

TENANCY AGREEMENT

1. PARTIES

This Agreement is made on the 15 day of FEBRUARY 2017

BETWEEN

HOUSING & DEVELOPMENT BOARD with its office at HDB Hub, 480 Lorong 6 Toa Payoh, Singapore 310480 ("the HDB")

AND

Name of Sole Proprietor / NRIC : JENNIE TAN LAY TIN (CHEN LIZHEN) / S7700677Z

Business Name / UEN: NEXWAVE AUTO / 53099059L

("the Tenant").

2. GRANT OF TENANCY

- 2.1 The HDB agrees to grant and the Tenant agrees to accept a tenancy of the Premises at 160 SIN MING DRIVE #05-15 SINGAPORE 575722 ("the Premises") upon the terms of this Agreement commencing from 1st March 2017 to 29th Feb 2020 at a monthly rental (excluding Goods & Services Tax) of \$4580 per month and service and conservancy charges of :

\$417 per month from 1st March 2017 to 28th Feb 2018;

\$559 per month from 1st March 2018 to 28th Feb 2019;

\$701 per month from 1st March 2019 to 29th Feb 2020

(excluding Goods and Services Tax) which are due and payable on the 1st of every month. GIRO payment is compulsory for all payments to HDB on a monthly basis. For the purposes of computing the stamp fees, rental for the Premises, for the term hereby credited is \$4580 per month. SUBJECT TO:

- (a) the right of the Tenant and others authorised by the Tenant with the consensus of the HDB and all others authorised by the HDB or entitled thereto at all times during the tenancy hereby created and for all purposes connected with the use of the Premises but not for any other purposes;
 - (b) to use the entrances, landings and corridors leading to the Premises;
 - (c) to use the lifts and escalators (if any) provided for the building in which the Premises are comprised ("Building"); and
 - (d) the right of the HDB and all others entitled thereto the free and uninterrupted use of all pipes, electrical, telephone and other wires, drains and sewers in through or under the Premises.
- 2.2 The HDB allows the Tenant (TWO) 2 months rent-free-fitting up period commencing from 1st day of March 2017 to 30th day of April 2017 ("the fitting-up period"), Provided Always that the HDB reserves the right to demand payment of rent for the fitting-up period in the event that:
- (a) the Tenant terminates this Agreement within the rent-free fitting-up period, or
 - (b) the HDB terminates this Agreement upon the breach of any of the terms in this Agreement by the Tenant after notice of breach has been given to the Tenant and the Tenant has failed to rectify the breach within the time frame stated in the notice.
- 2.3 As security for the performance and compliance by the Tenant of all the covenants and conditions on the part of the Tenant to be performed or complied, the Tenant shall:
- (a) pay on the execution of this Agreement a Security Deposit of \$10562 and such further sums as the HDB may from time to time require;
 - (b) if the Tenant shall fail to perform and/or comply with any of the said covenants and conditions, then such part of whole of the Rental Deposit may be forfeited by the HDB and applied thereto to settle all claims by the HDB for arrears of rent, interests, penalties, service and conservancy charges, costs of repairs and/or replacement of damaged or destroyed fixtures or fittings, costs of redecoration of the Premises howsoever occasioned (fair wear and tear excepted), costs of cleaning the premises upon the Tenant vacating the same, legal costs and any claim for any breach or non-compliance by the Tenant of the covenants herein contained and on the part of the Tenant to be performed or complied with. The amount and nature of the said replacement of fittings, repairs redecoration and cleaning and all claims of the HDB are to be decided upon by the HDB in its absolute discretion and the Tenant shall not dispute such sums. In the event that the deposits are insufficient to meet the HDB's claim, the difference shall constitute a debt owed by the Tenant to the HDB and be recovered forthwith;

JENNIE TAN LAY TIN (CHEN LIZHEN)

160 SIN MING DR
#05-15
SINGAPORE 575722

25 IPD

Dear Sir/Madam

COMMENCEMENT OF GIRO DEDUCTION (REF: IP/GIRO/COMM)

We are pleased to inform you that your GIRO application has been approved.

2 We will start deducting your HDB monthly rent including the related Goods and Services Tax and late payment charge where applicable in May 2017. However, if you have already paid in advance, no deduction will be made until the next payment is due.

3 To ensure that the payments are deducted accurately, please check the following details and inform us immediately if there are any discrepancies.

Premises Address : BLK 160 SIN MING DR
#05 - 15 S(575722)

Bank Account Ref : OCBC 662843655001

Your payment will be deducted on the 28th of every month. If the first deduction is unsuccessful (due to insufficient funds in the bank account), we will attempt to make a second deduction on the 6th of the following month. Therefore, please maintain sufficient funds in the bank account to meet the full payment during the first deduction so as to avoid late payment charges which may be imposed. All deductions will be reflected in the bank passbook or statement of account.

Note: If the GIRO deduction date falls on a Saturday, Sunday or public holiday, the deduction will be made on the next working day.

4 If you need any clarification, please call our Branch Service Line on 1800-2255432.

Yours faithfully

(Signed)
MRS LEE-TANG LI FUN
DIRECTOR (INDUSTRIAL PROPERTIES MGT)
for GROUP DIRECTOR (INDUSTRIAL PROPERTIES)
HOUSING & DEVELOPMENT BOARD