

# TENANCY AGREEMENT (PRIVATE CONDO/APARTMENT)

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# TENANCY AGREEMENT (PRIVATE CONDO/APARTMENT)

THIS AGREEMENT is made on the 10th MAR 2024

BETWEEN

Name: Sophia Mei Ling Tan

NRIC: S7956328D

Address: 31 Marine Cove #08-15, Singapore 449921

Email: sophia.tan.ml@gmail.com

(hereinafter known as the "Landlord" which expression where the context so admits shall include the Landlord's successors and assigns) of the one part.

AND

Name: David Wei Chen Liu

FIN: M5893720P

Address: c/o GreenTech Innovations Pte Ltd

25 Raffles Place #22-01

Singapore 048623

Email: david.liu@greentech.sg

(hereinafter known as the "Tenant" which expression where the context so admits shall include the Tenant's successors and assigns) of the other part.

WHEREBY IT IS AGREED AS FOLLOWS:

## 1. RENT

The Landlord agrees to let and the Tenant agrees to take all that premises known as 123 Jurong East Street #06-22, Singapore 609631 (hereinafter called the "Premises") together with the furniture, fixtures and other effects therein (as more fully described in the Inventory List attached)\* for a period of 18 months commencing from 01 April, 2024 (the "Tenancy Agreement"), at the monthly rental of S\$ 5800. The Monthly Rent shall be paid monthly without demand in advance and clear of all deductions on or before the 1st day of each calendar month. All payments of Rent shall be made to the account of the Landlord and/or its representative: Sophia Mei Ling Tan at UOB Bank with account number: 123-456789-0. If the payment is by GIRO, evidence of such GIRO arrangement shall be provided by the Tenant to the Landlord within 15 days from the commencement of this Tenancy Agreement.

## 2. The Tenant hereby agrees with the Landlord as follows:

### (a) RENT

To pay the Rent at the times and in the manner aforesaid without any deduction whatsoever.

## (b) SECURITY DEPOSIT

The Tenant shall pay to the Landlord the sum of S\$11,600 (which is equivalent to 2 month(s) rental) upon signing this Tenancy Agreement to be held by the Landlord as a security deposit for the due performance and observance of the terms and conditions herein. If the Tenant fails to perform and/or comply with any of the conditions of this Tenancy Agreement, the Landlord shall be entitled to deduct such amount from the security deposit to remedy the breach and the balance thereof after deduction shall be refunded without interest to the Tenant within twenty-one (21) days from the expiry or termination of the Agreement. The security deposit shall not be utilised by the Tenant to set off any Rent payable under this Agreement.

## (c) PAYMENT OF OUTGOINGS

To pay all charges due in respect of any telephone, supply of water, electricity, gas, internet service and any water-borne sewerage system and/or other equipment installed at the Premises, including any tax payable thereon. The Tenant shall provide copies of utility bills to the Landlord upon request within 7 days.

## (d) DEFECT FREE PERIOD

The Parties agree that there shall be a defect-free period of 45 days which commences on the first day of the tenancy indicated above or date the Premises is handed over to the Tenant (whichever is later) where the Landlord shall not hold the Tenant responsible for any defects of any item, furniture and/or fittings in the Premises that are identified by the Tenant and brought to the Landlord's attention in writing (with supporting photos). The Landlord shall be responsible for rectifying any defects so identified within 10 days of receiving the written notice.

## (e) MAINTENANCE OF DEMISED PREMISES

At the Tenant's own cost and expense keep the interior of the Premises including but not limited to the sanitary and water apparatus, furniture, doors and windows, fixtures and fittings in good and tenantable repair and condition throughout the Term. If any

item is damaged, lost or broken due to the Tenant's negligence, the Tenant shall replace the same with items of similar quality and standard. At the expiry or termination of this Tenancy Agreement, to yield up the Premises to the Landlord in good order and condition (fair wear and tear and damage by fire, lighting, earthquake, flood, pandemic-related restrictions and acts of God or cause not attributable to the neglect of the Tenant excepted).

