



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-0046064
Allocation No: 3008552
Case No: 679348

Offered Tenancy Period:

01 October 2021 to 30 September 2024

«OfferDate»

Action Required By:

«AcceptanceDueDate»

SECUREAGE TECHNOLOGY PTE. LTD.

3 FUSIONOPOLIS WAY
#05-21 SYMBIOSIS
SINGAPORE 138633

Dear Sirs

OFFER FOR TENANCY OF JTC PREMISES AT 3 FUSIONOPOLIS WAY #05-20 SYMBIOSIS SINGAPORE 138633 (“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 **01 October 2021** to **30 September 2024** (“**Term**”).
2. The terms of your Tenancy are in the Attachment.
3. To accept our Offer, please do the following by «**AcceptanceDueDate**»:

	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</u> on CSP.



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

There will be no Tenancy between us if we do not receive by «**AcceptanceDueDate**» -

- (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 **30 September 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)
Erika Tan Teng Lee
Sr Manager
InfoComm Media 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	3 FUSIONOPOLIS WAY #05-20 SYMBIOSIS SINGAPORE 138633
Term	01 October 2021 to 30 September 2024
Rent per month	Year 1: \$ 10,869.46 Year 2: \$ 10,869.46 Year 3: \$ 10,869.46
Service Charge per month	\$ 4,147.90
Usage Charge per month	N/A
Other Charges per month	N/A
Security Deposit Amount <i>(equivalent to 1 months' fixed recurring charges)</i>	\$ 15,017.36
Authorised Use	Software development.
Estimated Area (" <u>Area</u> ")	258.92 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>	5 kN/m²
Other Terms and Conditions	See remaining Attachment

Payment required for acceptance of Offer	
New Security Deposit Amount	\$ 15,017.36
<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>	\$ 15,017.36
Deposit Amount payable to Landlord	\$ 0.00
Stamp Duty	\$ 2,162.00
Total Amount Payable	\$ 2,162.00

*Subsequent payments under the Tenancy to be paid by GIRO from your existing GIRO account **1200002789***