



JTC Corporation
The JTC Summit
8 Jurong Town Hall Road
Singapore 609434

Hotline 1800 568 7000
Main Line (65) 6560 0056
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27 October 2020

MIRXES LAB PTE LTD
3 BIOPOLIS DRIVE
#01-15
SYNAPSE
SINGAPORE 138623

Offered Tenancy Period:

01 January 2021 to 31 December 2023

Action Required By:

01 NOV 2020

Attention: Ms Sun Yik Chen, Director of Administration

By Email Only
sun@mirxes.com

Dear Sirs

OFFER FOR TENANCY OF JTC PREMISES AT 11 BIOPOLIS WAY, HELIOS #08-03/04 SINGAPORE 138667 ("PREMISES")

1. Thank you for your interest in renting the JTC Premises. This letter, together with the Attachment, comprise our offer to rent the Premises to you ("Offer") for the period from **01 January 2021 to 31 December 2023** ("Term").
2. The terms of your Tenancy are in the Attachment.
3. To accept our Offer, please do the following by **01 November 2020**:

	Action Required for Acceptance
(a)	Prepare the Letter of Acceptance (format enclosed).
(b)	Complete, sign and return by post to us the duly completed and signed Letter of Acceptance, and all additional documents which we have listed in <u>Attachment (Part 2)</u> (if any).
(c)	Make full payment of the required sums by internet bank transfer to "JTC Corporation": OCBC bank account 501-104970-001 (see payment breakdown in the <u>Attachment (Part 1)</u>).
(d)	It is compulsory for subsequent payments under the Tenancy to be paid by GIRO: If you wish to make subsequent payments for this Tenancy from your existing GIRO account 1900000799 , please let us have your written confirmation (in the Letter of Acceptance) that all payments under the Tenancy are to be paid by GIRO from this account. Please ensure sufficient funds in your existing GIRO account and that your GIRO limit with your bank is sufficient.



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	If you wish to use a different GIRO account, you are required to complete and return by post to us a duly completed original GIRO authorisation form (available for download on Customer Service Portal) by 01 November 2020.
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There will be no Tenancy between us if we do not receive by **31 Oct 2020**:

- (a) your duly signed original Letter of Acceptance;
- (b) full payment;
- (c) your duly completed original GIRO authorisation form, or your written confirmation that all payments under the Tenancy are to be paid from your existing GIRO account with us; and
- (d) all additional documents which we have listed in Attachment (Part 2) (if any).

In such event, all payments (except for the application deposit, which will be forfeited) will be refunded to you (without interest).

- 4. Please login to JTC Customer Service Portal with CorpPass to access your future [monthly e-statements](#).
- 5. If you have any queries, you may contact Mr. Louis Tion at 6883 3241 or louis_tion@jtc.gov.sg.

Yours faithfully

(Signed)
Louis Tion
Assistant Manager
Biomedical Department
Biomedical and Electronics Cluster

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

Enclosed: Format of Letter of Acceptance

PART 1 (Details)

Premises		11 Biopolis Way, Helios, #08-03/04, Singapore 138667
Term		01 January 2021 to 31 December 2023
Tenancy Commencement Date		01 January 2021
Possession Date <i>(date the Premises will be handed to you)</i>		01 November 2020
Rent per month	1st Year	\$38.51 per square metre per month
	2nd Year	\$38.51 per square metre per month
	3rd Year	\$38.51 per square metre per month
Service Charge per month		\$8.09 per square metre per month
Usage Charge per month		Chilled Water Charge \$0.75 per Refrigerant tonne per hour ("RTH"). The chilled water supply temperature shall be 8°C +/- 1°C and the return chilled water temperature shall not be more than 15°C +/- 1°C.
Other Charges per month		Emergency Electricity at \$1.00 per ampere per month Supply Charge Deionised Water Charge at \$75.00 per tap point per month.
Security Deposit Amount		\$18,667.96
Standard Rent-Free Period <i>(During the Standard Rent-Free Period, Rent and Service Charge are not payable.)</i>		From Possession Date to 31 December 2020 AND Additional 3 months of rent free from <u>01 Jan 2021 to 31 March 2021</u>
Authorised Use		Research and Experimental Development on Biotechnology, Life and Medical Science
Estimated Area ("<u>Area</u>")		400.60sqm
Maximum Floor Loading <i>(Note: You must not exceed the Maximum Floor Loading and must ensure that the permitted load is evenly distributed.)</i>		7.5 kN/sqm

Plan of Premises	As attached
Other Terms and Conditions	See remaining Attachment

Payment required for acceptance of Offer		
	Amount (\$)	GST at prevailing rate (\$)
Rent for one month	\$15,427.11	\$1,306.76
Service Charge for one month	\$3,240.85	
Security Deposit	\$18,667.96	
Reinstatement Deposit	\$0	
Stamp Duty	\$2,688.00	
Sub-Total Payable (inclusive of GST at prevailing rate)	\$41,330.68	
<u>Less</u> Application Deposit (if paid)	\$18,667.96	
Net Total Payable (inclusive of GST at prevailing rate)	\$22,662.72	

PART 2 (Key Terms)

(The definitions in the Standard Terms apply to these Key Terms. The Standard Terms are at Attachment (Part 4) of the letter ("Letter") attaching these Key Terms. If there is any inconsistency, the conditions in Attachment (Part 1) attached to the Letter take precedence over these Key Terms, and these Key Terms take precedence over the Special Terms (at Attachment (Part 3)) of Letter.)

1. **"As is" basis**

The Premises are rented to you on an "as is" basis. You must not exceed the Maximum Floor Loading and must ensure that the permitted load is distributed not to cause damage to the floor and structural support.

