

DATED THE 5th DAY OF December 2007

THONG TECK COMPANY PRIVATE LIMITED

AND

C S PARTNERS PTE LTD

TENANCY AGREEMENT

OF

**15 SCOTTS ROAD #08-01/02 THONG TECK BUILDING
SINGAPORE 228218**

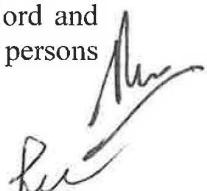
THIS LEASE is made the 5th of December Two Thousand and Seven (2007) Between (Our Company) Thong Teck Company (Private) Limited, Co. Reg No: 195200133N, a company incorporated in the Republic of Singapore and having its registered office at 15 Scotts Road #08-03, Thong Teck Building, Singapore 228218 (hereinafter referred to as "the Landlord") of the one part and C S Partners Pte Ltd, Co. Reg No : 200512579G a company incorporated in 15 Scotts Road #08-08, Thong Teck Building, Singapore 228218 which shall be changed to the premises as described in **Schedule 1** (hereinafter referred to as "the Tenant") of the other part.

WHEREAS the Landlord has agreed to let and the Tenant has agreed to take all those premises described in the Schedule 1 hereto which premises form part of the building known as "**THONG TECK BUILDING**" at 15 Scotts Road, Singapore 228218, on the terms, provisions, stipulations and covenants hereinafter set out.

WITNESSETH as follows:

Demise

1. IN CONSIDERATION of the rent service charges and the Tenant's covenants hereinafter reserved and contained the Landlord hereby demises unto the Tenant and the Tenant hereby takes ALL those premises more particularly described in the Schedule 1 hereto (hereinafter called "the Demised Premises") Together with (but to the exclusion of all other liberties easements rights or advantages)
 - (a) the right for the Tenant and others duly authorised by the Tenant of ingress and egress to and from the Demised Premises in over and along all the usual entrances landings escalators and passage ways leading thereto in common with the Landlord and all others so authorised by the Landlord and all other persons entitled thereto, such rights being only so far as is necessary and as the Landlord can lawfully grant;
 - (b) the right to the free and uninterrupted use of all electricity, city gas, telephone and other pipes, wires and cables upon through or under adjacent premises in the Building all such rights to be so far as is necessary for the enjoyment of the Demised Premises and in common with the Landlord and all others so authorised be entitled thereto;
 - (c) the right for the Tenant and all others authorised by the Tenant to the use and benefit of the air-conditioning system installed in the Building in common with the Landlord and all others so authorised by the Landlord and all other persons entitled thereto;



- (d) the right for the Tenant and others authorised by the Tenant to the use of such sufficient toilet facilities in the Building as shall be provided by the Landlord but such use to be in common with the Landlord and all others so authorised by the Landlord and all other persons entitled thereto;

EXCEPTING AND RESERVING unto the Landlord the free and uninterrupted use of all gas, water and other pipes, electric, telephone and other wires, conduits, flues and drains in through or under the Demised Premises TO HOLD the Demised Premises unto the Tenant for the term commencing on **16th January 2008** and ending on **15th January 2010** YIELDING AND PAYING THEREFOR during the term hereby created:

Rent & Service

A monthly rent for the period **16th January 2008 to 15th January 2010** at the rate of Dollars **Ten Thousand Only (\$10,000.00)**; including maintenance fees, air-conditionings and Goods & Services Tax (GST, if any).

The monthly rent and monthly service charge shall be payable in advance on the 16th day of each month without any deduction, the first payment of the monthly rent and monthly service charge commencing on the 16th day of January 2008. Provided Always that the Tenant shall pay all and any increase in the monthly service charge as imposed by the Management Corporation from time to time.

Tenant's Covenants

2. The Tenant hereby covenants with the Landlord as follows:

Rent/Service Charge

- (1) To pay the monthly rent, and the monthly service charge on the dates and in the manner aforesaid.

