

TENANCY AGREEMENT (PRIVATE CONDO/APARTMENT)

Page 1 of 6 LEG-AG-18.01 15/03/24

Disclaimer: This is a general document which may not be appropriate for use in all cases. When in doubt, please seek legal advice. In the event of a dispute, the Landlord/Tenant agree not to hold Horizon Properties Pte Ltd liable, for any changes, amendments, additions and deletions that were made on the standard Tenancy Agreement form that had been done with the consent and agreement of both parties prior to the signing of the agreement.

TENANCY AGREEMENT (PRIVATE CONDO/APARTMENT)

THIS AGREEMENT is made on the 10th MAR 2024

BETWEEN

Name: Lim Mei Ling

NRIC: S7956324D

Address: 310 East Coast Road #08-15, Singapore 428921

Email: mei.ling.lim@singnet.com.sg

(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 Kumar Raj

FIN: F5893217L

Address: c/o GreenScape Engineering Pte Ltd

25 Raffles Place #22-01

Singapore 048623

Email: david.raj@greenscape-engg.com

(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 21 #09-22, Singapore 600123 (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: Lim Mei Ling at OCBC Bank with account number: 567-890123-4. If the payment is by GIRO, evidence of such GIRO arrangement shall be provided by the Tenant to the Landlord within 2 weeks 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 services and any water-borne sewerage system and/or other equipment installed at the Premises, including any tax payable thereon. The Tenant shall provide monthly utility bill copies to the Landlord upon request.

(d) DEFECT FREE PERIOD

The Parties agree that there shall be a defect-free period of 14 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 7 working 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 specification. 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, lightning, 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 such replacement is due to normal use or the Tenant's negligence.

(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 or guests 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. 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\$ 150 per job/repair/maintenance per item (excluding aircon units/system, water heater, water pumps and structural repairs) throughout the term of the Tenancy Agreement. In the event any job/repair/maintenance exceeds S\$ 150 per item, then the initial S\$ 150 shall be borne by the Tenant and the excess to be borne by the Landlord. For jobs/repairs/maintenance above S\$ 150, 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 or water pumps unless where the damage is caused by the Tenant's wilful act or negligence.

(j) SERVICE OF AIRCON

To keep the air conditioning units fully serviced every four months, with the cost borne by the Landlord. Cost of repair and replacement (including chemical cleaning and gas top up) to be borne by the Landlord save where the same are caused by act, neglect 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 conducted by a 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. The Landlord shall bear the cost and expense for the repair, replacement or renewal of parts

arising from fair wear and tear, provided the Tenant has promptly notified the Landlord of any issues in writing.

(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 such consent is granted, the Tenant shall make good such alterations at his own cost and/or expense at the request of the Landlord upon the expiry or termination of the Agreement, restoring the Premises to its original condition.

(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 working 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.

(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 weekends, or 6:00 PM to 8:00 PM on weekdays) 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 calendar month immediately preceding the termination or expiry of the Tenancy Agreement. The Landlord shall ensure that such viewings do not unduly disturb the Tenant's quiet enjoyment of the Premises.

(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 weekends, or 6:00 PM to 8:00 PM on weekdays) by prior appointment mutually agreed by both parties (with at least 72 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 limit such viewings to a maximum of 3 times per month.

(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, provided the proposed assignee/subtenant meets the same eligibility criteria as the original Tenant (including immigration and background checks).

(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 violation of the building's management rules.

(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 unauthorised purposes. 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 liquidated damages for the breach. This is 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 the building's management rules. This includes but is not limited to fireworks, petrol, and hazardous chemicals.

(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 7 days of receiving a written demand from the Landlord.

(u) TENANT'S INSURANCE

To insure for Tenant's own personal chattels (including furniture, electronics and valuables) against theft, loss or damage by fire, flood and other insured risks, and provide a copy of the insurance policy to the Landlord within 1 month of the commencement of the Tenancy Agreement.