2. **Operations Commencement Date**

You must commence business by the Operations Commencement Date indicated below.

On Tenancy Commencement Date.

3. **Authorised Use**

You must comply with the Authorised Use.

4. **Approvals**

You must obtain all necessary approvals required for your business operations at the Premises and keep them in force throughout the Tenancy.

5. **Option to Renew**

You have an Option to Renew for another 3 year(s) 0 months(s) 0 day(s) (**"Further Tenancy Period"**) in accordance with the relevant provisions in Attachment (Part 3) (Special Terms).

6. **Rent, Service Charge and other recurring payments**

6.1 The Rent, Service Charge and all other charges (if any) payable by you are set out in Attachment (Part 1) (Details) of the letter attaching these Key Terms.

6.2 The Rent and Service Charge should be paid in advance without demand or deduction on the first day of each month of the Term. We are entitled, at any time and from time to time, to increase the Service Charge.

(a) The Rent and Service Charge should be paid in advance without demand or deduction on the first day of each month of the Term. We are entitled, at any time and from time to time, to increase the Service Charge.

(b) You must pay the Usage Charge on the same date as the Rent. We are entitled, at any time and from time to time, to increase the Usage Charge.

6.3 **Mode of Payment**

Monthly payments of Rent, Service Charge, Usage Charge (if any) and GST must be paid by interbank GIRO to our designated bank account. The Rent, Service Charge and Usage Charge (if any) exclude GST. GST is payable by you.

6A. **Additional Rent-Free Period**

6A.1 During the Additional Rent-Free Period (i.e. from Tenancy Commencement Date to **31 March 2021**), you need not pay Rent, but need to pay Service Charge.

6A.2 If the Tenancy is terminated before its expiry for whatever reason (except for termination by us under paragraph 10(b) of these Key Terms), in addition to all other amounts due to us, you must immediately reimburse to us, without demand or deduction, on or before the end date of the Tenancy –

(a) *(if the Tenancy is terminated within the 1st year of the Term)* the amount equivalent to the Rent for the Additional Rent-Free Period i.e. S\$ **46,281.32** (**"Additional Rent-Free Amount"**);

(b) *(if the Tenancy is terminated within the 2nd year of the Term)* the amount equivalent to two-thirds (2/3rd) of the Additional Rent-Free Amount; and

- (c) (if the Tenancy is terminated within the 3rd year of the Term) the amount equivalent to one-third (1/3rd) of the Additional Rent-Free Amount.

7. **Fitting Out**

You may, as a licensee (on the same terms and conditions in the Tenancy), commence fitting out works ("**Fitting Out Works**") after the Possession Date. You must obtain our, and the Authorities', prior written consent before commencing any Fitting Out Works, and carry out and complete the Fitting Out Works in accordance with our requirements. The Tenancy Commencement Date remains unchanged even if the Fitting Out Works are completed after the Tenancy Commencement Date.

8. **Security Deposit**

- 8.1 You are required to be on the GIRO payment scheme upon acceptance of our Offer. Under the scheme, the Security Deposit payable by you is set out in *Attachment (Part 1) (Details)*, and must be maintained throughout the Term.
- 8.2 If, at any time, your GIRO arrangement is not effected, or is discontinued, for whatever reason, the Security Deposit will be increased as set out in *Attachment (Part 4) (Standard Terms)* of the letter attaching these Key Terms.

9. **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.

10. **Early Termination by Written Notice**

Either party may terminate the Tenancy by giving the other party not less than 6 months' prior written notice, or paying the other party 6 months' rent-in-lieu, without affecting any accrued rights or remedies of either party.

11. **Green Building Obligations**

The Premises are located within a building which has been issued (or is to be issued with) with **Green Mark Gold Plus** Certification by the Building and Construction Authority. You must comply with the clause titled "Green Building Obligations" in the *Attachment (Part 3) (Special Terms)*.

12. [Not Used.]

13. [Not Used.]

14. [Not Used.]

15. **Guidelines**

The following guidelines (which are subject to change from time to time) are applicable to you and can be found at www.jtc.gov.sg:

- ☒ Schedule of Statutory Controls for Flatted, Ramp-up and Stack-up Factory Customers
- ☒ Tenant's Guide Book (at your respective Estate's homepage) (where applicable)

PART 3

Special Terms and Conditions

(The definitions in the Standard Terms apply to these Special Terms.)

1 Loading / Foundation

- 1.1 You must not exceed the maximum loading capacity of the goods lifts in the Building. You are responsible for all loss and damage to the goods lift if caused, directly or indirectly, by you or any of Your Authorised Person.
- 1.2 You must, after obtaining our prior written consent, provide suitable foundation for all machinery, equipment and installation at the Premises.

2 Additional Conditions

2.1 Submission of Information

You are required to submit, on the 1st day of June of each year of the Term, information regarding your business operations, including value added, remuneration and number of workers together with your latest financial statements.

2.2 Additional services and charges

You must pay **S\$1.00** per ampere per month for emergency electricity supply provided by us, without demand or deduction on the same date as the Rent. We are entitled, at any time and from time to time, to increase such rate.

2.3 Reinstatement

- (a) At the end of the Term, by expiry or otherwise, you must ensure that the Premises is free from any level of pollutants or contaminants (whether they are biohazardous, chemical hazards, radioactive or otherwise). In this respect, you must carry out all necessary works to dispose, such pollutants or contaminants, if any, and decontaminate, disinfect, sanitise or sterilize the Premises, including all walls, floor, windows, installations, structures and our fixtures and fittings, to the original physical state and condition and to the satisfaction of the authorities.
- (b) In the event that the disposal, decontamination, disinfection, sanitation, sterilization, reinstatement and works ("**Decontamination Works**") by you or Your Authorised Person continue after the end of the Term, you are deemed to be holding over and Clause 7.3 of the Standard Terms shall apply.
- (c) If you fail to comply with this clause, we may execute all or any part of the Decontamination Works and recover its costs from you.