Deposit

- (2) To pay the Landlord by way of deposit on or before 1st January 2008 the sum of Dollars Twenty Thousand Only (\$20,000.00) equivalent to **two (2) months' rent and service charge**, which sum shall be held by the Landlord as security for the due observance and performance by the Tenant of all singular and several covenants conditions stipulations and agreements on the part of the Tenant herein contained which sum shall be maintained at this figure during the term hereby created and shall not be deemed to be or treated as payment of the monthly rent or the monthly service charge and the



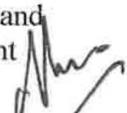
same shall be refunded to the Tenant without interest on the expiration of the term hereby created less any sum that may be due or outstanding to the Landlord.

- | | |
|--|---|
| Legal and
Other Costs | (3) To pay all stamp duty and all legal costs charges (if any) and expenses of and incidental to the preparation completion stamping and registration of this Lease and/or any surrender or other termination thereof otherwise than by effluxion of time and in case of default by the Tenant in performing or observing any covenants herein contained or implied the Tenant shall pay to the Landlord all legal and other costs charges and expenses for which the Landlord shall become liable in consequence of or in connection with any such default of the Tenant within seven (7) days of the Landlord requesting the Tenant so to do. |
| Power Supply
Ltd, TAS
and Others | (4) To pay all rates charges and the like (including taxes) for services supplied and metered separately to the Demised Premises and charged by the Power Supply Ltd and TAS or other authority or undertaking. |
| Electrical
and Other
Appliances | (5) Subject to all approvals being obtained by the Tenant from the relevant authorities, to install at the Tenant's own cost and expense all electrical or other appliances including telephones, telex machine and teleprinters and all other communication apparatus (as the Tenant may require) in such a manner that the wires shall not run across the floor or ceiling or along the walls of the Demised Premises so as to be visible in the Demised Premises but shall be concealed in metal conduits and if running along the floor shall be concealed in the ducts in the underfloor trunking. |
| Notice of
Damage | (6) Without prejudice to Clause 2 (17) hereof to give notice forthwith to the Landlord of any damage that may occur in or to the Demised Premises and of any accident to or defect in the water pipes, gas pipes, electrical wiring, air-conditioning ducts or any other fittings fixtures or other facility of the Landlord herein. |
| Alterations
And Additions | (7) The Tenant covenants not to make or permit to be made any works alterations in or additions to the Demised Premises or any part thereof or the fixtures and fittings therein without having first obtained the written consent of the Landlord and the relevant authorities and in the event of such consent being given to carry out at the Tenant's own cost and expense such works alterations or additions with such materials and in such manner and at such time(s) as shall be approved by the Landlord and such approval shall not be unreasonably withheld by the Landlord. |



- | | |
|--|---|
| Fees of
Architects
Engineers etc | (8) The fees of any architect engineer or other Architect consultant employed by the Landlord for the purpose of considering and approving any plans specifications materials and all works carried out by the Tenant and all other costs, charges and expenses incurred by the Landlord in connection therewith shall be a debt due from the Tenant to the Landlord and shall be paid by the Tenant to the Landlord within fourteen (14) days of the Landlord notifying the Tenant of the amount thereof. No delay in carrying out and completing all or any of the said works (including installations of telephones and teleprinters) in or at or about the Demised Premises, whether caused by any governmental and/or statutory authorities or otherwise, shall be a ground for postponing the commencement of the term hereby created or relieve in any way the Tenant from the performance and observance of the covenants conditions and stipulations herein contained and on the Tenant's part to be performed and observed. |
| Permitted
Use of
Demised
Premises | (9) Not to use or permit to be used the Demised Premises or any part thereof other than as an office and any other purpose connected with the Tenant's business. The use of the Demised Premises should not constitute a nuisance to the other tenants and the Tenant shall not cause any damage or use dangerous materials. |
| Prohibited
Use | (10) In particular and without prejudice to the generality of the foregoing, not to permit or suffer anyone to sleep or reside within the Demised Premises or to permit any auction sale to take place within the Demised Premises. |
| Access to
Demised
Premises | (11) (a) To permit the Landlord and/or the Management Corporation their agents or servants with or without workmen and others authorised in writing by the Landlord and/or the management Corporation and with or without appliances and/or materials from time to time at all reasonable times by prior appointment to enter upon the Demised Premises or any part thereof to view inspect and test the condition thereof, or make such investigations as the Landlord or the Management Corporation or such authorised persons may deem necessary, and to do such works and things as may be required for any repairs rectifications alterations connection or improvements to the Demise Premises or any part or parts of the Building.