## (f) REPLACEMENT OF BULBS & SMALL APPLIANCES

To replace electric bulbs, tubes and small kitchen appliances (e.g., rice cookers, kettles) provided by the Landlord at the Tenant's own expense, provided that such items are not damaged due to manufacturing defects.

## (g) REPLACEMENT OF ITEMS

To replace any other items (excluding built-in fixtures) at the Tenant's own expense up to S\$ 150 per item. In the event the item is more than S\$ 150 per item, the initial S\$ 150 is to be borne by the Tenant and the excess to be borne by the Landlord. For replacement above or below S\$ 150, Landlord's written approval must be obtained prior to such replacement and the Landlord reserves the right to source for the replacement or nominate an approved vendor. Any replacement of built-in wardrobe and cabinets, toilet bowls, wash basin, electrical wires, electrical box, shower glass panel, water heater, air conditioning system, wall structures, window, ceiling due to fair wear and tear shall be at landlord's cost to replace except for the replacement was caused by Tenant's negligence or improper use.

## (h) TO INDEMNIFY THE LANDLORD

To be responsible for and to indemnify the Landlord from and against all claims and demands and against damage occasioned to the Premises or any adjacent or neighboring premises or injury caused to any person by any act, default or negligence of the Tenant or the servants, agents, licensees, invitees, guests or delivery personnel of the Tenant. The Landlord shall be under no liability to the Tenant, members of the Tenant's immediate family, or to any other person who may be permitted to enter, occupy or use the premises or any part thereof for accidents, happenings or injuries sustained or for loss of or damage to property goods or chattels in the premises or in any part thereof whether arising from the defects in the premises or the negligence of

any servant or agent of the Landlord and the Tenant, and the Tenant shall keep the Landlord fully indemnified against all claims, demands, actions, suits, proceedings, orders, damages, costs, losses and expenses of any nature whatsoever which the Landlord may incur or suffer in connection with the aforesaid.

### (i) MINOR REPAIRS

To be responsible for all minor repairs and routine maintenance of the Premises not exceeding S\$ 180 per job/repair/maintenance per item (excluding aircon units/system, water heater, built-in appliances and structural repairs) throughout the term of the Tenancy Agreement. In the event any job/repair/maintenance exceeds S\$ 180 per item, then the initial S\$ 180 shall be borne by the Tenant and the excess to be borne by the Landlord. For jobs/repairs/maintenance above S\$ 180, Landlord's written approval must be obtained prior to them being carried out and the Landlord reserves the right to engage his own contractor or approve the Tenant's chosen contractor. For the avoidance of doubt, the Tenant's covenant to carry out minor repairs shall not include any repairs to any water heater, air conditioning system, built-in wardrobes, cabinet, toilet bowl, wash basin, the ceiling, roof, wall structures, structural/main electrical wiring, electrical box unless where the damage is caused by the Tenant's wilful act, negligence or improper use of the item.

### (j) SERVICE OF AIRCON

To keep fully Air con service every four months to be borne by the Landlord. The service shall include filter cleaning, coil inspection and general functionality check. Cost of repair and replacement (including chemical cleaning, gas top up and part replacement) to be borne by the Landlord save where the same are caused by act, neglect, improper use or omission on the part of the Tenant or any of its servants, agents, occupiers, contractors, guests and visitors. The chemical cleaning of aircon will be solely at the discretion of the contractor appointed by the landlord, and the Tenant shall provide access to the Premises for such service.

### (k) MAINTENANCE OF AIRCON

To keep the air-conditioning units in good and tenantable repair and condition by using them in accordance with the manufacturer's guidelines. The Landlord shall bear

the cost and expense for the repair, replacement or renewal of parts arising from fair wear and tear, provided that the Tenant has promptly notified the Landlord of any malfunction within 3 days of discovery.

