

18 May 2023

Position Five Private Limited (UEN No. 202003001H)
71 Ayer Rajah Crescent #04-01
Singapore 139951

“Subject to Contract”

Dear Sir/Madam

RENEWAL OF AGREEMENT FOR POSITION FIVE PRIVATE LIMITED (UEN NO. 202003001H) DATED 18 MAY 2023 IN RESPECT OF LICENSED PREMISES AT JOINT POLY OFF-CAMPUS INCUBATOR OFFICE LOCATED AT 71 AYER RAJAH CRESCENT #04-01 SINGAPORE 139951

We refer to the Agreement dated on 1 March 2022 between Ngee Ann Polytechnic and Position Five Private Limited (UEN NO. 202003001H) in relation to 71 Ayer Rajah Crescent #04-01 Singapore 139951 which is approximately 18.2 sqm in size (hereby named “**The Agreement**”). Amendment of “The Agreement” to be as follows for an upgrade of room:

Room Number	Room Size	Lease Period
Room 05	30.7 sqm	1 July 2023 to 30 June 2024

2 We are pleased to offer you the renewal of the Agreement for a term of 1 year from 1 July 2023 to 30 June 2024 at a monthly rental of \$1,010 (subject to prevailing GST) to be paid in advance on the 1st day of each month effective from 1 July 2023.

3 The Licensee is responsible for paying the stamp duty for renewal of the tenancy agreement.

4 The Licensee shall be responsible for having in force (and at its own cost) policies of insurance necessary in the context of this Agreement (including general and third-party liability). The Licensee shall maintain with responsible insurance companies, including for the benefit of the Licensors, such insurance coverage on the Licensed Premises as may be required by any law applicable to it and such other insurance, to such extent and against such hazards and liabilities as is customarily maintained by companies similarly situated for the scope of activities envisaged under this Agreement. In particular, the Licensee shall have a current Public Liability insurance policy against claims for third party personal injury, death, property damage or loss and adequate insurance policy on internal partitions, all of the Licensee’s property including all plant, equipment and installations permanently affixed to the Licensed Premises, the furniture, plate and tempered glass, fixtures and fittings, and all goods and stock-in-trade belonging to or held in trust by the Licensee in the Licensed Premises to their full insurable value against all risks commonly insured against in respect of such property (subject to the standard exclusions made by reputable insurers). A Certificate of the relevant Insurance policy certificates indicating the Licensors as the Insured Party may be required to be produced on demand to the Licensors.

5 The Licensor reserves the right to charge interest at seven point seven percent (7.7 %) per annum on overdue accounts.

6 Except as amended in this Renewal Letter, all terms and conditions of The Agreement shall remain in full force and effect.

7 Please confirm your acceptance within 14 days from date of this renewal letter by signing and rubber-stamping on the attached letter (original copy) and return the same to us by 1 June 2023. The duplicate copy is for your retention.

8 Thank you.

Yours faithfully

Ms. Tan Ching Ching
Director, The Sandbox
Ngee Ann Polytechnic

Director, The Sandbox Office
Ngee Ann Polytechnic
535 Clementi Road
Singapore 599489

ORIGINAL

Attn: Ms. Tan Ching Ching
(Director)

Dear Ms. Tan

RENEWAL OF AGREEMENT FOR POSITION FIVE PRIVATE LIMITED (UEN NO. 202003001H) DATED 18 MAY 2023 IN RESPECT OF LICENSED PREMISES AT JOINT POLY OFF-CAMPUS INCUBATOR OFFICE LOCATED AT 71 AYER RAJAH CRESCENT #04-01 SINGAPORE 139951

We, Position Five Private Limited (UEN NO. 202003001H), hereby acknowledge, understand and agree to the contents letter of renewal of The Agreement for Position Five Private Limited (UEN NO. 202003001H) at joint poly off-campus incubator office dated 18 May 2023.

Vanessa Tan
Director
Position Five Private Limited



POSITION5

Name & Signature with Company's Stamp

Kirill Stetsyuk
Director
Position Five Private Limited



Name & Signature of Witness



Director, The Sandbox Office
Ngee Ann Polytechnic
535 Clementi Road
Singapore 599489

DUPLICATE

Attn: Ms. Tan Ching Ching
(Director)

Dear Ms. Tan

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Vanessa Tan
Director
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Name & Signature with Company's Stamp

Kirill Stetsyuk
Director
Position Five Private Limited

Name & Signature of Witness