



Our Ref: MLM-CMA-0051454
Allocation No: 7007210
Case No: 783897

Offered Tenancy Period:

19 September 2024 to 28 November 2026

16 October 2024

Action Required By:

06 November 2024

ORIGIN VENTURES PTE. LTD.

10 UBI CRESCENT
#04-19 UBI TECHPARK
SINGAPORE 408564

Dear Sirs

OFFER FOR TENANCY OF JTC PREMISES AT 71 AYER RAJAH CRESCENT #05-24/25/26 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 **19 September 2024 to 28 November 2026 ("Term")**.
2. The terms of your Tenancy are in the Attachment.
3. To accept our Offer, please do the following by **06 November 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 **06 November 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 **18 September 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

<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	71 AYER RAJAH CRESCENT #05-24/25/26 NA SINGAPORE 139951
Term	19 September 2024 to 28 November 2026
Rent per month ¹ <i>(For clarity, the amounts in these rows exclude GST. GST is payable by you.)</i>	Year 1: \$ 5,290.48 Year 2: \$ 5,771.44 Year 3: \$ 5,810.09
Service Charge per month <i>(For clarity, the amounts in these rows exclude GST. GST is payable by you.)</i>	\$ 1,078.48
Usage Charge per month <i>(For clarity, the amounts in these rows exclude GST. GST is payable by you.)</i>	N/A
Other Charges per month <i>(For clarity, the amounts in these rows exclude GST. GST is payable by you.)</i>	N/A
Security Deposit Amount <i>(equivalent to 1 months' fixed recurring charges)</i>	\$ 6,888.57
Reinstatement Deposit Amount	N/A
Authorised Use	Incubation of start-ups
Estimated Area (" <u>Area</u> ")	311.7 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>	You must not exceed the maximum floor loading as approved by the Authorities, or (as the case may be) us, and must ensure that the permitted load is evenly distributed.
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	\$ 6,888.57
LESS Existing Security Deposit Amount* <i>*Any excess deposit under the existing tenancy will be used for payments under the Tenancy.</i>	\$ 5,922.30
Security Deposit Amount payable to Landlord	\$ 966.27
Reinstatement Deposit	N/A
Stamp Duty	\$ 725.00
Total Amount Payable	\$ 1,691.27

*Subsequent payments under the Tenancy to be paid by GIRO from your existing GIRO account **1900002658***