## (l) NO UNAUTHORISED ALTERATIONS

Not to carry out or permit or suffer to be carried out alterations, additions, drilling, hacking, painting or any changes of whatsoever nature to the Premises without the prior written consent of the Landlord. If consent is granted, the Tenant shall provide a detailed plan of the proposed works and shall make good such alterations at his own cost and/or expense to restore the Premises to its original condition at the request of the Landlord, unless otherwise agreed in writing.

## (m) ACCESS FOR REPAIRS

To permit the Landlord and its agents, surveyors and workmen with all necessary appliances to enter upon the Premises at all reasonable times (between 9:00 AM to 6:00 PM on weekdays, excluding public holidays) by prior appointment mutually agreed by both parties (with at least 3 days' notice) for the purpose of viewing the condition thereof or for doing such works and things as may be required for any repairs, alterations or improvements whether of the Premises or of any parts of any building to which the Premises may form a part of or adjoin. The Landlord shall use reasonable efforts to minimize disruption to the Tenant's occupancy during such access.

## (n) ACCESS TO VIEWING (NEW TENANT)

To permit persons with authority from the Landlord at all reasonable times (between 10:00 AM to 5:00 PM on weekdays and 10:00 AM to 2:00 PM on Saturdays, excluding public holidays) by prior appointment mutually agreed by both parties (with at least 48 hours' notice) to enter and view the Premises for the purpose of taking a new tenant during 1.5 calendar months immediately preceding the termination or expiry of the Tenancy Agreement. The Landlord shall not arrange more than 3 viewing appointments per week without the Tenant's additional consent.

## (o) ACCESS TO VIEWING (POTENTIAL PURCHASER)

To permit persons with authority from the Landlord at all reasonable times (between 10:00 AM to 5:00 PM on weekdays and 10:00 AM to 2:00 PM on Saturdays, excluding public holidays) by prior appointment mutually agreed by both parties (with at least 48 hours' notice) to enter and view the Premises whenever the Landlord wants to sell the Premises. The Premises shall be sold subject to this Tenancy Agreement, unless agreed otherwise by the parties in writing. The Landlord shall inform the Tenant of the intention to sell the Premises within 7 days of deciding to do so.

## (p) ASSIGNMENT/SUBLETTING

Not to assign, sublet, license or part with the possession of the Premises or any part thereof without the prior written consent of the Landlord. The Landlord shall not unreasonably withhold consent in the case of a respectable or reputable person or corporation who meets the Landlord's reasonable criteria (including credit check and background verification). If consent is granted, the Tenant shall remain liable for all obligations under this Tenancy Agreement.

## (q) NOT TO CAUSE NUISANCE

Not to do or permit to be done anything on the Premises which shall be or become a nuisance, annoyance, disturbance or hazard to the Landlord, other residents of the building or the inhabitants of the neighbouring premises. This includes but is not limited to excessive noise (especially between 10:00 PM to 7:00 AM), improper disposal of waste, and unauthorized parking.

## (r) USE OF PREMISES

To use the Premises as a private dwelling house for the registered occupiers only and not for any illegal, commercial, industrial or other non-residential purposes. The Tenant shall not use the Premises for conducting business meetings, storage of commercial goods or any activity that violates the building's management rules. In the event of breach, this Tenancy Agreement shall be immediately terminated, the security deposit fully forfeited by the Tenant and paid to/confiscated by the Landlord, and the Tenant shall pay the Landlord an amount equivalent to 1 month's rent as compensation for

losses, without prejudice to any right of action of the Landlord in respect of any breach or any antecedent breach of this Tenancy Agreement by the Tenant.

### (s) DANGEROUS MATERIALS

Not to keep or permit to be kept on the Premises or any part thereof any materials of a dangerous, explosive, flammable, toxic or radioactive nature or the keeping of which may contravene any laws, regulations or building management rules. This includes but is not limited to fireworks, gasoline, and illegal substances.

