

**BURTON ENERGY PTE LTD**

NO. 80 TUAS AVENUE 1, SINGAPORE 639525  
 TEL : 65587757 FAX : 6558 7956  
 (ROC No. 201002814H)

14<sup>th</sup> February 2012

Our Ref: BE/ECPL/010/hf

**M/s Empire Contractors Pte Ltd**  
 8 Ubi Road 2  
 #06-21 Zervex  
 Singapore 408538  
Attention: Mr Neo Seh Hong

Dear Mr Neo,

**LEASE AT NO: 33 TUAS VIEW WALK 2, #01-01, SINGAPORE 637561**

We thank you for your interest to lease our abovementioned unit.

As discussed and agreed, we shall lease the abovementioned premises to your company subject to the following Terms and Conditions, which are to be incorporated into a standard Tenancy Agreement for your acceptance;

*- date to charge to 2/3*

Contract Term: 15 March 2012 to 14 March 2014 (2 years) + 1 year option

Two Months Rental Deposit	\$ 36,776.00
Utilities Deposit	\$ 5,000.00
Advance Rental inclusive of GST for the month of March 2012	\$ 19,675.16
Being toilet amenities for March 2012 inclusive of GST	\$ 321.00
Tenancy Preparation Fees including GST	\$ 1,967.52
Total	\$ 63,739.68
Less: cheque payment DBS#673971	\$ 18,388.00
<b>Balance payable</b>	<b>\$ 45,351.68</b>
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Kindly prepare a cheque for the sum of **S\$45,351.68** issued in favour of Burton Energy Pte Ltd for the endorsement of the Tenancy Agreement.

We appreciate your prompt attention in the above matter.

Thank you.

Yours faithfully

**BURTON ENERGY PTE LTD**



Johnny Aw