(v) REGISTERED OCCUPIERS

To permit only occupiers who are registered herein to occupy the Premises. Substitution, addition or change of occupiers are subject to the prior written permission of the Landlord, and the proposed new occupier shall undergo the same verification process as the original Tenant (including providing identification documents and passing background checks). The Tenant shall notify the Landlord of any change in occupiers at least 14 days prior to the change (if foreseeable).

(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 such 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 ensuring the pet does not cause damage or nuisance). The Tenant shall be liable for any damage caused by the pet.

(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. 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. The Tenant shall not be required to repaint the walls and ceiling at the end of the lease if any marks or discoloration are due to fair wear and tear. The Tenant shall arrange for professional cleaning of the entire Premises (including kitchen, bathrooms and common areas) by a Landlord-approved cleaner, dry clean all curtains and upholstery provided by the Landlord, and remove all personal belongings and rubbish from the Premises prior to handover.

(z) HANGING OF PICTURE FRAME

Not to hack any holes, drive large nails or screws, or bore any holes in the walls or ceiling without first having obtained the written consent of the Landlord. Reasonable small nails or screws for hanging pictures, paintings and similar lightweight items (not exceeding 5kg) are permitted, provided the Tenant shall remove the nails, screws and

hooks and patch the holes with white putty (matching the wall color) prior to the expiration of the Tenancy.

(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, government orders, pandemic restrictions 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 hold valid immigration documents at all times during the Tenancy.

(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 valid identification documents if an identity card is not available.
- (ii) Produce their original identity cards and/or other valid identification documents if an identity card is not available, and provide certified true copies for retention to the Landlord and/or his representing Salesperson within 7 days of signing this Agreement.
- (iii) Together with the occupier, meet (in person or via video conferencing) the Landlord and/or his representing Salesperson for face-to-face verification within 14 days of signing this Agreement.
- (iv) Inform the Landlord in writing in respect of any change in their citizenship status not less than 14 days prior to such change. If the change cannot be anticipated, 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, student pass, long-term visit pass, dependant's pass 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 passports, valid immigration passes 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 passports, renewed/extended immigration passes and other relevant documents evidencing their renewal or extension of their lawful stay/work in Singapore at least 30 days before the expiry of the current pass.

(iv) Together with the occupier, meet (in person or via video conferencing) the Landlord and/or his representing Salesperson for face-to-face verification within 14 days of signing this Agreement.

(v) Inform the Landlord in writing in respect of any change in their particulars (e.g., name, address), immigration status or employment status not less than 14 days prior to such change. If the change cannot be anticipated, 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 access for verification.

(e)

Notwithstanding anything herein contained, if at any time during the Term of this Tenancy Agreement, any prohibited immigrant (as defined under the Immigration Act) 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 liquidated damages. This is 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 unreasonable interruption 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 management fees in respect of the Premises other than those agreed to be paid by the Tenant herein. The Landlord shall provide a copy of the annual property tax bill to the Tenant upon request.

(c) KEEP PREMISES IN GOOD REPAIR

To keep the roof, ceiling, main structure, walls, floors, internal/embedded wiring, pipes, water pumps and common area facilities (as applicable) of the Premises in good and tenable 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 ten (10) working 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 the Tenant to vacate the Premises temporarily (for more than 2 days), the Landlord shall bear the cost of alternative accommodation for the Tenant during the repair period.

(d) FIRE AND LIABILITY INSURANCE

To insure the Premises against loss or damage by fire, theft (of Landlord's property) and public liability, and to pay the necessary premium punctually. For the avoidance of doubt, such insurance coverage shall be for the loss and/or damage of the Landlord's property (including building structure, fixtures and fittings provided by the Landlord) and public liability claims against the Landlord, and shall not cover any loss and/or damage of the Tenant's property or personal liability of the Tenant.

(e) LETTER OF INTENT

On or before handover of the premises to the Tenant (i.e., 25 March 2024), the Landlord agrees to supply the items (including a new washing machine, refrigerator and sofa)

and comply with the offer covenants as stipulated in the Letter of Intent dated 28 February 2024.