### (t) NOT TO AFFECT INSURANCE

Not to do or suffer or permit to be done anything or anything to be kept in the Premises whereby the policy or policies of insurance in respect of the Premises or any part thereof against loss or damage by fire, theft or other risks may become void or voidable or whereby the rate of premium thereon may be increased. The Tenant shall pay the Landlord all sums paid by way of increased premiums and expenses incurred for the Premises due to the Tenant's breach herein within 14 days of receiving a written demand from the Landlord.

### (u) TENANT'S INSURANCE

To insure for Tenant's own personal chattels, valuables and liability against theft, loss, damage by fire or other insured risks, with an insurance company recognized in Singapore. The Tenant shall provide a copy of the insurance policy to the Landlord within 30 days of the commencement of the Tenancy Agreement and upon renewal of the policy.

### (v) REGISTERED OCCUPIERS

To permit only occupiers who are registered herein to occupy the Premises. The Tenant shall not allow any additional person to occupy the Premises for more than 7 consecutive days or 14 days in any calendar month without the prior written permission of the Landlord. Substitution, addition or change of occupiers are subject to the prior written permission of the Landlord and compliance with the immigration checks as set



out in Clause 3.

#### (w) PETS

Not to keep or permit to be kept in the Premises or any part thereof any animal or bird (whether legally permitted as pets or not) without the prior written permission of the Landlord. If permission is granted, the Tenant shall comply with all conditions imposed by the Landlord (including but not limited to keeping the pet on a leash in common areas, cleaning up after the pet, and obtaining pet insurance). The Tenant shall be liable for any damage caused by the pet to the Premises or neighboring properties.

#### (x) COMPLIANCE WITH LAW, RULES AND REGULATIONS

To comply and conform at all times and in all respects during the continuance of this Tenancy Agreement with the provisions of all laws, acts, enactments and ordinances and rules, regulations, by-laws, orders and notices made thereunder or made by any other competent authority, the Management Corporation of the building and the Landlord's house rules (if any). The Tenant shall bear all summonses, fines, penalties or costs whether directly or indirectly caused by the Tenant's non-compliance.

#### (y) YIELDING UP

At the expiration or earlier termination of the Tenancy Agreement to peaceably and quietly deliver up to the Landlord the Premises in like condition as if the same were delivered to the Tenant, fair wear and tear and act of God excepted. No painting of the walls and ceiling is required if the wear is due to fair use. The Tenant shall arrange for professional cleaning of the entire Premises (including kitchen appliances, bathrooms and windows) by a vendor approved by the Landlord, and dry clean all curtains and upholstered furniture provided by the Landlord, at least 3 days prior to the handover date. The Tenant shall remove all personal belongings and rubbish from the Premises before handover.

#### (z) HANGING OF PICTURE FRAME

Not to hack any holes, drive large nails or screws (exceeding 3mm in diameter) into the

walls or to bore any holes in the ceiling without first having obtained the consent in writing of the landlord. Small nails or screws (not exceeding 3mm in diameter) may be used to hang pictures, paintings and similar lightweight items. The Tenant shall remove all nails, screws and hooks and patch the holes with white putty (matching the wall color) prior to the expiration of the Tenancy, and ensure the walls are free from marks or damage.

## (aa) NO LIABILITY IN RESPECT OF INTERRUPTION OF SERVICES AND ETC

The Landlord shall not be liable to the Tenant or any other person in respect of any interruption in any of the services or facilities (including water, electricity, gas, internet and lift services) provided by the Landlord or the building management by reason of necessary repair or maintenance of any installation or apparatus, damage or destruction by fire, water, act of God, natural disaster, government order, public health emergency or other causes beyond the control of the Landlord, or by reason of mechanical or other defect or breakdown, strike of workmen or shortage of fuel, materials, water or labour. The Tenant shall not be entitled to any rent abatement for such interruptions unless the interruption lasts for more than 7 consecutive days.

