Our Ref:	MLM-CMA-0049392
Allocation No:	7004273
Case No:	757812

Offered Tenancy Period:
01 January 2024 to 31 December 2026

26 December 2023

Action Required By:
16 January 2024

ADDEST TECHNOVATION PTE LTD

20 AYER RAJAH CRESCENT
#09-19
SINGAPORE 139964

Dear Sirs

OFFER FOR TENANCY OF JTC PREMISES AT 20 AYER RAJAH CRESCENT #09-19 NA SINGAPORE 139964 ("PREMISES")

1. Thank you for your interest in renting the Premises from us. This letter, together with the Attachment, comprises our offer to rent the Premises to you (**"Offer"**) for the period from **01 January 2024** to **31 December 2026 ("Term")**.

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

3. To accept our Offer, please do the following by **16 January 2024**:

	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 **16 January 2024** -

(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, all payments will be refunded to you (without interest), and you must vacate the Premises by **31 December 2023**. 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)
Shane Mun Chun Yew
Asst Manager
InfoComm Media Dept
Info-Comm Media & Start-Up Cluster

Attachment:

Part 1: *Details*
Part 2: *Key Terms*
Part 3: *Special Terms*
- *FTF Checklist*

Part 4: *Standard Terms*

PART 1 (Details)

Premises	**20 AYER RAJAH CRESCENT #09-19 NA SINGAPORE 139964**
Term	**01 January 2024** to **31 December 2026**
Rent per month[1]	**Year 1: $ 2,072.77** **Year 2: $ 2,261.21** **Year 3: $ 2,352.94**
Service Charge per month	**$ 394.76**
Usage Charge per month	**AIR-CON CHARGE (FIXED RECURRING) at $ 163.30**
Other Charges per month	**N/A**
Security Deposit Amount *(equivalent to* **1** *months' fixed recurring charges)*	**$ 2,911.00**
Reinstatement Deposit Amount	**N/A**
Authorised Use	**Research and development of futuristic systems**
Estimated Area ("Area")	**71 m²**
*Maximum Floor Loading **(Note: You must not exceed the Maximum Floor Loading and must ensure that the permitted load is evenly distributed.)*	**10 kN/m²**
Other Terms and Conditions	**See remaining Attachment**

Payment Required for Acceptance of Offer	
New Security Deposit Amount	**$ 2,911.00**
LESS Existing Security Deposit Amount* **Any excess deposit under the existing tenancy will be used for payments under the Tenancy.*	**$ 2,426.07**
Security Deposit Amount payable to Landlord	**$ 484.93**
Reinstatement Deposit	**N/A**
Stamp Duty	**$ 419.00**
Total Amount Payable	**$ 903.93**

[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.

Subsequent payments under the Tenancy to be paid by GIRO from your existing GIRO account **1200001914**