



Letter of Undertaking

Date : 27 June 2020

Jurong Town Corporation
Biomedical Dept
Biomedical & Electronics Cluster
The JTC Summit
8 Jurong Town Hall Road
Singapore 609434

Attention: Teo Jia Kai

**LETTER OF UNDERTAKING IN RESPECT OF
INTENDED TENANCY OF JTC SPACE AT 11 #03-10/11 HELIOS BIOPOLIS WAY
SINGAPORE 138667 ("Premises") &
TAKE-OVER ITEMS INSTALLED BY A*STAR RESEARCH ENTITIES
("Outgoing Tenant")**

1. We refer to –
 - a. JTC's Offer dated 25 June 2020 to us for the Tenancy of captioned Premises ("Offer") due for our acceptance by 30 June 2020 ("Acceptance Expiry Date"); and
 - b. our conversation dated 16 May 2020 requesting for JTC to keep the Premises available for us to take possession on 1 July 2020.
2. Whereas –
 - a. the captioned Premises will be vacated by the Outgoing Tenant on 30 June 2020 and we are keen to take the tenancy of the captioned Premises for a 3-year term [with an option to renew for a further 3 years] on terms and conditions as set out in the attached Offer;
 - b. pursuant to earlier communications between us and JTC, we have requested to take possession of the Premises on 1 July 2020 together with the existing installations at the Premises installed by the Outgoing Tenant ("Take-Over Items") and more particularly listed in the attached Schedule hereto;
 - c. JTC is agreeable to our request for the handover of the Premises to us on 1 July 2020 together with the Take-Over Items subject to our execution of this Undertaking and the terms and conditions herein.
3. We hereby unconditionally undertake as follows -
 - a. we shall, with effect from the date of this Letter of Undertaking, at our cost and expense take over and/or be responsible for the Take-Over Items in its existing state and condition as at the date of this Letter of Undertaking;

- b. we shall comply with the terms and conditions set out in the Standard Terms attached to the Offer in so far as they relate to the Take-Over Items;
- c. to remove the Take-Over Items and make good all damage due to such removal, and reinstate the Premises to JTC's requirements in the event we fail to take possession of the Premises by 1 July 2020; or withdraw from the Tenancy; or accept the Offer by the Acceptance Expiry Date; or upon the expiry or termination of the Tenancy,

failing which we will indemnify and keep JTC fully indemnified against any and all direct loss, damages, actions, suits, proceedings, costs, fees and expenses that JTC may incur or suffer as a result of a breach of our undertaking as set out in this Letter of Undertaking or as a result of any action taken to enforce the undertakings herein.

- 4. This Undertaking shall be subjected to, governed by, and interpreted in accordance with the laws of Singapore, and the parties hereto agree submit to the exclusive jurisdiction of the Singapore courts.

Yours faithfully



Name of Authorised Signatory

Name of Person-in-charge: Wu Bo

Designation:

Sr. manager

Enclosure: Schedule of Take-Over Items

SCHEDULE
(of Take-Over Items)
for premises at 11 #03-10/11 HELIOS BIOPOLIS WAY SINGAPORE 138667

- a) Dump truck (for 10 days);
- b) Removal of existing ceiling board;
- c) Removal of existing carpet tiles;
- d) Clearing of debris, unwanted fixture, cleaning and transportation of debris off site;
- e) Supply of electrical power tools such as grinder, drill, saw, etc. including operator;
- f) Removal of main entrance glass door and replacement of fire rated door;
- g) Preparation and application of one coat of water-based sealer;
- h) Preparation and application of two coats of emulsion paint;
- i) Plastering work to the existing wall after removal of cabinet;
- j) Removal of existing electrical power cable, meter box, DB, lighting cable, trunking, power point, conduit etc., and disposal off site and back to base design;
- k) DB cabinet exceeding 0.125m³ but not exceeding 0.150m³;
- l) 10 ways 10 X 5A/20A MCB ditto;
- m) 10 Voltmeter 0-500V size 100x100mm;
- n) Indicator lamp c/w built-in transformer;
- o) 4 X 50mm sq PVC/PVC cable and green earth of 25mm sq;
- p) Dismantling of existing exhaust & supply ducting from level 3 up to the roof, aircon unit, ducting, diffuser, flexible duct, chilled water piping, electrical cable, control panel etc. and disposal off site; and
- q) Supply of labour and equipment to dismantle existing sprinkler point complete with range pipe, pipe fittings, brackets, etc. and disposal of all unwanted materials and debris (per point).