## 3. IMMIGRATION LAWS AND CHECKS FOR FOREIGN TENANTS/OCCUPIERS

The Tenant shall further comply with the terms and conditions below:

[Note: Long-Term Visit Pass, Student's Pass, and Dependant's Pass will be issued in digital format ONLY from 27 February 2023. Due diligence checks under this clause for such passes will be performed based on the digital copy. For such passes issued before 27 February 2023, the due diligence checks will still be performed based on the original copies.]

### (a)

The Tenant shall ensure that the Tenant and/or the occupiers of the Premises are lawfully resident in the Republic of Singapore and have valid documents to support

their stay.

## (b)

The Tenant further covenants with the Landlord that where any of the Tenant and/or occupier are Singapore Citizens or Permanent Residents, the Tenant shall:

- (i) Personally verify their original identity cards and/or other identification documents if identity card is not available.
- (ii) Produce their original identity cards and/or other identification documents if identity card is not available, and provide certified true copies for retention to the Landlord and/or his representing Salesperson within 7 days of the Tenancy commencement.
- (iii) Together with the occupier, meet (or via video conferencing) the Landlord and/or his representing Salesperson for face-to-face verification within 10 days of the Tenancy commencement.
- (iv) Inform the Landlord in writing in respect of any change in their citizenship status, address or contact details not less than 14 days prior to such change. If the change cannot be anticipated, to inform the Landlord as soon as practicable (but not later than 3 days) upon knowledge of such change.

## (c)

The Tenant further covenants with the Landlord that where any of the Tenant and/or occupier are foreigners, the Tenant shall:

- (i) Personally verify from original documentation that they have a valid employment pass, work permit, travel document or other papers granted by the Immigration & Checkpoints Authority, Ministry of Manpower or other relevant government authorities.
- (ii) Ensure that they are in compliance with all relevant legislation, rules and regulations including the Immigration Act, Employment of Foreign Manpower Act (if applicable) and any other applicable law in the Republic of Singapore which relates to foreign residents.
- (iii) Produce the following documents and provide certified true copies for retention to the Landlord and/or his representing Salesperson:
  - (1) their original identity cards/passports and other relevant documents evidencing their

legal entry into Singapore for their stay/work before the commencement of this Tenancy Agreement; and

(2) their original identity cards/passports and other relevant documents evidencing their renewal or extension of their lawful stay/work in Singapore at least 30 days before the expiry thereof.

(iv) Together with the occupier, meet (or via video conferencing) the Landlord and/or his representing Salesperson for face-to-face verification within 10 days of the Tenancy commencement.

(v) Inform the Landlord in writing in respect of any change in their particulars, immigration status, employment status, address or contact details not less than 14 days prior to such change. If the change cannot be anticipated, to inform the Landlord as soon as practicable (but not later than 3 days) upon knowledge of such change.

#### (d)

Where the Tenant notifies the Landlord of a change in occupiers, the Landlord is required to conduct all the necessary due diligence checks in this clause, and the Tenant shall provide all required documents and information within 7 days of the Landlord's request.

#### (e)

Notwithstanding anything herein contained, if at any time during the Term of this Tenancy Agreement, any prohibited immigrant is found on the Premises, this Tenancy Agreement shall be immediately terminated, the security deposit fully forfeited by the Tenant and paid to/confiscated by the Landlord, and the Tenant shall pay the Landlord an amount equivalent to 2 months' rent as compensation for losses, without prejudice to any right of action of the Landlord in respect of any breach or any antecedent breach of this Tenancy Agreement by the Tenant.

## 4. The Landlord hereby agrees with the Tenant as follows:

### (a) QUIET ENJOYMENT

The Tenant paying the Rents hereby reserved, performing and observing the terms and conditions herein contained shall peaceably hold and enjoy the Premises during the tenancy without any interruption, disturbance or harassment by the Landlord or any person rightfully claiming under or in trust for the Landlord.

### (b) PAYMENT OF PROPERTY TAX

To pay all property tax, rates, assessments and maintenance fees (if applicable) in respect of the Premises other than those agreed to be paid by the Tenant herein. The Landlord shall provide a copy of the property tax receipt to the Tenant upon request within 14 days.