2.4 Waste Disposal

In addition to your obligations under the Standard Terms, you must ensure safe disposal of all waste including contaminants or pollutants, whether biohazardous, chemical hazards, radioactive or otherwise, in accordance with the Law and to our satisfaction. For this purpose, you must designate storage areas, pending disposal, for such waste, within the Premises and engage your own contractors to dispose of such waste.

2.5 No animals etc

You must not keep any animal at the Premises except, subject to prior written consent from us and the Authorities, animals as are required for experimental or research purposes, at such areas as maybe designated by the Landlord for such purposes, and on condition that -

- (a) the housekeeping and caretaking of such animals, including maintaining proper holding, quarantine and isolation rooms, caging, washing and shower areas, food, bedding and equipment storage and waste disposal systems, shall comply with the Law and our requirements; and
- (b) you shall take all measures to avoid or prevent -
 - (b1) the escape of such animals; and

(b2) the infusion of air,
from such areas into other areas of the Estate.

2.6 Water and Electricity

- (a) You must -
 - (a1) carry out all plumbing required for additional water supply, including the installation of water meter at the Premises; and
 - (a2) fit in all electrical and water system installations or connections not provided by us, and obtain our, and the relevant Authorities', approval before commencing any of the aforesaid works.
- (b) If you require a higher electrical design load, to first apply to us, the relevant Authorities and (as the case may be) SP Services Ltd / Power Grid Ltd for approval, and bear all costs in connection with such application and the supply of the higher load.

2.7 Chilled Water Supply

- (a) You must make submission to us prior to tapping the chilled water supply from the riser/distribution pipes.
- (b) The chilled water usage shall be chargeable based on the prevailing rate.
- (c) You must engage a consultant to check with our appointed service provider and propose the chilled water tapping method/points. Tapping points may be utilised if available, otherwise you shall install 'hot-tap' for the connection.
- (d) Selection of air-conditioning system shall comply with the chilled water supply temperature of 8°C and chilled water return temperature of 15°C. The AHU must be complete with trend logging of temperature, pressure and flow rates. You shall install a digital flow meter before the BTU meter.
- (e) Prior to the tapping of chilled water supply, you must flush clean the chilled water pipes thoroughly and submit a water analysis report on the water sample collected from the chilled water pipes to the Facilities Management Company ("**FMC**") for record and verification. The chilled water pipe must be inspected and certified by the consultant and approved by the FMC before the chilled water is allowed to be turned on. The results of the chilled water lab test report must be submitted to the FMC. In the event that the contractor turned on the chilled water supply without any authorization resulting in the contamination of the main chilled water supply, the cost of rectifications including replacement of the water in the main chilled water loop and any other costs involved must be paid by you.
- (f) You must submit an application to us for the tapping of chilled water supply to your equipment. Upon approval, you must install compatible BTU and flow meters so as to provide the chilled water flow rate at all the tap-off points within the chilled water riser. All BTU meters installed shall be linked to our BMS system for data collection and billing purposes. Your consultant must also check with our appointed service provider on the wirings and connections linking of the installed BTU meter, cables and accessories to our BMS, and the testing and commissioning of the BTU metering.
- (g) You must carry out monthly visual inspection of BTU meter to ensure that the metering system is working. You must also carry out annual calibration of the BTU meter and associated sensors to ensure that they are working within the allowable tolerances. In the event of discrepancies in BTU meter readings or BTU meter being reported faulty, we reserve the right to estimate the usage consumption based on the average of the three monthly usage consumption before and after the date of BTU meter being reported to be faulty. The computed consumption plus the administrative fee shall be recovered from you if the BTU metering is found to be faulty.
- (h) We reserve the right to carry out the calibration of BTU meter system on your behalf if you fail to do so even after sending at least two reminders to you. All costs incurred in the work plus the administrative fee must be paid by you upon the completion of the calibration works.
- (i) The FMC must be granted access to these meters for regular checking, calculation of monthly bills and the balancing of chilled water flow to the entire building.
- (j) All our BTU meters if any, located in the Premises must not be relocated unless otherwise approved by us or the FMC and they shall be readily accessible by the FMC at all times. A space clearance of at least 600mm x

600mm shall be maintained to facilitate regular BTU meter readings by servicing contractors. Any damage to the BTU meters during fit-out works shall be reported to us or the FMC immediately. The FMC's or our approval must be obtained prior to the calibration of any BTU meter.

- (k) You are not allowed to make use of the existing services at the ceiling level to support any of your new services and are responsible for all damage to these existing services.
- (l) For condensate drainage pipes draining to the existing floor traps, insulation must be provided to prevent condensation at the floor traps and drainage pipes. In the event that the lower floor is occupied, you or your consultant must divert the condensate drainage to another floor trap which is already insulated or to provide new insulation where necessary. We or the FMC can be consulted to arrange for access to the lower floor for checks and investigation purposes.

2.8 District Cooling System

- (a) You must allow the District Cooling System ("**DCS**") service provider, its agents, contractors and sub-contractors and their workmen the right to enter and work on the Premises free of charge for the purpose of connecting, installing, inspecting, maintaining and refurbishing any chilled water pipes, pumps, valves, valve chambers, heat exchanger, pumps, meeting station, control system and other fittings in relation to DCS, where applicable.
- (b) You must not move, disconnect, tamper with or in any way cause damage to any of the DCS equipment or fittings.