(b) Forthwith to repair amend and make good in proper and workmanlike manner any defects for which the Tenant |





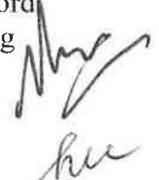
is liable and of which a written notice shall be given by the Landlord and/or the Management Corporation to the Tenant or left on the Demised Premises and to pay the Landlord's or the Management Corporation's cost of survey or otherwise in respect of the preparation of any such notice and if the Tenant shall not within such period of time as required by the Landlord or the Management Corporation proceed diligently with the execution of such repairs rectifications or works then the Landlord or the Management Corporation may enter upon the Demised Premises and execute such repairs rectifications or works the cost thereof shall be debt due from the Tenant to the Landlord or the Management Corporation and shall be paid by the Tenant to the Landlord or the Management Corporation within fourteen (14) days of the Landlord or the Management Corporation notifying the Tenant of the amount thereof.

Tenantable
Repair

- (12) At all times keep the interior of the Demised Premises the flooring and interior plaster and other surface materials or rendering and therein including doors windows glass locks fastenings electric wires and installations and fittings for light and power and hereto in a clean and good state of tenantable repair and decorative order and condition (fair wear and tear expected) and to replace or repair any part of the Demised Premises and the fixtures and fittings therein which shall be broken or damaged and further if any damage is caused to the Landlord or to any person whomsoever directly or indirectly through the said damaged condition of any part of the interior of the Demised Premises the flooring and interior plaster and other surface materials or rendering on walls and ceilings and furniture and fixtures thereon and therein including doors windows glass locks fastenings electric wires and installation and fitting for light and power the Tenant shall be wholly responsible therefor and shall fully indemnify the Landlord against all claims demands actions and legal proceedings whatsoever made upon the Landlord by any person in respect thereof.

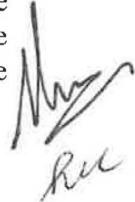
Cleaning of
Demised
Premises

- (13) To keep the Demised Premises and every part thereof clean and in the fullest possible hygienic condition and to keep all pipes basins sinks and water closets if any in the Demised Premises clean and unlocked. Any cleaners employed by the Tenant for the purpose hereof shall be at the sole expense and responsibility of the Tenant and shall be subject to the prior written approval of the Landlord. In addition all debris and waste materials of whatever nature shall be disposed by the Tenant, daily, in a manner prescribed by the Landlord failing which the Landlord reserves the right (without being



under any obligation to do so) to dispose of the same and all costs and expenses incurred by the Landlord in this respect shall be paid by the Tenant to the Landlord within fourteen (14) days of the Landlord notifying the Tenant of the amount thereof.

- | | |
|---------------------------------|--|
| Signs,
Unsightly
Objects | (14) Not to affix erect attach paint or exhibit or permit to be affixed erected painted or exhibited in or about any part of the Building or on the exterior walls of the Demised Premises or on or through the windows or doors thereof any placard poster notice advertisement name plate or sign or announcement flag flag-staff air-conditioning unit television or wireless mast or aerial or any other thing whatsoever except such as shall have been approved in writing by the Landlord in accordance with a standard design laid down by the Management Corporation. |
| Windows | (15) To keep the windows of the Demised Premises closed at all times so as to maintain an efficient functioning of the air-conditioning system and not to erect or install thereon or any glass panel any sign device furnishing ornament or object which is visible from outside the Demised Premises and which, in the opinion of the Landlord, is incongruous or unsightly or may detract from the general appearance of the Building. |
| Noise/
Nuisance | (16) Not to use or permit the Demised Premises to be used for any unlawful or immoral purpose and not to do or permit to be done any act or thing which in the opinion of the Landlord may become a nuisance or give cause for reasonable complaint from occupants of other parts of the Building or occupants of any house or any other buildings adjoining the Building. |
| Obstruction
And
Littering | (17) Not to place or store any goods or things upon or obstruct litter or make untidy any parts of the Demised Premises and the Building which are used in common with the Landlord and the Landlord's other tenants invitees and licensees. |
| Obstruction
Of Light | (18) Not to cover or obstruct or permit to be covered or obstructed in any manner or by any article or thing (other than approved by the Landlord) the windows, sky-lights or ventilating shafts or air-inlets or outlets which reflect or admit light or enable air to flow into or out of the Demised Premises or any part of the Building. |
| Use of Lifts | (19) Not to use the lifts for conveying or carrying stock-in-trade goods or supplies and not to use service lifts provided for the Building other than in a manner prescribed by the |