### (c) KEEP PREMISES IN GOOD REPAIR

To keep the roof, ceiling, main structure, walls, floors, internal/embedded wiring, pipes, built-in fixtures and appliances of the Premises in good and tenantable repair and condition. To execute any repairs, replacement and renewal of the Fixtures and fittings including electrical appliances due to fair wear and tear within fourteen (14) days upon receipt of written notice (with supporting photos) from the Tenant and bear all cost associated with such repair, replacement or renewal subject to clause 2(i). If the repair requires more than 14 days, the Landlord shall inform the Tenant of the expected completion date in writing.

### (d) FIRE AND PUBLIC LIABILITY INSURANCE

To insure the Premises against loss or damage by fire, lightning, flood and other standard risks, and to take out public liability insurance for the Premises with a minimum coverage of S\$1,000,000. The Landlord shall pay the necessary premiums punctually and provide evidence of the insurance policies to the Tenant upon request within 7 days. For the avoidance of doubt, such insurance coverage shall be for the loss

and/or damage of the Landlord's property and public liability, and shall not cover any loss and/or damage of the Tenant's property or personal liability.

### (e) LETTER OF INTENT

On or before handover of the premises to the Tenant, the Landlord agrees to supply the items (including but not limited to a new washing machine, refrigerator and sofa) and comply with the offer Covenants as stipulated in the Letter of Intent dated 25th February 2024. The Landlord shall ensure all supplied items are in good working condition at the time of handover.

## 5. PROVIDED ALWAYS and it is hereby agreed as follows:

### (a) DEFAULT OF TENANT

If (i) the Rent hereby reserved shall be unpaid for 5 days after being payable (whether formally demanded or not), (ii) the Tenant becomes bankrupt or enter into composition with the Tenant's creditors or suffer any distress or execution to be levied on the Tenant's property, (iii) if the Tenant being a company shall go into liquidation whether voluntary (save for the purpose of amalgamation or reconstruction) or compulsory, (iv) the Premises is used for illegal activities, (v) prohibited immigrant is found in the Premises, or (vi) the Tenant breaches any material term of this Agreement and fails to remedy the breach within 7 days of receiving written notice from the Landlord, it shall be lawful for the Landlord at any time thereafter to reenter upon the Premises or any part thereof and thereupon this tenancy shall absolutely terminate but without prejudice to the right of action of the Landlord in respect of any antecedent breach of this Tenancy Agreement by the Tenant.

### (b) INTEREST FOR RENT ARREARS

In the event the Rent remains unpaid for 5 calendar days after becoming payable (whether formally demanded or not) it shall be lawful for the Landlord to claim an interest at 8% on an annual basis on the amount unpaid calculated from after the date due up to the date of actual payment. The recommended formula which is agreed by

both parties will be as follows: monthly rental x 8%/365 (to derive interest for 1 day) x number of days payment is late. The interest shall be paid together with the outstanding rent.

### (c) DIPLOMATIC CLAUSE

If at any time after the expiration of 9 months from the date of the commencement of the Tenancy Agreement, David Wei Chen Liu (FIN: M5893720P) shall be: (i) deported from Singapore; (ii) refused permission by the Singapore Government to work or reside in Singapore; (iii) transferred or relocated from Singapore to another country by his employer; or (iv) required to leave Singapore due to a change in his employer's business operations, it shall be lawful for the Tenant to determine this tenancy by giving not less than 1.5 months' notice or paying 1.5 months' Rent in lieu of such notice. Documentary evidence of (i), (ii), (iii) or (iv) (such as a deportation order, government rejection letter, employer relocation letter) shall be provided to the Landlord on or before the last day of the termination date or date of handover.