2.9 Service Provider

- (a) We are not liable to you or Your Authorised Person, or any other party for any Loss relating to:
 - (a1) any products, services or information supplied or provided by any service provider or its employees, agents, servants or independent contractors (collectively "**Service Provider**");
 - (a2) any act or omission, negligence, wilful default, misconduct or fraud of the Service Provider; and
 - (a3) any interruption, error, failure or delay in the services provided by the Service Provider.
- (b) Without affecting the intent of sub-clause (a)(a1) above, we make no representation or warranty, whether express or implied, as to the accuracy, timeliness, completeness, efficiency, suitability, merchantability, fitness for any particular purpose, satisfactory quality or compliance with description of any products, services or information provided by any Service Provider.
- (c) Under no circumstance shall it be construed that we endorse, sponsor, certify or are involved in the provision of such services, products or information and we are not liable in any way for any products obtained and/or purchased from or services rendered by any such Service Provider. You must at all times rely on your own judgement and conduct your own investigations on and assessment of the Service Provider before making any decision to appoint or engage the Service Provider. You hereby warrant that no reliance has been placed by you on any statement or representation by us, in making the decision to appoint or engage the Service Provider.

2.10 Emergency Response Communications Plan

- (a) If you do occupy Biosafety Level ("**BSL**") 2, 3 and 4 laboratories, you will be required to put in place an Emergency Response Communications Plan which shall include a Standard Operating Procedure to report any incident ("**Incident Report**") in your laboratories to us. The Incident Report should cover:
 - (a1) date and time of incident;
 - (a2) location of incident;
 - (a3) nature of incident;
 - (a4) impact of the incident on surrounding tenants and property, if any;
 - (a5) injury details, if any; and

- (a6) actions taken by you.
- (b) For any communication to the media, you will also be required to keep us posted of any media releases before it is communicated to the media.

3 Option to Renew

If –

- (a) at least 3 months (and not more than 6 months) before the expiry of the Term, we receive your written request for a further term of tenancy for the whole (and not part) of the Premises for the duration of ____3____ year(s) ____0____ month(s) ____0____ day(s) ("**Further Tenancy Period**"); and

- (b) at the time of your aforesaid request and at the expiry of the Term, there is no breach of Your Obligations,

we may grant you a tenancy for the whole of the Premises for the **Further Tenancy Period** on the following conditions:

- (c) the **Further Tenancy Period** shall commence immediately after the expiry of the Term;
- (d) the rent shall be at a revised rate to be determined by us, having regard to the market rent of the Premises at the time of granting the tenancy for the **Further Tenancy Period**. Our determination of the rent shall be final and conclusive; and
- (e) the tenancy for the **Further Tenancy Period** shall be on the same terms and conditions as this Tenancy except for the duration, rent, service charge, usage charge (if any), additional services and charges (if any) and security deposit, and there is no provision for renewal of tenancy.

PART 4

Standard Terms and Conditions **(Space)**

1 Definitions and Interpretation

1.1 In the Tenancy, the words and phrases below have the following meanings, unless the context requires otherwise:

"Authorities" - All relevant government and statutory authorities;

"Building" - The building (including all common areas, other premises and our fixtures and fittings) in which the Premises are located, and includes any part thereof;

"Car-Park" - All parking lots, roads, ramps and loading bays within the Estate, including any electronic or other parking systems;

"Estate" - The estate in which the Building is located, (including the Car-Park, all structures and all Utility Facilities whether located above or below ground) and any part of it;

"Event of Insolvency" - Includes your inability to pay debts, the presentation of a bankruptcy application against you, your entry into liquidation whether compulsory or voluntary (except for the purpose of reconstruction or amalgamation with our prior consent), the making of a proposal by you to creditors for composition in satisfaction of debts or a scheme of arrangement, or the appointment of a receiver, trustee or liquidator in respect of your property;

"Law" - All laws, statutes, legislation, by-laws, rules, orders, regulations, directions, orders, notices and requirements of the Authorities currently in force or which may be in force in future;

"Loss" - All actions, claims, summonses, judgements, orders, charges, demands, losses, damages, injuries, death, liabilities, penalties, proceedings, costs, expenses and inconvenience, of any kind and howsoever caused. For clarity, **"Loss"** includes loss of rent and service charge during the period required by us to carry out and complete the works to make good your default, including your default in reinstating the Premises to the standard required under the Tenancy;

"Maximum Electricity Load" - The maximum electricity load permitted by the Authorities or us;

"Offer" - our offer for the Tenancy of the Premises, which includes the attachments referred to in our offer;

"Our Authorised Person" - Each of our employees and authorised representatives;

"Premises" - As defined in the Tenancy, and includes any part of it. If there is more than one unit comprised in the **"Premises"**, then the term **"Premises"** refers to each of the units comprised in the Building, including any part of each such unit. **"Premises"** also includes all our fixtures and fittings therein;

"Refurbishment Works" - As defined in Clause 3.2(d) of these Standard Terms;

"Security Deposit" - As defined in the Tenancy. If there are 2 or more Security Deposit amounts stated in the Offer, the term **"Security Deposit"** shall refer to the total of such amounts;

"Security Deposit Amount" - As defined in Clause 4.3(f) of these Standard Terms;

"Service Charge" - As defined in the Tenancy, and includes the Service Charge as revised by us;

"Special Terms" - The Special Terms and Conditions attached to the Offer;

"Standard Terms" - These Standard Terms and Conditions;

"Take-Over Item" - As defined in Clause 4.10 of these Standard Terms;

"Tenancy" - Our Offer and your acceptance. For clarity, at the end of the Tenancy, the Term also ends and vice versa;

"Usage Charge" - As defined in the Tenancy, and includes all charges for additional services and facilities referred to in Clause 4.5(a) of these Standard Terms and Usage Charges as revised by us;

"Utility Facilities" - The term includes sewers, drains, pipes, channels, wires, cables, ducts and other conduits above and below ground level, and the term **"fittings"** includes Utility Facilities;

"We", **"our"** or **"us"** - Jurong Town Corporation (also known as "JTC Corporation") incorporated under the Jurong Town Corporation Act (Cap. 150), its successors-in-title, and assigns;

"Works" - works as stipulated by us in the Offer.