Management Corporation from time to time.

- | | |
|---|---|
| Compliance
With Statutes,
Bye-Laws, etc | (20) At all times during the term hereby created to comply with promptly and at the Tenant's expense all such requirements as may be imposed on the occupier of the Demised Premises by any statute now or hereafter in force and any bye-laws orders rules regulations requirements and notices thereunder and to indemnify and keep the Landlord fully indemnified against all costs claims liabilities fines or other expenses whatsoever which may fall upon the Landlord by reason of any non-compliance thereof by the Tenant. |
| Machinery | (21) Not to bring or allow to be brought on to the Demised Premises or any part of the Building used in common with the Landlord and other Tenants and occupants of the Building any machines or machinery save and except typewriters and such machinery and equipment as are required for the business of the Tenant subject to any other provisions herein contained, relating to the use of machinery. |
| Prohibited
Substances/
Goods | (22) Not to store in or bring upon any part of the Demised Premises or the Building any chemicals (other than those chemicals which are permitted to be sold and stored) or any arms, ammunitions, explosives, toxic or combustible substance or any substance of a dangerous nature or unlawful goods or any goods or things which in the opinion of the Landlord are of an obnoxious dangerous and hazardous nature. |
| Food and
Drink | (23) Not without the prior written consent of the Landlord to permit any vendors of food or drink or the servants or agents of such vendors to bring on to the Demised Premises or any part thereof food or drink for the consumption by the occupiers of the Demised Premises save and except contractors who have been given the right by the Management Corporation to provide a food and drink service for the occupiers of the Building. |
| Restoration | (24) In addition to the foregoing and immediately prior to the expiration or sooner determination of the term hereby created and as instructed by the Landlord to restore the Demised Premises to its original state and condition, fair wear and tear excepted, subject to Clause 2 (32), to the satisfaction of the Landlord and if the Tenant shall fail to restore the same the Landlord may recover from the Tenant the costs of such restoration together with all rent, service charge and other amounts which the Landlord would have been entitled to receive from the Tenant had the period within which such restoration is effected by the Landlord |



been added to the term hereby created provided that such period to be added by the Landlord shall not exceed fifteen (15) days.

- | | |
|--|--|
| Voidance of Insurance Policy and Avoidance Premium | (25) Not to do or permit or suffer to be done anything whereby the insurance policy or policies of insurance against damage or loss by fire or other risks on the Building or any part thereof may be rendered void or voidable or whereby the rate of premium thereon may be increased and to make good all damage suffered by the Landlord and to repay to the Landlord all sums paid by way of increased premium and all expenses incurred by the Landlord in or about the renewal of such policy or policies rendered necessary by a breach or non-observance of this covenant without prejudice to any other rights of the Landlord. |
| Subletting and Assignment | (26) Not to assign license or in any way dispose of or part with possession of the Demised Premises or any part thereof or either by way of sub-letting sharing or other means whereby any company person or persons not a party to this Lease obtains the use or possession of the Demised Premises or any part thereof irrespective of whether or not any rental or other consideration is given for such use or possession and in the event of such transfer or sharing this Lease shall at the option of the Landlord forthwith be determined and the Tenant shall forthwith surrender the Demised Premises to the Landlord with vacant possession. The provisions of this clause shall not apply to any related company within the Tenant's group of companies. |
| Indemnity | <p>(27) To indemnify and keep indemnified the Landlord in full from and against:</p> <ul style="list-style-type: none"> (a) all claims demands actions suits proceedings order damages costs losses and expenses of any nature whatsoever which the Landlord may suffer or incur in connection with loss of life, personal injury and/or damage to property arising from or out of any occurrences in, upon or at the Demised Premises or the use of the Demised Premises or any part thereof by the Tenant or by any of the Tenant's employees independent contractors agents invitees or licensees; (b) all loss and damage to the Demised Premises the Building and to all property therein caused directly or indirectly by the Tenant and in particular but without limiting the generality by the foregoing caused directly or indirectly by the misuse waste or abuse of water gas or electricity or faulty fittings or fixtures of the Tenant. |



