



Our Ref: MLM-CMA-0049169
Allocation No: 7004013
Case No: 758809

Offered Tenancy Period:

18 January 2024 to 17 January 2027

10 January 2024

Action Required By:

31 January 2024

MDESIGN SOLUTIONS PTE. LTD.

79 AYER RAJAH CRESCENT
#02-07
SINGAPORE 139955

Dear Sirs

OFFER FOR TENANCY OF JTC PREMISES AT 79 AYER RAJAH CRESCENT #02-07 SINGAPORE 139955 ("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 **18 January 2024 to 17 January 2027** ("**Term**").
2. The terms of your Tenancy are in the Attachment.
3. To accept our Offer, please do the following by **31 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 <u>Attachment (Part 1)</u> on CSP.

We recognise our partners play an important role in maintaining the trust of our customers, stakeholders and communities. Likewise, parties dealing with us are expected to share the same principles and standards, and comply with JTC's Partners Code of Conduct. Please visit our website for more information.

Address: The JTC Summit, 8 Jurong Town Hall Road, Singapore 609434 | Tel: 1800 568 7000 | Web: www.jtc.gov.sg

There will be no Tenancy between us if we do not receive by **31 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 **17 January 2024**. 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)

Ashley Leow Shin Yee

Asst Manager

Start-Up Dept

Info-Comm Media & Start-Up Cluster

<u>Attachment:</u>	<u>Part 1:</u>	<i>Details</i>
	<u>Part 2:</u>	<i>Key Terms</i>
	<u>Part 3:</u>	<i>Special Terms</i>
	<u>Part 4:</u>	<i>Standard Terms</i>

PART 1 (Details)

Premises	79 AYER RAJAH CRESCENT #02-07 NA SINGAPORE 139955
Term	18 January 2024 to 17 January 2027
Rent per month ¹	Year 1: \$ 2,129.84 Year 2: \$ 2,322.83 Year 3: \$ 2,380.14
Service Charge per month	\$ 847.96
Usage Charge per month	N/A
Other Charges per month	N/A
Security Deposit Amount <i>(equivalent to 1 months' fixed recurring charges)</i>	\$ 3,228.10
Reinstatement Deposit Amount	N/A
Authorised Use	Research and Development and Project Management
Estimated Area (" <u>Area</u> ")	116.96 m²
Maximum Floor Loading <i>(Note: You must not exceed the Maximum Floor Loading and must ensure that the permitted load is evenly distributed.)</i>	4 kN/m²
Other Terms and Conditions	See remaining Attachment

Payment Required for Acceptance of Offer	
New Security Deposit Amount	\$ 3,228.10
LESS Existing Security Deposit Amount* <i>*Any excess deposit under the existing tenancy will be used for payments under the Tenancy.</i>	\$ 2,783.65
Security Deposit Amount payable to Landlord	\$ 444.45
Reinstatement Deposit	N/A
Stamp Duty	\$ 464.00
Total Amount Payable	\$ 908.45

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 **1200003457***