



VENTI TECHNOLOGIES CORPORATION
26 PIGEON HILL ROAD, WESTON, MA 02493

23 November 2022

ROYCE LEE

Via Email

Dear Royce:

On behalf of Venti, it is my great pleasure to summarize key terms of the employment offer. I know you will make an important contribution to Venti, build, challenge, and nurture an extraordinary team, and help shape the company to become the global leader in autonomous logistics and make a better world.

1. You will be employed on a full-time basis as **Test Specialist**, effective **5 December 2022**. You will be based in Singapore. You and the Company remain free to terminate the employment relationship, at any time, with 30 days' notice.
2. Your base salary will be [REDACTED] per year, subject to tax and other withholdings as required by law.
3. Within the first six months of employment, if you are able to perform at the level of a Test Engineer, your position will be revised to **Test Engineer**, and your base salary will be revised to [REDACTED] per year, subject to tax and other withholdings as required by law.

- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
5. You will be eligible to participate in any and all bonus and benefit programs the Company establishes and makes available to its employees, including a Stock Options Bonus Plan.
 6. You will execute an Invention, Non-Disclosure Agreement, Non-Competition and Non-Solicitation Agreement as a condition of employment.
 7. Your signing this letter below indicates your acceptance of these terms. We would appreciate a reply with your decision by **28 November 2022**.

Royce, this is an exciting time for us as we launch Venti. I greatly look forward to building Venti shoulder to shoulder with you.

ROYCE LEE

A handwritten signature in black ink, appearing to be "Royce Lee", written over a horizontal line.

25/11/2022

Date

With Best Regards and Excitement for the Future,
VENTI TECHNOLOGIES CORPORATION

A handwritten signature in black ink, appearing to be "James Fu", written over a horizontal line.

James Fu
Co-CTO and VP Engineering



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: To be advised
Allocation No: To be advised
Case ID: To be advised

22 August 2022

VENTI TECHNOLOGIES PTE. LTD.

103 TAMPINES STREET 86
#03-06 THE ALPS RESIDENCES
SINGAPORE 528576

Offered Tenancy Period:

24 September 2022 to 14 September 2025

Action Required By:

24 August 2022

Dear Sirs

OFFER FOR TENANCY OF JTC PREMISES AT 77 AYER RAJAH CRESCENT #01-24/25 SINGAPORE 139954 ("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 **24 September 2022 to 14 September 2025** ("Term").
2. The terms of your Tenancy are in the Attachment.
3. To accept our Offer, please do the following by **24 August 2022**:

	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 (see payment breakdown and method in the <u>Attachment (Part 1)</u>).
(d)	It is compulsory for subsequent payments under the Tenancy to be paid by GIRO deduction. 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 22 August 2022.



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 **24 August 2022**-

- (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's Customer Service Portal with Singpass to access your future [monthly e-statements](#).
- 5. If you have any queries, you may contact Priscilla Lau at 6883 3069 or Priscilla_LAU@jtc.gov.sg.

Yours faithfully

Priscilla Lau

Priscilla Lau
Manager
Start-up Dept
InfoComm Media & Start-up Cluster

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

Enclosed: Format of Letter of Acceptance



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Allocation No: **To be advised**
Case ID: **To be advised**

11 August 2022

VENTI TECHNOLOGIES PTE. LTD.

**103 TAMPINES STREET 86
#03-06 THE ALPS RESIDENCES
SINGAPORE 528576**

Offered Tenancy Period:

15 September 2022 to 14 September 2025

Action Required By:

15 August 2022

Dear Sirs

OFFER FOR TENANCY OF JTC PREMISES AT 77 AYER RAJAH CRESCENT #01-30/31 SINGAPORE 139954 ("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 **15 September 2022 to 14 September 2025 ("Term")**.
2. The terms of your Tenancy are in the Attachment.
3. To accept our Offer, please do the following by **15 August 2022**:

	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 (see payment breakdown and method in the <u>Attachment (Part 1)</u>).
(d)	It is compulsory for subsequent payments under the Tenancy to be paid by GIRO deduction. 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 15 August 2022.



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There will be no Tenancy between us if we do not receive by **15 August 2022** -

- (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).

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Yours faithfully

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