Rules and
Regulations

(28) To observe and perform and to cause all his employees independent contractors agents invitees and licensees to observe and perform all the rules and regulations made by the Landlord under Clause 4 (10) and/or the Management Corporation of the Building hereof for the proper management of the Building and notified in writing by the Landlord to the Tenant from time to time. Provided Always that the Landlord shall not be liable to the Tenant in any way for violation of the rules and regulations by any persons including other tenants of the Building or the employees independent contractors agents visitors invitees or licensees thereof.

Prohibition

(29) Subject to Clause 2 (32) hereof, not to remove at or prior to the expiration or sooner determination of the term hereby created any electrical wiring installation or fixtures air-conditioning ducts conduits water and other pipes ceilings partitions and flooring installed or fixed by the Landlord in at or about the Demised Premises.

Yielding up
of Premises

(30) During the three (3) months immediately preceding the termination of the term hereby created to permit persons with written authority from the Landlord's agents at reasonable times of the day with prior appointment to view the said premises and immediately upon the expiration or sooner of Premises determination of the term hereby created to yield up to the Landlord the Demised Premises with the furniture fixtures and fittings thereto (including such Tenant's fixtures as are required by the Landlord pursuant to the foregoing) in good clean tidy and Tenantable repair and condition (fair wear and tear only expected) together with the keys to the Demised Premises and all the doors therein. All damage done to the Demised Premises by removal of any of the Tenant's trade fixtures and any other damage to the Demised Premises shall be made good by the Tenant at its expense on or prior to the expiration of the term hereby created and if the Tenant fails to do so the Landlord may make good all such damage. All costs incurred by the Landlord in making good such damage caused in consequence thereof shall be paid by the Tenant to the Landlord within fourteen (14) days of the Landlord notifying the Tenant of the amount thereof.

(31) In the event the Landlord intends to sell the Said Premises, the Tenant shall permit persons with written authority from the Landlord or the Landlord's agent at reasonable time of the day with prior appointment to view the Said Premises.

Removal of

(32) In complying with Clause 2 (29) hereof and if so required by

**Internal
Fittings and
Works**

the Landlord, the Tenant shall remove all internal partitions and/or fixtures and installations of the Tenant or any part thereof from all portions of the Demised Premises vacated by the Tenant immediately upon or prior to the expiration or sooner determination of the term hereby created and in default thereof the Landlord may remove and dispose of the same. All damage done to the Demised Premises by such removal shall be made good by the Tenant at its expenses immediately upon or prior to the expiration or sooner determination of the term hereby created and if the Tenant fails to do so the Landlord may make good all such damage. All costs incurred by the Landlord to such removal or disposal or in making good such damage shall be a debt due from the Tenant to the Landlord and shall be paid by the Tenant to the Landlord within fourteen (14) days of the Landlord notifying the Tenant of the amount hereof.

**Landlord's
Covenants**

Payment of
Rates,
Taxes, etc

- (1) To pay all rates taxes and assessments imposed upon or in respect of the Building or any part thereof save and except those which the Tenant has covenanted to pay.

Quiet
Enjoyment

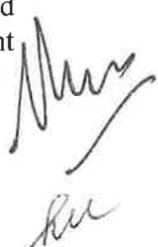
- (2) That the Tenant duly paying the monthly rent, and the monthly service charge hereby reserved and observing and performing the several covenants and obligations herein before contained shall peaceably hold and enjoy the Demised Premises during the term hereby created without any disturbance by the Landlord or any person lawfully claiming under or in trust for the Landlord.

