



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

Hotline 1800 568 7000
Main Line (65) 6560 0056
Facsimile (65) 6565 5301

Our Ref: MLM-CMA-0042524
Allocation No: 3006798
Case No: 684851

Offered Tenancy Period:

15 October 2021 to 14 October 2024

24 September 2021

Action Required By:

8 October 2021

ORIENTAL VEGE PTE. LTD.

15 SENOKO DRIVE
#04-06 JTC FOOD HUB @ SENOKO
SINGAPORE 758202

Dear Sirs

OFFER FOR TENANCY OF JTC PREMISES AT 15 SENOKO DRIVE #04-06 JTC FOOD HUB @ SENOKO SINGAPORE 758202 ("PREMISES")

1. Thank you for your interest in renting the JTC Premises from us. This letter, together with the Attachment, comprise our offer to rent the Premises to you ("**Offer**") for the period from **15 October 2021** to **14 October 2024** ("**Term**").
2. The terms of your Tenancy are in the Attachment.
3. To accept our Offer, please do the following by **8 October 2021**:

	Action Required for Acceptance
(a)	Login to JTC's Customer Service Portal (CSP) at http://www.jtc.gov.sg with your SingPass to accept our Offer.
(b)	Make full payment of the sums indicated at <u>Attachment Part 1 on CSP</u> .



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There will be no Tenancy between us if we do not receive by **15 October 2021** -

- (a) your acceptance of our Offer on CSP;
- (b) full payment on CSP; and
- (c) all additional documents which we have listed in Attachment (Part 2) (if any).

In such event, you must vacate the Premises by **14 October 2021**. Otherwise, double rent is payable by you for overstaying.

4. 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)
Yue Hui Min
Manager
Food Dept 1
Food & Lifestyle Cluster

<u>Attachment:</u>	<u>Part 1:</u>	<i>Details</i>
	<u>Part 2:</u>	<i>Key Terms</i>
	<u>Part 3:</u>	<i>Special Terms</i>
	<u>Part 4:</u>	<i>Standard Terms</i>

PART 1 (Details)

Premises	15 SENOKO DRIVE #04-06 JTC FOOD HUB @ SENOKO SINGAPORE 758202
Term	15 October 2021 to 14 October 2024
Rent per month	Year 1: \$ 19,221.00 Year 2: \$ 19,221.00 Year 3: \$ 19,221.00
Service Charge per month	\$ 5,252.25
Usage Charge per month	N/A
Other Charges per month	N/A
Security Deposit Amount <i>(equivalent to 1 months' fixed recurring charges)</i>	\$ 24,473.25
Authorised Use	Storing, processing and packing of fruits and vegetables & frozen seafood
Estimated Area (" <u>Area</u> ")	1117.5 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>	15 kN/m²
Other Terms and Conditions	See remaining Attachment

Payment required for acceptance of Offer	
New Security Deposit Amount	\$ 24,473.25
<u>LESS</u> Existing Tenancy Security Deposit Amount* <i>*Any excess deposit under the Existing Tenancy will be used for payments under the Renewed Tenancy Period.</i>	\$ 23,132.25
Deposit Amount payable to Landlord	\$ 1,341.00
Stamp Duty	\$ 3,524.00
Total Amount Payable	\$ 4,865.00

Subsequent payments under the Tenancy to be paid by GIRO from your existing GIRO account 1900000495