### (d) REIMBURSEMENT OF PRO-RATA COMMISSION

If the Tenant lawfully terminates this Tenancy Agreement, or pursuant to the exercise of the diplomatic clause, the Tenant shall reimburse the Landlord commission paid to the agency on a pro-rata basis for the remaining unfulfilled term of the tenancy. The pro-rata calculation shall be based on the total commission paid divided by the total tenancy term (in months) multiplied by the number of unfulfilled months. Documentary evidence of the agent commission Invoice shall be provided to Tenant within 7 days of the Tenant's request. The Landlord has the right, but not the obligation, to deduct such reimbursement of the commission from the security deposit as stipulated by Clause 2 above.

### (e) COMPENSATION FOR LOSS

If this Tenancy Agreement is terminated by breach, the party in breach shall be liable to compensate the innocent party for all losses suffered as a result of the breach, including but not limited to unpaid rent, repair costs, agent fees for re-letting, and any difference between the original rent and the new rent (if the Premises is re-let at a lower rate). The innocent party shall notify the breaching party of the loss in writing with supporting

documents within 30 days of the termination date.

## (f) OPTION TO RENEW

That the Landlord shall, on the written request of the Tenant made not less than 3 calendar months before the expiry of the tenancy, and PROVIDED there shall not be any material breach or non-observance of any of the terms and conditions by the Tenant during the term of the tenancy, grant to the Tenant a tenancy of the said Premises for a further term of 12 or 24 months (as chosen by the Tenant) from the expiration of the tenancy hereby created at the prevailing market Rent (to be determined by a comparative market analysis conducted by a licensed property agent agreed by both parties) and upon the same terms and conditions EXCEPT (i) this Option to Renew and (ii) the diplomatic clause (i.e. there will be no right to exercise diplomatic clause during the renewal TERM unless otherwise agreed by the parties in writing). In the event of renewal or extension of the tenancy, the Landlord and the Tenant shall each pay 50% of the agency renewal commission in accordance to the CEA Agreement signed between the relevant parties.

## (g) UNTENANTABILITY OF PREMISES LEADING TO SUSPENSION OF RENT

In case the Premises or any part thereof shall at any time during the said tenancy be destroyed or damaged by fire, lightning, riot, explosion, natural disaster, government-ordered closure or any other cause not within the control of the parties so as to be unfit for occupation and use, then and in every such case (unless the insurance money shall be wholly or partially irrecoverable by reason solely or in part of any act of default of the Tenant) the Rent hereby reserved or a just and fair proportion thereof according to the nature and extent of the damage sustained shall be suspended and cease to be payable in respect of any period while the Premises (or part thereof) shall continue to be unfit for occupation and use by reason of such damage. The Landlord shall use reasonable efforts to restore the Premises to a fit condition as soon as practicable.



## (h) UNTENANTABILITY OF PREMISES LEADING TO TERMINATION OF LEASE

In case the Premises shall be destroyed or damaged as per the sub-clause above, and if the Landlord or the Tenant so thinks fit, either party shall be at liberty to terminate the tenancy hereby created by giving 1 month's written notice. Upon such notice being given the term hereby created shall absolutely cease and determine but without prejudice to any right of action of either party in respect of any antecedent breach of this Tenancy Agreement by the other party. The Landlord shall refund the security deposit (without interest) to the Tenant within 14 days of the termination date.

## (i) ENBLOC RE-DEVELOPMENT

In the event of enbloc redevelopment of the building where the Premises is located, the Landlord shall be at liberty by giving 2 months' notice in writing to determine the tenancy hereby created. The Landlord shall refund the security deposit to the Tenant (without interest) within 14 days of the termination date, and shall compensate the Tenant an amount equivalent to 1 month's rent to cover relocation costs. Neither party shall have any other claims against the other in respect of the enbloc redevelopment.

## (j) NON-WAIVER

If one party breaches or defaults any of the terms and conditions in this Tenancy Agreement, and the other party waives such breach or default, that shall not be construed as a waiver of any similar or other breach or default in the future. If one party delays or omits to exercise any of its rights, powers or remedies in this Tenancy Agreement, the delay or omission shall not operate as a waiver of any breach or default of the other party, nor shall it prejudice the party's right to exercise such rights, powers or remedies in the future.

