



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

23 June 2021

RUSHOWL SINGAPORE PTE. LTD.
754 BEDOK RESERVOIR ROAD
#11-11
WATERFRONT GOLD
SINGAPORE 479258

Offered Tenancy Period:

30 August 2021 to 29 August 2024

Action Required By:

29 June 2021

Dear Sirs

OFFER FOR TENANCY OF JTC PREMISES AT 67 AYER RAJAH CRESCENT #04-03 SINGAPORE 139950 ("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 **30 August 2021 to 29 August 2024** ("Term").
2. The terms of your Tenancy are in the Attachment.
3. To accept our Offer, please do the following by **29 June 2021**:

	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.



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

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 14 July 2021

There will be no Tenancy between us if we do not receive by **29 June 2021-**

- (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 CorpPass to access your future [monthly e-statements](#).
- 5. If you have any queries, you may contact Ms Vikki Khung at 68833716 or vikki_khung@jtc.gov.sg

Yours faithfully

khun
gv-jtc

Digitally signed
by khungv-jtc
Date: 2021.06.23
17:46:57 +08'00'

(Signed)

Vikki Khung
Assistant Manager
Start-Up Department
Infocomm Media and 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

PART 1 (Details)

Premises	67 AYER RAJAH CRESCENT #04-03 SINGAPORE 139950
Term	30 August 2021 to 29 August 2024
Tenancy Commencement Date	30 August 2021
Possession Date <i>(date the Premises will be handed to you)</i>	30 June 2021
Rent per month	\$1,414.92
Service Charge per month	\$308.38
Security Deposit Amount <i>(equivalent to 1 months' fixed recurring charges)</i>	\$1,723.30
Standard Rent-Free Period <i>(During the Standard Rent-Free Period, Rent and Service Charge are not payable.)</i>	From Possession Date to 29 August 2021
Authorised Use	Software Development of Buspooling App
Estimated Area (" <u>Area</u> ")	90.70 sqm
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
Plan of Premises	As attached
Other Terms and Conditions	See remaining Attachment

Payment required for acceptance of Offer		
	Amount (\$)	GST at prevailing rate (\$)
Rent for one month	\$1,414.92	\$99.04
Service Charge for one month	\$308.38	\$21.59
Sub-Total (inclusive of GST at prevailing rate)	\$1,843.93	
Security Deposit	\$1,723.30	
Stamp Duty	\$248.00	
Total Amount Payable	\$3,815.23	

The Total Amount Payable must be paid by bank transfer to our designated bank account, or any other method as indicated on our website at <http://www.jtc.gov.sg>, details of which are as follows:-

Account Name	JTC Corporation
Bank Name	Oversea-Chinese Banking Corporation Limited
Bank Account Number	501104970001
SWIFT code	OCBCSGSG

Please quote the company name in your payment and provide us with a copy of the payment advice for our verification. The amount payable should be in Singapore Dollars, exclusive of any bank charges and/or administrative fees which shall be paid by you.