"You" or **"your"** - The person to whom the Offer is issued, and includes his personal representatives, successors-in-title, and permitted assigns (if any);

"Your Authorised Person" - Each of your employees, agents, independent contractors, occupiers, visitors and all others under your control;

"Your GIRO Arrangement" - Your interbank GIRO arrangement for payment of the Rent, Service Charge, Usage Charge and/or other sums due under the Tenancy;

"Your Items" - Each of your machinery, fixtures, fittings, structures, installations, chattels, things and goods under your control including each Take-Over Item; and

"Your Obligations" - The terms, conditions, obligations and undertakings to be complied with by you under the Tenancy, including all conditions imposed by us in any consent or approval.

- 1.2 Other capitalized terms are defined in these Standard Terms, the Special Terms or the Offer (including, for clarity, the other attachments referred to in the Offer).
- 1.3 Words importing the singular include the plural and vice versa. Words importing the masculine, feminine or neuter genders are used interchangeably. Words denoting natural persons include corporations and firms and vice versa. Headings are for ease of reference only.
- 1.4 When our consent or approval is required, the consent or approval may or may not be given. If it is given, it must be in writing and on such terms and conditions as may be imposed by us, including payment of monies, and the restrictions in Section 17 of the Conveyancing and Law of Property Act (Cap. 61) will not apply.
- 1.5 Reference to a specific statute includes all its rules and regulations and all changes made to it from time to time.
- 1.6 Reference to "include" or "including" is to be construed as "include (without limitation)" or "including (without limitation)".
- 1.7 All Your Obligations are binding on all of you jointly and severally. You must comply with all Your Obligations at your own cost and expense, and to our satisfaction. If you are required to comply with any provision of the Tenancy, then you must ensure and procure that Your Authorised Person complies with such provision.
- 1.8 No exercise of any one right or remedy under the Tenancy, at Law or in equity, (unless otherwise provided in the Tenancy, at Law or in equity) will prevent the exercise of any other right or remedy. When we exercise our rights to enter or inspect the Premises, we and Our Authorised Person are entitled to bring workmen and equipment onto the Premises.
- 1.9 If there is any inconsistency between the Special Terms and these Standard Terms, the Special Terms take precedence over these Standard Terms.

2 Our Obligations

- 2.1 If you comply with all Your Obligations, you may have quiet enjoyment of the Premises during the Term without any interruption from us, except as provided in the Tenancy.

3 Easements and Reservations

- 3.1 During the Tenancy, you are entitled to the following if you comply with all Your Obligations:
 - (a) right to use the common corridors, toilets, stairs and lifts in the Building and the Estate in common with all persons authorised by us; and
 - (b) right to use the Utility Facilities located within the Building and the Estate for running of water, electricity, gas and telecommunications facilities to and from the Premises.
- 3.2 We and persons authorised by us also enjoy the rights listed in Clause 3.1 and the following:
 - (a) right to use the Utility Facilities located within the Premises, Building and the Estate for running of water, electricity, gas and telecommunication and to lay, install, make connections with, maintain, repair, renew, restore, alter or remove them for the purpose of or in connection with these rights;
 - (b) all other easements and ancillary rights as set out or implied in the Land Titles Act (Cap. 157);
 - (c) right of support and protection for the benefit of all other parts of the Building and the Estate; and
 - (d) right to redevelop, refurbish, alter, repair, maintain or in any way deal with, use or let the Building or the Estate, as we require, even if your right of access to light or air to the Premises or any other easements, may be affected, whether temporarily or otherwise ("**Refurbishment Works**").

4 Your Obligations

Condition of Premises

- 4.1 You agree to accept the Premises on an "as is" basis, including all defects (latent, inherent or otherwise), and be deemed to have full notice and knowledge of the state and condition of the Premises.

Payments

- 4.2
 - (a) You agree to pay to us, the Rent, Service Charge, Usage Charge, Goods and Services Tax ("**GST**") at the prevailing rate, and all other sums due, in full and without any demand or deduction.
 - (b) We are entitled by notice, at any time, to revise the Service Charge, Usage Charge and other charges (if any). Such revisions will apply to you with effect from the date stated in the notice. If the Service Charge is increased, you will immediately top-up the Security Deposit held by us, such that the Security Deposit is maintained at the Security Deposit Amount throughout the Term.

