

ARLENE TAN LLC

*Advocates & Solicitors (Singapore)
Notary Public & Commissioner for Oaths*

Date : 10 January 2021

Sheryl Ho
Manager, Start-ups Department
JTC Corporation
The JTC Summit
8 Jurong Town Hall Road
Singapore 609434

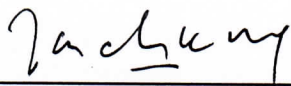
Dear Sirs,

ACCEPTANCE OF OFFER FOR TENANCY OF JTC PREMISES AT BLK 81 AYER RAJAH CRESCENT #02-62 SINGAPORE 1399967 ("PREMISES")

1. We refer to your letter of offer dated **28 December 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 **1900000008**.
4. There is a binding Tenancy between us upon our due acceptance of the Offer in accordance with paragraph 4 of the Letter.

Yours faithfully,

For and on behalf of ARLENE TAN LLC

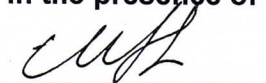


Signature of authorised signatory

Name of authorized signatory: Philip Tan

Designation: General Manager

in the presence of :



Name of witness: Clint Tan

NRIC No.: 58910432G