Our Ref:	MLM-CMA-0050809
Allocation No:	7006484
Case No:	774373

Offered Tenancy Period:
24 July 2024 to 23 July 2027

16 July 2024

Action Required By:
06 August 2024

NEW SILICON CORPORATION PTE. LTD.

71 AYER RAJAH CRESCENT
#03-26
SINGAPORE 139951

Dear Sirs

OFFER FOR TENANCY OF JTC PREMISES AT 71 AYER RAJAH CRESCENT #03-26 NA SINGAPORE 139951 ("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 **24 July 2024** to **23 July 2027** ("**Term**").

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

3. To accept our Offer, please do the following by **06 August 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 **06 August 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 **23 July 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)
Priscilla Lau Shi Min
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	**71 AYER RAJAH CRESCENT #03-26 NA SINGAPORE 139951**
Term	**24 July 2024** to **23 July 2027**
Rent per month[1] *(For clarity, the amounts in these rows exclude GST. GST is payable by you.)*	**Year 1: $ 2,211.58** **Year 2: $ 2,412.64** **Year 3: $ 2,428.79**
Service Charge per month *(For clarity, the amounts in these rows exclude GST. GST is payable by you.)*	**$ 450.84**
Usage Charge per month *(For clarity, the amounts in these rows exclude GST. GST is payable by you.)*	**N/A**
Other Charges per month *(For clarity, the amounts in these rows exclude GST. GST is payable by you.)*	**N/A**
Security Deposit Amount *(equivalent to* **1** *months' fixed recurring charges)*	**$ 2,879.63**
Reinstatement Deposit Amount	**N/A**
Authorised Use	**Design and test of integrateed chips**
Estimated Area ("Area")	**130.3 m^2**
*Maximum Floor Loading **(Note: You must not exceed the Maximum Floor Loading and must ensure that the permitted load is evenly distributed.)*	**15 kN/m^2**
Other Terms and Conditions	**See remaining Attachment**

[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.

Payment Required for Acceptance of Offer	
New Security Deposit Amount	**$ 2,879.63**
LESS Existing Security Deposit Amount* **Any excess deposit under the existing tenancy will be used for payments under the Tenancy.*	**$ 2,475.70**
Security Deposit Amount payable to Landlord	**$ 403.93**
Reinstatement Deposit	**N/A**
Stamp Duty	**$ 414.00**
Total Amount Payable	**$ 817.93**

Subsequent payments under the Tenancy to be paid by GIRO from your existing GIRO account **1900002531**