- 4.3 (a) You agree to pay to us, a Security Deposit for the Security Deposit Amount, and maintain it at the Security Deposit Amount throughout the Term, as security for the performance of Your Obligations, and against any damage caused to any of our property by you or Your Authorised Person.
- (b) We are entitled (but not obliged) to deduct from the Security Deposit for payment of unpaid sums or making good any Loss sustained by us in relation to any breach of Your Obligations. If the Security Deposit is insufficient, we are entitled to claim the difference from you.
- (c) You agree to pay to us on demand, a sum equal to the amount deducted by us under sub-Clause (b) above, such that the Security Deposit is maintained at the Security Deposit Amount throughout the Term.
- (d) The Security Deposit (less deductions authorised under the Tenancy or Law) will be refunded to you (without interest) after the end of the Term.
- (e) If, at any time, Your IGIRO Arrangement is not effected, or is discontinued, for whatever reason, then you must pay to us, by such time stipulated by us, an additional sum so that the total Security Deposit paid to us is equivalent to the 3-Month Security Deposit Amount for the remaining period of the Term.
- (f) In the Tenancy, the term "**Security Deposit Amount**" refers to an amount equivalent to –
- (f1) if Your GIRO Arrangement is in effect, the total of 1 month's Rent (based on the Rent payable in the last year of the Tenancy), 1 month's Service Charge, and 1 month's Air-conditioning Charge (if any); or
- (f2) if Your GIRO Arrangement is not effected or is discontinued, for whatever reason, the total of 3 months' Rent (based on the Rent payable in the last year of the Tenancy), 3 months' Service Charge, and 3 months' Air-conditioning Charge (if any), ("**3- Month Security Deposit Amount**").
- 4.4 (a) You agree to pay to us a Reinstatement Deposit in accordance with the Offer.
- (b) We are entitled (but not obliged) to utilise and deduct the Reinstatement Deposit (or part thereof) for payment of such sums deemed necessary by us to reinstate the Premises in accordance with Your Obligations on reinstatement. If the Reinstatement Deposit is insufficient, we are entitled to claim the difference from you (including making a deduction from the Security Deposit).
- (c) The Reinstatement Deposit (less authorised deductions under the Tenancy or Law) will be returned to you (without interest) after the end of the Term.
- 4.5 You agree to pay to us the following:
- (a) charges for all additional services and facilities provided by us including air-conditioning at the Premises outside the hours, or exceeding the number of hours stipulated by us, emergency power supply and connection charges and additional power supply in excess of the stipulated usage;
- (b) interest at the rate of 8.5% per annum, or such other rate determined by us, for all unpaid sums from the due date until payment in full is received by us;
- (c) if you withdraw from the Tenancy before the Tenancy Commencement Date, a sum equal to the prevailing market rent payable from the Possession Date up to the date the obligations under Clause 7 are satisfied, without affecting our rights and remedies under the Tenancy or at Law;
- (d) if the Tenancy is for 3 years or less, any increase in property tax imposed by the Authorities due to any increase in the annual value or the applicable rate of property tax, in the proportion attributable to the Premises as determined by us; and
- (e) legal fees, stamp duty and disbursements incurred in preparation of the Tenancy documents, and the legal fees relating to enforcement of Your Obligations on a full indemnity basis.
- 4.6 Where the Term is for more than 3 years, you will pay to the Authorities the property tax imposed by the Authorities in respect of the Premises.

Maintenance and Occupation

- 4.7 You agree to:
- (a) maintain and keep the Premises, and all items serving the Premises as stipulated by us from time to time, in good and tenable repair and condition (fair wear and tear excepted);
- (b) remove, within or outside your Premises, all such items, and cease all such activities, which may pose a danger, cause obstruction or other disturbances, or to enable us to exercise our rights under the Tenancy, as required by us or the Authorities;
- (c) contain and dispose of all waste, including pollutants and contaminants in accordance with our requirements.
- 4.8 You agree not to:
- (a) sublet, grant a licence, encumber or otherwise part with or share possession or occupation of the Premises or any part of it, or transfer, assign, charge, create a trust or agency over the Tenancy;
- (b) do anything within the Premises or the Estate which in our view may be or may become a nuisance, annoyance or cause damage or inconvenience to the business or quiet enjoyment of any neighbouring premises;

- (c) exceed the Maximum Floor Loading and ensure that the permitted load is evenly distributed;
- (d) do anything which affects the structure or safety of the Building or which may delay or prevent the issuance of the Certificate of Statutory Completion;
- (e) exceed the Maximum Electricity Load or interfere in any manner with the existing electrical design load, wirings, apparatus, fixtures or fittings in the Premises, Building or Estate;
- (f) install or use any item that may cause heavy power surge, high frequency voltage or current, noise, vibration or any electrical or mechanical interference or disturbance which may disrupt any communication, electronic or similar system or any operations within the Estate;
- (g) use the Car-Park (if any) within the Premises to store goods, equipment or containers;
- (h) place anything beyond the boundaries of the Premises, or obstruct any common areas of the Building or Estate;
- (i) keep any animal at the Premises;
- (j) tap or use any utilities from any source/supply that is not arranged and paid by you;
- (k) permit any person to sleep or reside in the Premises, temporarily or otherwise;
- (l) use the name of the Building or the Estate, as part of your trade or business name;
- (m) use or occupy the Premises for any purpose other than for the Authorised Use;
- (n) use the Premises for any illegal or immoral purpose;
- (o) without our prior consent –
 - (o1) carry out any additions or alterations works of whatever nature, or remove or install any fixtures or fittings at the Premises, including the internal partitioning, the external appearance of the Premises, doors, windows, grilles and walls;
 - (o2) display any sign on the exterior of the Premises except for your name in such place and manner approved by us;
 - (o3) bring into the Premises, Building or Estate, any bio-hazardous, corrosive, radioactive, flammable or other dangerous items;
 - (o4) make any application for conversion under Part IV of the Limited Liability Partnerships Act (Cap. 163A);
 - (o5) do any act (including pass resolutions) which may result in the issue of a notice of amalgamation under Part VII of the Companies Act (Cap. 50) which may cause the Premises, or Tenancy, to be transferred to or vested in any amalgamated entity; and
 - (o6) effect any change in the shareholding, constitution or membership of your company, sole-proprietorship or partnership. Consent may be granted subject to terms and conditions at our discretion. Where such change is needed pursuant to an order of court, you need only give us notice (with supporting documents) within 1 month of the change.

