

Our Ref: JTC(L)8521/40
Case id: 311811

4 May 2018

One Man Coffee Pte Ltd
4 Fusionopolis Way #01-15
Singapore 138635



Dear Sir,

RENEWAL OFFER OF TENANCY FOR PREMISES KNOWN AS PTE LOT A3003899 AT #01-15 (THE "PREMISES") AT NO. 4 FUSIONOPOLIS WAY, SINGAPORE 138635

1 Jurong Town Corporation, a statutory board incorporated under the Jurong Town Corporation Act whose registered office is located at the JTC Summit, 8 Jurong Town Hall Road, Singapore 609434, Singapore (the "Landlord" or "JTC") is pleased to offer a renewal tenancy of the Premises to **ONE MAN COFFEE PTE LTD** (the "Tenant" or "you") subject to the terms, covenants, and conditions contained in this letter and in the annexed Memorandum of Tenancy (the "MT") and this letter read together with the MT shall form the whole offer to you (the "Offer"). Upon your acceptance of the Offer in accordance with this letter, you shall have entered into a binding contract with JTC (the "Tenancy") and you will be bound by the terms, covenants and conditions thereof. For the avoidance of doubt, in the event of any conflict between the terms, covenants and conditions set out in this letter and the terms, covenants and conditions set out in the MT, the terms, covenants and conditions set out in this letter shall prevail unless otherwise expressly provided.

2 **Premises and Area**

2.1 **Unit #01-15** at No. 4 Fusionopolis Way, Singapore 138635 (the "Premises").

2.2 The Premises have an estimated gross floor area of **25.77 square metres for unit #01-15** (the "Area"), subject to final survey, and no misstatement of and/or resultant change in the area of the Premises shall annul this Renewal Offer or entitle the Tenant to be discharged from the Tenancy but there shall be a payment by, or refund to the Tenant, as the case may be, of the rates paid by the Tenant for each square metre of the Premises for the Rent and GST, if the difference between the actual area and the area stated in this Offer exceeds three per cent (3%) of the latter.