## (k) STAMPING

The stamp duty on the original and duplicate of this Tenancy Agreement shall be borne by the tenant and paid forthwith upon signing of the Agreement. The Tenant shall provide a copy of the stamped Agreement to the Landlord within 7 days of receiving it

from the Inland Revenue Authority of Singapore (IRAS).

## (l) SERVICE OF NOTICE

Any notice required under this Tenancy Agreement shall be sufficiently served if it is sent by post in a registered letter addressed to the Tenant or the Landlord at their address specified herein, or via email to their email address specified herein. A notice sent by registered letter shall be deemed to be given at the time when it ought in due course of post to be delivered at the address to which it is sent. A notice sent by email shall be deemed to be given at the time of transmission, provided that the sender receives a delivery confirmation. Any notice to landlord must be sent to sophia.tan.ml@gmail.com, and any notice to the Tenant must be sent to david.liu@greentech.sg.

## (m) GOVERNING LAW

This Tenancy Agreement is governed by the laws of the Republic of Singapore. Any dispute arising out of or in connection with this Agreement shall be referred to mediation in Singapore conducted by the Singapore Mediation Centre before any court proceedings are initiated.

## (n) APPROVAL OF MORTGAGEE

The Landlord warrants that where the said Premises is mortgaged or charged or subjected to other encumbrance, the landlord has obtained the prior written consent of the financial institution(s) for the lease of the said Premises. The Landlord shall provide a copy of such consent to the Tenant within 14 days of the Tenancy commencement date.

## (o) JOINT INSPECTION

Upon the expiration of the said term or earlier determination thereof, the Tenant and the Landlord shall conduct a joint inspection of the Premises within 3 days prior to the handover date. The Tenant shall deliver the said premises in such good and tenantable repair and condition (fair wear and tear excepted) as shall be in accordance with the

conditions, covenants and stipulations herein contained and with all locks, keys, furniture and curtains (dry cleaned) to the Landlord after the joint inspection. A joint inspection report shall be signed by both parties, documenting any damages or issues. Thereafter the Tenant shall not be under any liability whatsoever to the Landlord nor shall the Landlord have any claim against the Tenant in respect of any damage to the said premises other than for damage ascertained at the said joint inspection. During the process of obtaining a mutually agreed quotation till completion of rectification works (if any), the Tenant will not be liable to pay any Gross Rent for the said period, provided that the rectification works are completed within 10 days of the handover date.

IN WITNESS WHEREOF the parties have hereunto set their hands the day and year first above written.

SIGNED by the Landlord

Name: Sophia Mei Ling Tan

NRIC No.: S7956328D

In the presence of

Name: Lisa Wong

NRIC No.: S8234567E

SIGNED by the Tenant

Name: David Wei Chen Liu

FIN No.: M5893720P

In the presence of:

Name: Mark Lee

NRIC No.: S8876543G

## List of occupiers

Name of occupiers	Passport No.	FIN No./Expiry Date	Company Name/Tel No.
David Wei Chen Liu	E7654321	M5893720P/30 Apr 2026	GreenTech Innovations +65 6890 4567
Michelle Li	E7654322	M5893721Q/30 Apr 2026	Freelance Designer +65 6890 4568
Ethan Liu	E7654323	M5893722R/30 Apr 2026	Student +65 6890 4569

The Landlord: Please inspect the original employment or work pass, original travel and identification documents of the prospective foreign tenants before the commencement of the Tenancy.

The Tenant: The Tenant is required to inform the Landlord of any visitors staying in the house for more than 3 consecutive days. The Tenant shall be responsible to ensure that the number of Tenants and occupiers shall not exceed the maximum occupants allowed by the authorities (which is 4 persons for this Premises).

This document has been anonymized to remove all personally identifiable information (PII) for public release. All names, addresses, contact information, identification numbers, and financial details have been replaced with generic placeholders or fictional information.