Our Ref:	MLM-CMA-0045413
Allocation No:	3008215
Case No:	722707

Offered Tenancy Period:
30 December 2022 to 29 December 2025

10 November 2022

Action Required By:
01 December 2022

HOOW FOODS PTE. LTD.

SINGAPORE

Dear Sirs

OFFER FOR TENANCY OF JTC PREMISES AT 67 AYER RAJAH CRESCENT #01-03/04 Ayer Rajah's Flatted Factory SINGAPORE 139950 ("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 **30 December 2022** to **29 December 2025 ("Term")**.

2. The terms of your Tenancy are in the Attachment.

3. To accept our Offer, please do the following by **01 December 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 *Attachment Part 1 on CSP*.

There will be no Tenancy between us if we do not receive by **01 December 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 **29 December 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)
Tan Zhao Wei
Asst Manager
Start-Up Dept
Info-Comm Media & Start-Up Cluster

Attachment:

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

PART 1 (Details)

Premises	**67 AYER RAJAH CRESCENT #01-03/04 Ayer Rajah's Flatted Factory SINGAPORE 139950**
Term	**30 December 2022** to **29 December 2025**
Rent per month[1]	**Year 1: $ 3,011.24** **Year 2: $ 3,011.24** **Year 3: $ 3,011.24**
Service Charge per month	**$ 616.76**
Usage Charge per month	**N/A**
Other Charges per month	**N/A**
Security Deposit Amount *(equivalent to* **1** *months' fixed recurring charges)*	**$ 3,628.00**
Authorised Use	**Food technology**
Estimated Area ("Area")	**181.4 m²**
*Maximum Floor Loading **(Note: You must not exceed the Maximum Floor Loading and must ensure that the permitted load is evenly distributed.)*	**15kN/sqm** **You must not exceed the maximum floor loading as approved by the Authorities, or (as the case may be) us, and must ensure that the permitted load is evenly distributed.**
Other Terms and Conditions	**See remaining Attachment**

Payment required for acceptance of Offer	
New Security Deposit Amount	**$ 3,628.00**
LESS Existing Tenancy Security Deposit Amount* **Any excess deposit under the Existing Tenancy will be used for payments under the Renewed Tenancy Period.*	**$ 3,628.00**
Deposit Amount payable to Landlord	**$ 0.00**
Stamp Duty	**$ 522.00**
Total Amount Payable	**$ 522.00**

Subsequent payments under the Tenancy to be paid by GIRO from your existing GIRO account **1900001475**

[1] The staggered rent scheme applies to tenancy renewal of more than 1 year. To help cushion the impact, for a three-year tenancy renewal, increase in monthly rent will be capped at 10% for the first year and 20% for the second year. For tenancy renewal of more than 1 year and up to 2 years, increase in monthly rent will be capped at 10% for the first year.