4.9 You agree to immediately inform us if there is any damage to the Premises, Building or Estate caused (directly or indirectly) by you or Your Authorised Person, and to restore the damage to our satisfaction, within the time stipulated by us.

4.10 If you took over the fixtures, fittings, additions and alterations installed by another person (each a “**Take-Over Item**”), you must comply with our requirements and obtain the Authorities’ approvals for each Take-Over Item. If the Authorities’ approval is not obtained for such Take-Over Item, you must remove the Take-Over Item, within the time stipulated by us.

4.11 You agree to:

- (a) insure all Your Items (including all Take-Over Items) and (at your discretion) take such other insurance (including public liability insurance) against all Loss;
- (b) not do anything that will affect any insurance effected in respect of the Premises, Building or Estate, or cause such insurance to become void or voidable; and
- (c) produce to us on demand the insurance policy and receipts of premium payment.

4.12 (a) If the Premises are damaged/destroyed by fire, act of God or other cause beyond both parties’ control so as to render the Premises unfit for occupation or use, the Rent, Service Charge and Usage Charge or a fair and just proportion of these sums shall be suspended until the Premises are rendered fit for occupation and use.

(b) If the Premises continue to be unfit for occupation or use for more than 90 days after the first day of damage/destruction, then either party may, after the 90-day period, give to the other party a written notice to terminate the Tenancy within 1 month from the date of such notice, without affecting any accrued rights or remedies of either party.

(c) For clarity, this Clause does not apply to you if the damage/destruction is caused, directly or indirectly, by you or Your Authorised Person.

5 Compliance with Law and Regulations

- 5.1 You agree to comply with:
- (a) the Law relating to Your Obligations and anything done at the Premises or the Estate;
 - (b) all requirements of the Authorities (including fire safety, exit lighting, exit sign, emergency lightings and ancillary use of floor space i.e. URA's "60/40 Rule"). Some of these requirements are in the Schedule of Statutory Controls referred to in the Offer; and
 - (c) all our parking and other rules and regulations, made and amended from time to time, relating to the Building and the Estate.

6 Access to Premises

- 6.1 You agree to permit us and Our Authorised Person to enter the Premises at reasonable times (and at any time during emergencies) to:
- (a) inspect the state of the Premises and the Building, and take inventory of Your Items;
 - (b) carry out Refurbishment Works, maintenance, repairs or other works to or in connection with the Premises or Building, as we consider fit;
 - (c) verify compliance with Your Obligations; and
 - (d) exercise any other rights granted to us under the Tenancy.
- 6.2 You agree to permit our prospective tenants to enter and view the Premises, by prior appointment and at reasonable times, during the last 6 months of the Tenancy.

7 Expiry of Term and Reinstatement

- 7.1 At the end of the Term, by expiry or otherwise (including withdrawal from the Tenancy (under Clause 4.5(c) of these Standard Terms) and termination (under Clause 4.12 of these Standard Terms)), you agree to:
- (a) deliver up the Premises to us in good and tenantable repair and condition;
 - (b) unless otherwise required by us in writing, to remove all fixtures, fittings, additions and alterations installed by you, each Take-Over Item, make good all damage due to such removal, and reinstate the Premises to our requirements (including completing the Works (if any) stipulated in the Offer); and
 - (c) if required by us, to carry out decontamination works, and to paint the Premises.
- 7.2
- (a) If you leave behind any item or any rubbish or discarded articles, and do not remove them within 14 days after our written request, we may sell, deal with or dispose the item as we think fit.
 - (b) It is deemed that the item belongs to you absolutely, and you must indemnify us against all claims made by a third party whose item has been sold or disposed of by us in good faith (which is presumed unless the contrary is proven).
 - (c) The proceeds will be used to offset all Loss incurred by us (including loss of rent and service charge) for the period during which the item is not removed from the Premises. Any balance proceeds will be returned to you upon our receipt of your written request.
- 7.3
- (a) If you fail to deliver vacant possession of the Premises at the end of the Term, you will be deemed to be holding over.
 - (b) Without affecting any of our rights or remedies, you must then pay to us, for the period of holding over, double the amount of Rent or double the prevailing market rent (whichever is higher), Service Charge and Usage Charge. There will be no renewal of the Tenancy by operation of law or pursuant to the provisions of the Tenancy.
 - (c) During the holding over period, all other terms of the Tenancy remain in effect.
 - (d) This Clause will not be construed as our consent for you to hold over for whatever reason.

8 Breaches and Re-entry

- 8.1
- (a) In the event of a breach of any of Your Obligations, you must immediately make good your default at your own cost and expense.
 - (b) If you fail to do so, without affecting any of our other rights or remedies, we are entitled (but not obliged) to carry out any works we consider necessary to make good your default.
 - (c) You must pay to us, on demand, the cost of such works.

The enforcement of our rights under this Clause will not affect or diminish our rights elsewhere in the Tenancy.