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 enters into composition with the Tenant's creditors or suffers any distress or execution to be levied on the Tenant's property, (iii) the Tenant (being a company) shall go into liquidation whether voluntary (save for the purpose of amalgamation or reconstruction with prior written notice to the Landlord) 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 such breach within 7 days of 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% per annum on the amount unpaid, calculated from after the date due up to the date of actual payment. The formula agreed by both parties will be as follows: $\text{monthly rental} \times 8\% / 365$ (to derive interest for 1 day) \times 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 6 months from the date of the commencement of the Tenancy Agreement, David Kumar Raj (FIN: F5893217L) 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 (GreenScape Engineering Pte Ltd); or (iv) required to return to his home country due to a serious illness or death of an immediate family member (spouse, parent or child), it shall be lawful for the Tenant to determine this tenancy by giving not less than 1 month's written notice or paying 1 month's Rent in lieu of such notice. Documentary evidence of (i), (ii), (iii) or (iv) (e.g., deportation order, government rejection letter, employer transfer letter, medical certificate, death certificate) 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 pursuant to 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: $(\text{total agency commission paid by Landlord}) \times (\text{remaining term in months}) / (\text{original term in months})$. Documentary evidence of the agent commission invoice shall be provided to the Tenant by the Landlord within 7 days of the termination notice. 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(b) 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 the actual loss suffered as a result of the breach (including but not limited to unpaid rent, repair costs, agency fees for reletting and legal fees), provided the innocent party has taken reasonable steps to mitigate such loss.

(f) OPTION TO RENEW

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 months from the expiration of the tenancy hereby created at the prevailing

market Rent (to be determined by a mutually agreed property valuer or based on comparable rentals in the area) 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 the 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 shall pay the agency renewal commission in accordance with 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, flood, earthquake 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 (based on the extent of the uninhabitable area) 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.

(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 4 months' written 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 with an amount equivalent to 1 month's rent as relocation assistance. Neither party shall have any further claims against the other in respect of the termination due to 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 breach or default in the future or of any other terms of this Agreement. If one party delays or omits to exercise any of its rights in this Tenancy Agreement, the delay or omission shall not operate as a waiver of any breach or default of the other party or of such rights.

(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 this Agreement. The Tenant shall provide a copy of the stamped agreement to the Landlord within 7 days of receiving the stamped document.

(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 or via email to the Tenant or the Landlord or other person or persons to be served by name at their address specified herein or at their last known place of abode or business. 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 upon receipt of the email (as evidenced by a read receipt or delivery confirmation). Any notice to the Landlord must be sent via email to mei.ling.lim@singnet.com.sg, and any

notice to the Tenant must be sent via email to david.raj@greenscape-engg.com.

(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 submitted to the exclusive jurisdiction of the courts of the Republic of Singapore.

(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 mortgagee/financial institution for the lease of the said Premises. The Landlord shall provide a copy of such consent to the Tenant within 14 days of signing this Agreement.

(o) JOINT INSPECTION

Upon the expiration of the said term or earlier determination thereof, 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, together with all locks, keys, furniture and dry-cleaned curtains, to the Landlord after a joint inspection thereof by both parties (to be conducted within 3 days of the termination date). 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 the rectification works are completed within 14 days of the joint inspection.

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

SIGNED by the Landlord

Name: Lim Mei Ling

NRIC No.: S7956324D

In the presence of

Name: Tan Jia Hui

NRIC No.: S8876542E

SIGNED by the Tenant

Name: David Kumar Raj

FIN No.: F5893217L

In the presence of:

Name: Arjun Nair

NRIC No.: S9134567G

List of occupiers

Name of occupiers	Passport No.	FIN No./Expiry Date	Company Name/Tel No.
David Kumar Raj	E9876543	F5893217L/30 Nov 2026	GreenScape Engineering +65 6234 5678
Priya David	E9876544	F5893218M/30 Nov 2026	Freelance Designer +65 6345 6789
Aiden David	E9876545	F5893219N/30 Nov 2026	Student

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

The Tenant: The Tenant is required to inform the Landlord of any visitors staying in the house for more than 7 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 (i.e., 4 persons for this Premises).

This document has been prepared in accordance with the laws of the Republic of Singapore. All terms and conditions herein are binding on both parties upon signing.