

Ref: MLM-CMA-0020199
Case Number: 347956



Breaking New Ground

Date: 09 October 2019

TECTUS DREAMLAB PTE. LTD.
1 FUSIONOPOLIS WAY
#20-03
SINGAPORE 138632

Attention: Jennifer Lye

JTC Corporation

The JTC Summit
8 Jurong Town Hall Road
Singapore 609434

JTC hotline 1800 568 7000

main line (65) 6560 0056

facsimile (65) 6565 5301

website www.jtc.gov.sg

Dear Sirs

RENEWAL OF TENANCY FOR JTC SPACE AT A3005049 AT 1 FUSIONOPOLIS WAY #20-01/02 AND MEETING ROOM SINGAPORE 138632 ("PREMISES")

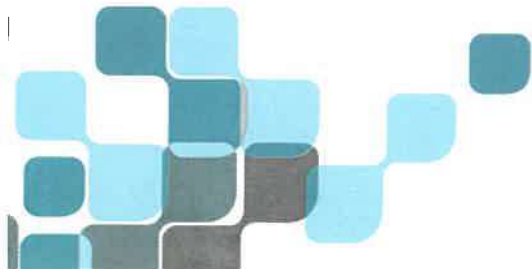
1A This Offer shall supersede the Letter dated 30 September 2019 (Case Number: 347309).

- 1 We are pleased to attach our offer of tenancy for the above Premises.
- 2 The contracted rent for tenancy renewals is pegged to the prevailing rent at the commencement of the renewed term. As your existing contracted rent is below the prevailing rent, your rent for the renewed term will be adjusted to the prevailing rent. Given that your rental increase after adjustment is more than 20%, JTC will offer a concession by staggering the rental increase for the first year of your renewed tenancy to cushion the impact of the adjustment.
- 3 You can find details of your rent for the renewed term and the rental concession under Paragraph 4 'Rent' in the enclosed offer letter for the tenancy renewal.
- 4 Should you have any queries in the meantime, please contact the undersigned.

Yours faithfully,

f . Teo Soo Yan
Manager
Info-Comm & Media Dept
InfoComm Media & Start-Up Cluster
DID : 68833509
E-MAIL : Teo_Soo_Yan@jtc.gov.sg

Encl



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Dear Sirs

RENEWAL OF TENANCY FOR JTC SPACE AT A3005049 AT 1 FUSIONOPOLIS WAY #20-01/02 AND MEETING ROOM SINGAPORE 138632 ("PREMISES")

1A **This Offer shall supersede the Letter dated 30 September 2019 (Case Number: 347309).**

1 We refer to the existing agreement for the Premises ("Tenancy"), with the term expiring on 18 December 2019 ("Term").

2 In accordance with the Tenancy, we are pleased to renew the Tenancy on the terms and conditions contained in this letter.

3 **Further Term and Area of Premises**

3.1 [Not Used]

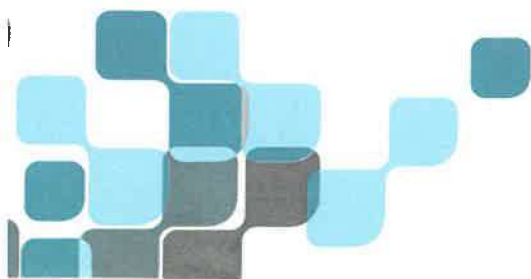
3.2 There is no change in the area of the Premises.

4 **Rent**

4.1 Upon renewal, your rent will be revised to the prevailing rent. As the existing rent is below the prevailing rent, the revised Rent will be adjusted upwards as set out below.

Private Lot No.: A3005049	Unit No.:	From 19 December 2019 to 18 December 2020	\$35.42 per square metre per month of the Area
	#20-01/02 AND MEETING ROOM	From 19 December 2020 to 22 November 2021	\$40.20 per square metre per month of the Area

The revised Rent (subject to GST) should be paid in advance, without demand or deduction, on the 1st day of each month of the Further Term.



5 **Charges**

5.1 **Service Charge**

You must pay the **Service Charge** of \$17.80 per square metre per month of the Area. We are entitled, at any time and from time to time, to increase the Service Charge.

6 **Deposit(s) and Banker's Guarantee**

6.1 **Security Deposit**

So long as payments for the Further Term are by GIRO, you must pay the revised **Security Deposit** of:

- 6.1.1 **\$27,261.16** equivalent to 1 month's Rent at the rent payable in the last year of the Further Term and 1 month's Service Charge. If at any time your GIRO arrangement is not effected, or is discontinued, for any reason, the Security Deposit payable will be increased to 3 months' Rent at the rent payable in the last year of the Further Term and 3 months' Service Charge.

6.2 **Reinstatement Deposit**

You must seek our consent if you wish to carry out any addition or alteration works at the Premises. A reinstatement deposit will be required for our consent which will be on such terms and conditions as we may impose.

6.3 **Banker's Guarantee**

The Security or Reinstatement Deposit to be given to us can be in cash or Banker's Guarantee using the form attached.

7 **Additional Conditions**

7.1 **Additional Evaluation Criteria**

[Not Used]

7.2 **Further Conditions**

[Not Used]

8 **Other Terms and Conditions**

- 8.1 Please note that there is no provision for renewal of this Further Term. However, if an application is made at least 2 months (and not more than 6 months) before the expiry of the Further Term, we may at our discretion decide whether or not to grant a renewal. If we agree to grant the renewal, it will be upon terms and conditions as we may specify.

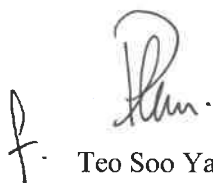
- 8.2 Except for the above terms and conditions, all other terms and conditions set out in the Tenancy, including its Standard Terms and Special Terms, shall apply to this Further Term.

- 8.3 If there is any inconsistency between the terms and conditions in this letter and the terms and conditions of the Tenancy or its Standard Terms and Special Terms, the terms and conditions in this letter shall prevail to the extent of such inconsistency.

9 **Acceptance**

- 9.1 You shall let us have the following items by **29 October 2019** ("**Offer Expiry Date**"):
- (a) duly signed original Letter of Acceptance (format attached);
 - (b) payment of all the sums set out in the attached Payment Table;
 - (c) a written confirmation that all payments under the Tenancy are to be paid by GIRO from your existing GIRO account with us.
- 9.2 There will be no contract for the Further Term between us if we do not receive all the above items by the Offer Expiry Date.
- 9.3 Notwithstanding the issuance of this letter, if there is any outstanding breach of the existing Tenancy, you will not be entitled or allowed to accept this letter or be granted the Further Term.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Teo Soo Yan', is written over a faint, larger signature that looks like 'P. Hui'.

Teo Soo Yan
Manager
Info-Comm & Media Dept
InfoComm Media & Start-Up Cluster
DID : 68833509
E-MAIL : Teo_Soo_Yan@jtc.gov.sg

Encl

PAYMENT TABLE

RENEWAL OF TENANCY FOR JTC SPACE KNOWN AS:			
Private Lot No.:		Unit No.:	
A3005049		#20-01/02 AND MEETING ROOM	
At 1 FUSIONOPOLIS WAY SINGAPORE 138632			
(the "Premises")			
Private Lot No.:	Unit No.:		Amount
A3005049	#20-01/02 AND MEETING ROOM	Security Deposit	\$ 27,261.16
		<u>Less</u> Security Deposit (cash) (under the Tenancy for the existing Term)	\$ 23,501.00
		Security Deposit payable to Landlord*	\$ 3,760.16
		Reinstatement Deposit	\$ 0.00
		<u>Less</u> Reinstatement Deposit (cash) (under the Tenancy for the existing Term)	\$ 0.00
		Reinstatement Deposit payable to Landlord*	\$ 0.00
		Stamp fee payable on Letter of Acceptance (which we will stamp on your behalf)	\$ 2,522.00
Net Total Payable			\$ 6,282.16

*** Excess Security Deposit and/or Reinstatement Deposit (if any) will be set off against Rent due to the Landlord under the Further Term.**

LETTER OF ACCEPTANCE
[On Tenant's Letterhead]

Date : <For manual acceptance: please enter the date of acceptance here.

For acceptance via CSP: please do not date this letter, date of acceptance is the date the letter is uploaded to CSP by you. >

Jurong Town Corporation
Info-Comm & Media Dept
IMS-Info-Comm and Media Department
The JTC Summit
8 Jurong Town Hall Road
Singapore 609434

Attention: Teo Soo Yan

Dear Madam,

ACCEPTANCE OF OFFER FOR RENEWAL OF TENANCY FOR JTC SPACE AT:

Private Lot No.:	Unit No.:
A3005049	#20-01/02 AND MEETING ROOM
at 1 FUSIONOPOLIS WAY SINGAPORE 138632	

(the "Premises")

1. We refer to your letter of offer dated **09 October 2019** for the Further Term ("**Offer**") and hereby confirm our acceptance of all the terms and conditions of the Offer.
2. We forward the following as confirmation of our acceptance:
 - (a) a cheque/cashier's order for **S\$6,282.16** issued to **JTC CORPORATION**, being the total amount as indicated in the Payment Table.
 - (b) We confirm that all payments under the tenancy for the Further Term are to be paid by GIRO (from our existing GIRO bank account) under our existing account no. _____ with you.
3. We understand and agree that we will only be able to access, print and download our Statement of Accounts (SA) through JTC's Customer Service Portal (CSP). We will refer to your Customer Service Portal guidelines available at <http://www.jtc.gov.sg> for more information.
4. This acceptance together with the Offer constitutes a binding contract for the tenancy for the Further Term between us.

¹ **Note to Customer:** Your existing account no. with us can be found in our Statement of Account issued to you.

(EXECUTION PORTION FOR PRIVATE/ PUBLIC LIMITED COMPANIES)

Yours faithfully,

For and on behalf of _____ *[insert Company's Name]*

Signature of authorised signatory

Name of authorized signatory: _____

Designation: _____

in the presence of :

Name of witness:

NRIC No.: