

DT MATRIX
数 阵 科 技

An AGREEMENT made on 1st day of April 2026 BETWEEN DTMATRIX PTE. LTD. a company registered in Singapore and having its registered office at 71 Ayer Rajah Crescent, #04-01, Singapore (139951) with Unique Entity No. 201837562M (hereinafter called "the Licensor") of the one part ; AND GARDEN GENESIS PTE. LTD. , a company registered in Singapore and having its registered office at 9 north buona vista drive, #02-01, the metropolis, singapore 138588 with Unique Entity No. 202020712C (hereinafter called "the Licensee") on the other part.

NOW IT IS HEREBY AGREED AND DECLARED AS FOLLOWS:

1. The Licensor hereby agrees to grant and the Licensee agrees to take the 71 Ayer Rajah Crescent #04-01, Room **A15**, Singapore 139951, which is approximately **9.7 sqm** in size (hereinafter called "**the Licensed Premises**"): TO HOLD the same unto the Licensee from **1 April 2026 to 31 March 2027** for a term of **ONE (1) YEAR** paying therefore during the said term a monthly License fee of **Singapore Dollars six hundred and forty Only (\$640)** in advance on the 1st of each month through GIRO. The Licensor reserves the right to charge interest at eight point one percent (8.1%) per annum on overdue accounts.

2. Subject to availability and the terms of this Agreement, the Licensee shall be entitled to the following shared facilities and services on a fair-use basis:

(a) Conference and Meeting Rooms

Your company will be provided S\$240 credit per month for the use of meeting facilities. The current rate for the conference room is S\$20 per hour per room, and \$10 per hour for the small meeting room.

(b) Photocopying Services

Photocopying of up to 20 pages per month. Usage in excess of 20 pages per month shall be chargeable at a rate of S\$0.50 per page, or such other rate as the Licensor may reasonably determine from time to time.



All shared facilities and services are provided on a non-exclusive basis and may be subject to scheduling, rules of use, and operational requirements as prescribed by the Licensor from time to time.

The Licensor reserves the right, upon prior written notice to the Licensee, to vary, amend, suspend, or withdraw the provision, allocation, or charges of the above facilities and services, where reasonably required for operational, regulatory, or management purposes.

3. The Licensee shall use the Licensed Premises solely for the purpose as stated in Licensee's application.
4. The Licensor shall review the monthly License fee if the Licensee shall be desirous to extend the License for another one (1) year on such terms as shall be mutually agreed. The Licensee shall notify the Licensor in writing of that effect not less than three (3) months prior to such an expiration date.
5. The Licensee hereby agrees with the Licensor as follows:
 - (a) To pay to the Licensor by Interbank Transfer / GIRO / PayNow immediately upon receiving the invoice for a deposit being the equivalent of two (2) months' monthly License fee to be held by the Licensor as security for the due performance and observance of the covenants and conditions and stipulations on the part of the Licensee hereinafter contained.
 - (b) To pay the monthly License fee hereby reserved at the time and in the manner aforesaid via GIRO deduction.
 - (c) The monthly License fee shall include all charges for the consumption of electricity, water and Wifi in the Licensed Premises.
 - (d) To keep the Licensed Premises in good and tenantable repair and condition and all glass in the windows and doors and all locks, shutters and fastenings thereof in a clean and sanitary order and condition (reasonable wear and tear excepted).
 - (e) To permit the Licensor and their agents and all persons authorized by them at

all reasonable times in the day after due notice previously given to enter the Licensed Premises to view the condition thereof and execute such repairs as may be necessary at the expense of the Licensee if the damaged is caused by the Licensee.

- (f) Not making any alterations or additions (structural or otherwise) to the Licensed Premises or any part or parts thereof except with the prior written approval of the Licensor and in accordance with plans and specifications previously approved by the relevant Local Authorities.
- (g) Not to do or permit or suffer to be done anything whereby any insurance in respect of the Licensed Premises against loss or damage by fire may become void or voidable or whereby the rate of premium for any such insurance may be increased and to repay to the Licensor on demand all sums from time to time paid by way of increased premiums and all expenses incurred by it in or about any renewal of such policy rendered necessary by any such breach.
- (h) At all times to manage the Licensed Premises in a lawful and orderly manner so as to preserve the character of the Licensed Premises in accordance with the requirements of all existing laws, regulations, by-laws and any other laws, regulations and by-laws which may come into force and as amended from time to time, including but not limited to the laws and regulations related to the following: (a) Traffic; (b) Anti-pollution; (c) Safety; (d) Health and environment; (e) Employment and Labour; (f) Immigration; (g) Customs and excise; (h) Work injury compensation; and (i) Workplace safety and health, and so to manage and control the same or cause the same to be managed and controlled so that nothing shall be done to injure the reputation of the Licensor or offend any existing laws, regulations, by-laws and any other laws, regulations and by-laws which may come into force and as amended from time to time nor to do any act or thing which may be in any way imperil any insurance effected in respect of the Licensed Premises and the contents therein and that no nuisance or annoyance shall be caused to the owners or occupiers of any neighbouring property.
- (i) Not to throw dirt, rubbish, rags or other refuse or permitting the same to be thrown into the sinks, baths, lavatories, cisterns or waste or soil pipes in the

Licensed Premises or elsewhere except in the safe proper bins or other containers provided for the purpose.

- (j) Not to assign, sub-license or underlet or part with the possession of the Licensed Premises or any part or parts thereof without the prior written consent of the Licensor.
- (k) To indemnify and keep indemnified at all times the Licensor against all claims, demands, writs, summons, actions, suits, proceedings, judgements, orders, decrees, damages, costs, losses and expenses of any nature whatsoever which the Licensor may suffer or incur and / or damage to property arising from or out of any occurrences in, upon or at the Licensed Premises or the use of the same or any part thereof by the Licensee or by any of the Licensee's employees, independent contractors, agents invitees or licensees except occurrences, losses, injuries or damages arising from structural defects of the building.
- (l) At the expiration or sooner determination of the said term peaceably and quietly to leave, surrender and yield up the Licensed Premises in accordance with the agreement herein contained and to remove all the furniture, partitions and fittings at the expense of the Licensee and restore it to its original condition reasonable wear and tear accepted.
- (m) The stamp duty for stamping this Agreement in duplicate and administrative charges payable for such stamping shall be borne by the Licensee and shall be paid forthwith, upon execution of this Agreement.

6. The Licensor hereby agrees with the Licensee as follows:

- (a) To pay and discharge all rates, taxes, assessments and quit rents as now are or shall be charged, rated or assessed in respect of the Licensed Premises except such as are hereinbefore agreed to be paid by the Licensee.
- (b) That the Licensee paying regularly the said rent at the times and in the manner aforesaid and performing and observing the covenants and conditions hereinbefore contained shall peaceably hold and enjoy the Licensed Premises

during the said term without interruption by the Licensor or any person claiming title under or in trust for them.

7. PROVIDED ALWAYS and it is hereby agreed as follows:

- (a) Notwithstanding anything hereinbefore contained the Licensor shall have the right at any time without prejudice to any remedy they may have against the Licensee for any breach or non-performance of any of the provisions of this Agreement to determine the said Agreement:

- (i) If and whenever there shall be any breach or non-performance of any of the Licensee's obligations or of any stipulation or provision of this Agreement.

- (ii) If the Licensee shall be wound up either voluntarily or compulsorily or enter into any arrangement with its creditors either by composition or otherwise as defined under Insolvency, Restructuring And Dissolution Act 2018 (No.40 of 2018) or the Licensee shall suffer any distress or execution to be levied upon its goods or any part thereof.

- (iii) If the Licensed Premises or any part thereof shall at any time during the currency of this Agreement be destroyed or damaged by fire, lightning, riot, tempest or Act of God or from any other cause.

- (b) If the Licensee shall duly perform and observe all the covenants and conditions hereinbefore contained then the Licensor shall at the determination of the term hereby granted return the deposit within 30 working days as provided under Clause 4(a) herein PROVIDED ALWAYS that if the Licensee shall be in breach of any of the covenants and conditions then the Licensee shall reimburse to Licensor for any loss or damage sustained or suffered by reason of the Licensee's breach of the covenants and conditions herein contained.

- (c) If any dispute shall arise between the parties hereto in relation to the rights and obligations of the parties herein contained, the same and all matters in relation thereto shall be forthwith referred to arbitration in the manner provided by the Arbitration Act (Chapter 10) or any statutory modification or re-enactment thereof for the time being in force.

- (d) Either party may terminate this Agreement by giving to the other party three (3) months' notice in writing of their intention to do so.
- (e) Any notice to the Licensee shall be sufficiently served if left addressed to them on the Licensed Premises or sent to them by registered post at their address aforesaid. Any notice to the Licensor shall be sufficiently served if delivered to them personally or sent to them by registered post at the aforesaid address.
- (f) The Licensee shall bear the professional charges and disbursements of the Licensor's Solicitors.
- (g) The Licensee shall be responsible for having in force (and at its own cost) policies of insurance necessary in the context of this Agreement (including general and third-party liability). The Licensee shall maintain with responsible insurance companies, including for the benefit of the Licensor, such insurance coverage on the Licensed Premises as may be required by any law applicable to it and such other insurance, to such extent and against such hazards and liabilities as is customarily maintained by companies similarly situated for the scope of activities envisaged under this Agreement. In particular, the Licensee shall have a current Public Liability insurance policy against claims for third party personal injury, death, property damage or loss and adequate insurance policy on internal partitions, all of the Licensee's property including all plant, equipment and installations permanently affixed to the Licensed Premises, the furniture, plate and tempered glass, fixtures and fittings, and all goods and stock-in-trade belonging to or held in trust by the Licensee in the Licensed Premises to their full insurable value against all risks commonly insured against in respect of such property (subject to the standard exclusions made by reputable insurers). A Certificate of the relevant Insurance policy certificates indicating the Licensor as the Insured Party may be required to be produced on demand to the Licensor.

SIGNED by the said Licensor

Zhao Ye

CEO

DTMatrix Pte Ltd



SIGNED by the said Licensee

A handwritten signature in black ink, appearing to read "Hui Cui".

GARDEN GENESIS PTE. LTD.