



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-0043268
Allocation No: 3007214
Case No: 698301

Offered Tenancy Period:

04 February 2022 to 03 February 2025

08 February 2022

Action Required By:

01 March 2022

SWITCHEO LABS PTE. LTD.

71 AYER RAJAH CRESCENT
#07-04
SINGAPORE 139951

Dear Sirs

OFFER FOR TENANCY OF JTC PREMISES AT 71 AYER RAJAH CRESCENT #07-04 NA SINGAPORE 139951 ("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 **04 February 2022 to 03 February 2025** ("**Term**").
2. The terms of your Tenancy are in the Attachment.
3. To accept our Offer, please do the following by **01 March 2022**:

	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 **01 March 2022** -

- (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 **03 February 2022**. 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)
Marcus Hong Jia Jun
Asst Manager
Start-Up Dept
Info-Comm Media & Start-Up 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	71 AYER RAJAH CRESCENT #07-04 NA SINGAPORE 139951
Term	04 February 2022 to 03 February 2025
Rent per month	Year 1: \$ 1,490.20 Year 2: \$ 1,490.20 Year 3: \$ 1,490.20
Service Charge per month	\$ 323.80
Usage Charge per month	N/A
Other Charges per month	N/A
Security Deposit Amount <i>(equivalent to 3 months' fixed recurring charges)</i>	\$ 5,442.00
Non-GIRO Administrative Fee <i>*This administrative fee will be refunded to you if a GIRO application form (which can be downloaded from our website at http://www.jtc.gov.sg) is received by us before 01 March 2022 and the GIRO arrangement is approved by your bank.</i>	\$ 321.00
Authorised Use	Research and development of it systems (software development)
Estimated Area ("Area")	90.7 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>	10 kN/m²
Other Terms and Conditions	See remaining Attachment

Payment required for acceptance of Offer	
New Security Deposit Amount	\$ 5,442.00
LESS Existing Tenancy Security Deposit Amount*	\$ 1,814.00

Attachments (Part 1): Details

<i>*Any excess deposit under the Existing Tenancy will be used for payments under the Renewed Tenancy Period.</i>	
Deposit Amount payable to Landlord	\$ 3,628.00
Stamp Duty	\$ 261.00
Non-GIRO Administrative Fee	\$ 321.00
<i>*This administrative fee will be refunded to you if a GIRO application form (which can be downloaded from our website at http://www.jtc.gov.sg) is received by us before 01 March 2022 and the GIRO arrangement is approved by your bank.</i>	
Total Amount Payable	\$ 4,210.00