Lifts, Air-
Conditioning

- (3) So far as is practicable but subject always to Clause 3 (5) hereof to provide:

Electricity and
Water

- (a) Lift services at all hours during the day or at such other time as may be determined by the Landlord or Management Corporation.
- (b) Air-conditioning services from 8:00 a.m. to 6:00 p.m. on Mondays to Fridays inclusive and from 8:00 a.m. to 2:00 p.m. on Saturdays or such other time as may be determined by the Landlord or Management Corporation and such other air-conditioning facilities beyond the hours specified above at normal operating costs should the Tenant require the same subject to the Tenant paying the additional costs but nothing contained herein



shall impose on the Landlord any obligations to do so.

- (c) Electricity for lighting of the passages corridors toilets and other parts of the Building used by the Tenant in common with others from 8:00 a.m. to 6:00 p.m. on Mondays to Fridays inclusive and from 8:00 a.m. to 2:00 p.m. on Saturdays and during such other hours of the day as the Landlord shall in its absolute discretion think fit from Mondays to Saturdays.
 - (d) Water for the common toilets in the Building.
- | | |
|-----------------------|--|
| Common Areas | (4) Procure that the Management Corporation to keep the roof main drains and pipes all external walls and all common areas of the Building including the entrances corridors passages stairways landings car-park lifts escalators common toilets clean and in good repair including repainting and redecorating of the same or any part thereof at such times and in such manner as the Landlord in its absolute discretion may consider necessary. |
| Lighting and Cleaning | (5) Procure that the Management Corporation to keep the lifts escalators staircases landings and such common parts as aforesaid well and sufficiently cleaned and lighted and to keep the lifts and escalators in proper working order and to employ a watchman or watchmen for general security purposes of the Building. |
| Insurance | (6) At all times throughout the term hereby created to insure and keep insured the Demised Premises (excluding the Tenant's fittings and fixtures) against loss or damage by fire, flood, lightning, storm and tempest and such other risks as the Landlord may deem necessary or desirable. |
| Car Parks | (7) To provide one car parking lot for the Tenant's use at the current consideration of Dollars One Hundred and Sixty (\$160.00) per lot per month or such other reasonable market rate(s) as the Landlord in its discretion may determine subject also to the rules and regulations for the said car parks as may be laid down from time to time by the Landlord or Management Corporation. A deposit equivalent to three (3) months' rent, Dollars Four Hundred and Eighty (\$480.00) is payable on lease of each car park. This deposit is non-interest bearing and refundable upon termination of the said lease. Notwithstanding anything herein contained the Landlord shall not be liable or in any way responsible to the Tenant for any injury loss or damage which may be suffered or sustained to any property or by any person in the said car parks of the Building howsoever occurring. Subject to the absolute discretion of the Landlord |



- (e) words importing the singular or plural number shall be deemed to include the plural or singular number respectively and words importing the masculine gender only shall include the feminine or neuter gender as the case may require;
- (f) where two or more persons are included in the term "the Tenant" all covenants, agreements, terms, conditions and restrictions shall be binding on them jointly and each of them severally and shall also be binding on their personal representatives and permitted assigns respectively jointly and severally.

IN WITNESS WHEREOF the parties hereto have set their hands to this Lease the day and year first above written.

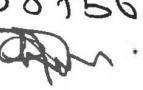
SCHEDULE 1

All those parts which are bordered in red in the plan annexed hereto in the units known as **15 Scotts Road #08-01/02, Thong Teck Building, Singapore 228218** estimated to contain an area of **1,257 square feet**.

SCHEDULE 2

See Inventory List Attached

Signed by)
for and on behalf of the **Landlord** in)
the presence of:)

CHAN CEIC HUNG
S1387B631D


Signed by)
for and on behalf of the **Tenant** in)
the presence of:)

TAN CHON HONG
S7409116D

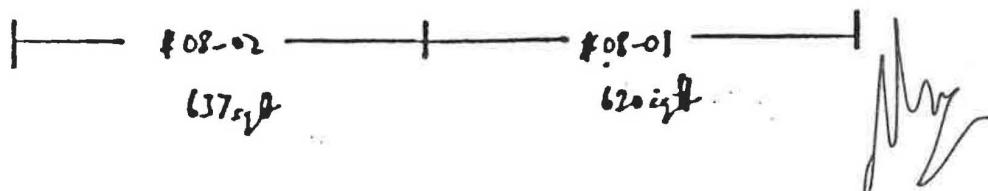
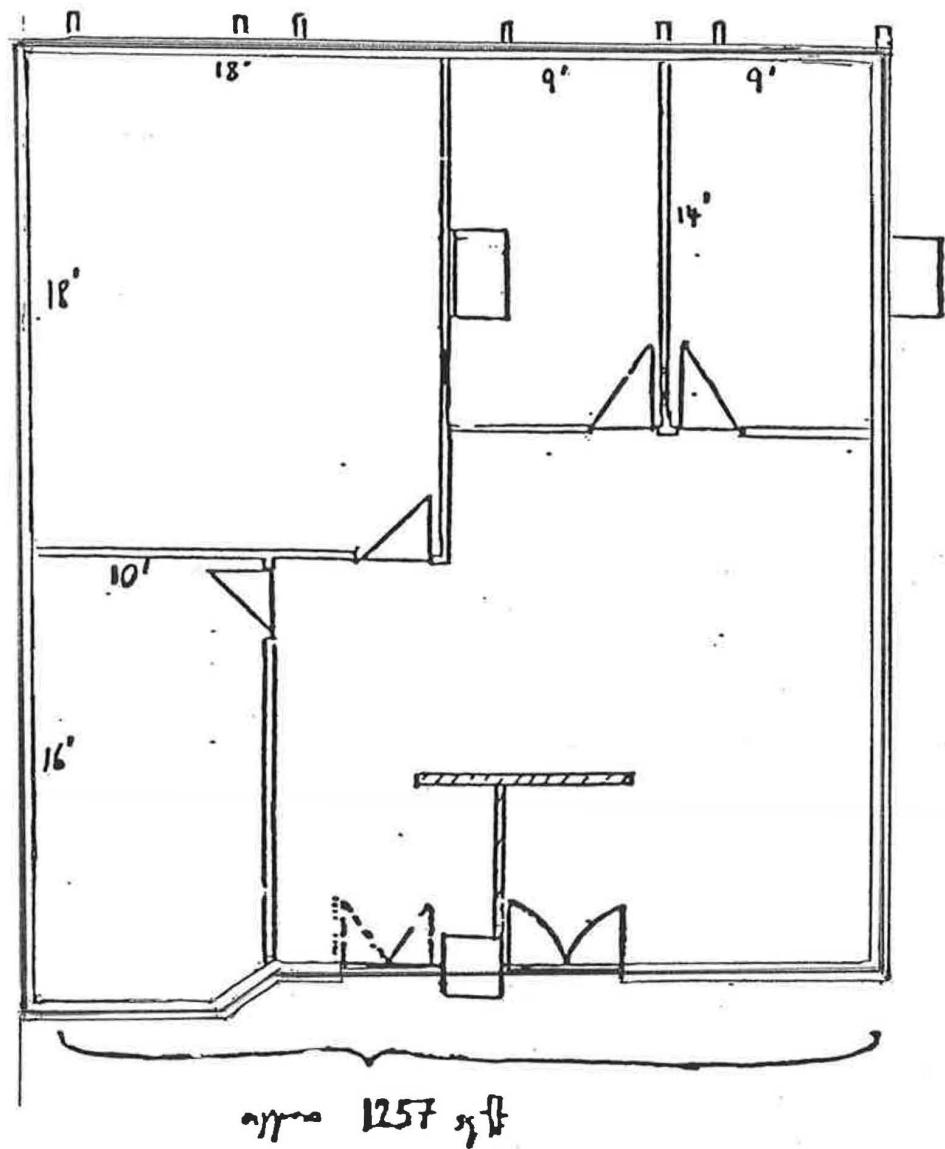



CS Partners Pte Ltd



Director

S C H E D U L E 1



Re