: 655613

Existing Tenancy Expiry Date:

15 December 2020

26 October 2020

Renewed Tenancy Period:

16 December 2020 to 15 December 2023

MOLEAC PTE. LTD.

11 BIOPOLIS WAY
#09-07/08
SINGAPORE 138667

Dear Sirs

**TENANCY RENEWAL FOR 11 BIOPOLIS WAY, #09-10, HELIOS, SINGAPORE 138667
("PREMISES")**

1. We are pleased to inform you that your tenancy of the Premises will be renewed for the period from **16 December 2020** to **15 December 2023** ("Renewed Tenancy Period").
2. The terms of your Renewed Tenancy Period are in the Attachment.

	What happens next?
(a)	If you agree with the tenancy renewal and terms of the Renewed Tenancy Period, please ensure there are sufficient funds in your existing GIRO account for the deduction required in paragraph (b) below. Other than this, no further action is required from you.
(b)	There will be a GIRO deduction of \$ 2,220.80 on 29 October 2020 from your existing GIRO account with us. The breakdown is in the <u>Attachment</u> .
(c)	If the GIRO deduction is not successful, you must vacate the Premises by 15 December 2020 . Otherwise, double rent is payable by you for overstaying.

3. If you have any queries, you may contact our **JTC Contact Centre Hotline** at **1800 568 7000** or email us at askjtc@jtc.gov.sg.

Yours faithfully

(Signed)



Lee Shu Yuan
Asst Manager
Biomedical Dept
Biomedical & Electronics Cluster

Attachment: Part 1: *Details*
 Part 2: *Key Terms*
 Part 3: *Special Terms*
 Part 4: *Standard Terms*

PART 1 (Details)

Premises	11 BIOPOLIS WAY, #09-10, HELIOS, SINGAPORE 138667
Renewed Tenancy Period	16 December 2020 to 15 December 2023
Rent per month	Year 1: \$ 7,624.40 Year 2: \$ 7,624.40 Year 3: \$ 7,624.40
Service Charge per month	\$ 2,626.40
Usage Charge per month	Air-condition Charge Rates at \$ 0.02 per psm/hr Chilled Water Charge Rates at \$ 0.75 per RTh
Other Charges per month	N/A
Security Deposit Amount	\$ 10,250.80
Authorised Use	Office
Estimated Area ("Area")	196 m²
Maximum Floor Loading <i>(Note: You must not exceed the Maximum Floor Loading and must ensure that the permitted load is evenly distributed.)</i>	7 kN/m²
Other Terms and Conditions	See remaining Attachments

GIRO Deduction on 29 October 2020	
Security Deposit Amount	\$ 10,250.80
LESS Existing Tenancy Security Deposit Amount* <i>*Any excess deposit under the Existing Tenancy will be used for payments under the Renewed Tenancy Period.</i>	\$ 9,506.00
Security Deposit Amount to be deducted by GIRO	\$ 744.80
Stamp Duty	\$ 1,476.00
GIRO Amount to be Deducted	\$ 2,220.80