

SUPPLEMENTAL LETTER TO OPTION AGREEMENT DATED 7 FEBRUARY 2014

Date: 15 April 2014

To: JKP Pte. Ltd.
80 Tuas Avenue 1,
Singapore 639525

Supplemental Letter to the Option Agreement dated 7 February 2014

1. We refer to the Option Agreement dated 7 February 2014 entered into between JKP Pte. Ltd. and Celestine Management Private Limited (the "Option Agreement").
2. As discussed between parties, we propose the following amendments to each of the respective Agreements:

Agreement	Clause	Amendments
Option Agreement	3.4	<p>That Clause 3.4 be amended to read as follows:</p> <p>"Purchase Price: The purchase price of the Property shall be S\$43,288,888.00, subject to the total strata lot area of the Property being 2,480 square metres. The Purchase Price shall be paid as follows: S\$33,288,888.00 shall be paid in cash by way of cashier's order and the remaining S\$10,000,000.00 shall be paid in the form of Units (which number of Units shall be based on the Unit Price)."</p>
Purchase Agreement	3.1 (Purchase Price)	<p>That Clause 3.1 be amended to read as follows:</p> <p>"The consideration (Purchase Price) for the purchase of the Property shall be S\$43,288,888.00, subject to the total strata lot area of the Property being 2,480 square metres. The Purchase Price shall be paid as follows: S\$33,288,888.00 shall be paid in cash by way of cashier's order and the remaining S\$10,000,000.00 shall be paid in the form of Units (which number of Units shall be based on the Unit Price).</p>
Lease Agreement	C1.1 (Rent)	<p>That Clause C1.1 be amended to read as follows:</p> <p>"The aggregate Rent for each year of the Term Singapore Dollars Two Million Two Hundred and Seventy Thousand only (S\$2,270,000.00) and shall be fixed throughout the Term of this Lease."</p>
	C2 (Gross Floor Area and Due Diligence)	<p>To amend the first paragraph of Clause C2 to read as follows:</p> <p>"The total strata lot area of the Premises is 2,480 square metres. For the purpose of computation, the adjustment to the Rent shall be made on the basis of S\$915.23 per square metre per year. For the purposes of this clause, the gross floor area is the total strata lot area of the Premises."</p>
	D1.1 (Financial Condition)	<p>To amend the banker's guarantee amount in Clause S1.1 from "Singapore Dollars Ten Million Four Hundred and Forty Thousand (S\$10,440,000.00)" to "Singapore Dollars Six Million Eight Hundred and Ten Thousand (S\$6,810,000.00)"</p>
	D1.2.1	<p>To amend the banker's guarantee amount in Clause D1.2.1 from "Singapore Dollars Six Million Nine Hundred and Sixty Thousand (S\$6,960,000.00)" to "Singapore Dollars Four Million Five Hundred and Forty Thousand (S\$4,540,000.00)".</p>
	D1.2.2	<p>To amend the banker's guarantee amount in Clause D1.2.2 from "Singapore Dollars Three Million Four Hundred and Eighty Thousand (S\$3,480,000.00)" to "Singapore Dollars Two Million</p>

		Two Hundred and Seventy Thousand (S\$2,270,000.00)".
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3. Please sign on the acknowledgement portion of this letter if you are agreeable to the amendments set out in paragraph 2 above. Thank you.

Yours Faithfully

CHAN WANG KIN
DIRECTOR
CELESTINE MANAGEMENT PRIVATE LIMITED

ACKNOWLEDGEMENT

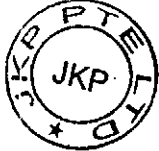
I, AW G.M. SAN (NRIC No. 8118589115) a Director
Name *Designation*
of JKP Pte. Ltd. ("JKP") hereby for and on behalf of JKP:-

- (a) acknowledge receipt of the above letter from Celestine Management Private Limited and agree to the proposed amendments set out in paragraph 2 of the said letter; and
- (b) confirm that I am an authorized signatory of JKP authorized to sign documents for and on behalf of JKP.



Dated this 18th day of April 2014.

AUTHORISED SIGNATORY



RUBBER STAMP IMPRESSION OF
JKP PTE. LTD.