- 8.2 We are entitled to re-enter the Premises (or any part of the Premises in the name of the whole) at any time (even if we had previously waived a right of re-entry) and to repossess the Premises, and the Tenancy will immediately determine, if:

- (a) the Rent, Service Charge, Usage Charge, or any other sum payable under the Tenancy remains unpaid in full or in part for 14 days after the due date (whether formally demanded or not);
 - (b) you are in breach of any other of Your Obligations and if such breach is capable of remedy, you have failed to remedy the breach within the period stipulated by us;
 - (c) any distress or execution is levied on Your Items at the Premises; or
 - (d) an Event of Insolvency occurs.
- 8.3 Re-entry under Clause 8.2 does not affect our rights or remedies in respect of any prior breach of Your Obligations (including the breach in respect of which the re-entry is made).
- 8.4 The following does not prejudice nor waive our rights or remedies in respect of any breach of Your Obligations:
- (a) any indulgence or extension of time granted by us or any forbearance of any breach of Your Obligations;
 - (b) any consent or approval given by us;
 - (c) any failure or omission by us to exercise any of our rights under the Tenancy or the Law;
 - (d) any receipt or acceptance by us of any payment or part payment of Rent, Service Charge, Usage Charge or other sums payable under the Tenancy; or
 - (e) any waiver, express or implied, by us of any other breach of the same or any other obligation.
- 8.5 This Clause will not oblige us to enforce or impose any provision against you or any other person occupying any premises in the Estate.

9 Indemnity and Exclusions

- 9.1 You are required to indemnify us from all Loss (excluding wilful misconduct and gross negligence by us or Our Authorised Person) which we may suffer or incur in relation to any of the following:
- (a) the use of the Premises or any other area of the Building or the Estate, by you or Your Authorised Person;
 - (b) any occurrence within the Premises; and
 - (c) any default of any of Your Obligations.
- 9.2 We are not liable for:
- (a) any act, omission, default (excluding wilful misconduct and gross negligence) by us or Our Authorised Person relating to the performance of any service provided by us, or the exercise of any of our rights;
 - (b) any Loss that may be suffered by you or Your Authorised Person relating to –
 - (b1) any interruption (for whatever cause) in the services provided by us;
 - (b2) any event beyond our control (including acts of terrorism);
 - (b3) any exercise of any of our rights;
 - (b4) any subsidence or cracking of the apron/ground/production floor slabs of the Premises, or any other areas of the Estate;
 - (b5) any defect, latent or inherent or otherwise, in the Premises or the Estate;
 - (b6) any occurrence within the Premises or the Estate;
 - (b7) use of the Car-Park; and
 - (c) any loss of quiet enjoyment of the Premises in relation to any of the events mentioned in this Clause.

10 Other Conditions

- 10.1 (a) We are entitled to assign or novate all our rights and interest and transfer our obligations under the Tenancy (including transfer of the Security Deposit and Reinstatement Deposit (if any)) to another person ("**In-coming Landlord**").
- (b) If we do so, you are deemed to have consented to such assignment or novation and will accept the In-coming Landlord as your new landlord and release us from all our obligations under the Tenancy, including our obligation to refund the Security Deposit, the Reinstatement Deposit (if any) and all other sums pursuant to the Tenancy.
- (c) You must execute such document as required by us relating to the assignment or novation.
- 10.2 (a) You must perform and observe the express and implied obligations imposed on us in the State Lease entered, or to be entered, into between us and the President of the Republic of Singapore in respect of the Estate ("**Head Lease**"), unless varied by the provisions of the Tenancy.

- (b) If the Building or Estate is acquired by the State/Government, or the Head Lease is terminated, for whatever reason, the Tenancy shall also terminate immediately, and neither party will have any claim against the other, except that any accrued rights or remedies will remain enforceable.
- 10.3 If there is a public emergency, we are entitled to deny/restrict access to the Premises, the Building and the Estate for so long as we deem necessary.
- 10.4 Any written notice is sufficiently served on you by leaving it at your registered business address, even if it is returned undelivered. Any written notice to us is sufficiently served by leaving it at our registered address and duly acknowledged by Our Authorised Person.
- 10.5 For purpose of the Distress Act (Cap. 84), all unpaid Service Charge, Usage Charge, interest, GST and all other sums will be deemed to be rent in arrears and recoverable in the manner provided in the said Act.
- 10.6 A person who is not a party to the Tenancy has no right under the Contract (Rights of Third Parties) Act (Cap. 53B) to enforce any of the provisions of the Tenancy.
- 10.7 If any provision of the Tenancy, at any time, is or becomes illegal, invalid or unenforceable in any respect, the remaining provisions of the Tenancy (insofar as they are severable from such illegal, invalid or unenforceable provisions) will in no way be affected or impaired.
- 10.8 The Tenancy constitutes the entire agreement between the parties and no variation of the Tenancy will be enforceable unless agreed in writing between us.
- 10.9 We, and you, agree to consider mediation at the Singapore Mediation Centre ("**SMC**") as one of the dispute resolution options for any dispute under the Tenancy. For clarity, there is no default by either party if the dispute is not referred for mediation at SMC before the start of court proceedings.
- 10.10 The Tenancy is governed by Singapore laws. You irrevocably submit to the exclusive jurisdiction of the Singapore courts.

Letter of Acceptance

[On Tenant's Letterhead]

Date :

Jurong Town Corporation
Biomedical Department
Biomedical and Electronics Cluster

The JTC Summit
8 Jurong Town Hall Road
Singapore 609434

Attention: Mr. Louis Tion

Dear Sirs,

**ACCEPTANCE OF OFFER FOR TENANCY OF JTC PREMISES AT 11 BIOPOLIS 'WAY,
HELIOS #08-03/04 SINGAPORE 138667 ("PREMISES")**

1. We refer to your letter of offer dated **27 October 2020** ("**Letter**"), together with the Attachment, (collectively, the "**Offer**") for the tenancy of the Premises and hereby confirm our acceptance of all the terms and conditions of the Offer.
2. 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.
3. As required, we confirm that all payments under the Tenancy are to be paid by GIRO from our existing GIRO account 1900000799.
4. There is a binding Tenancy between us upon our due acceptance of the Offer in accordance with paragraph 4 of the Letter.

(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.: