

DATED 30th DAY OF July 2014

## LOGISTIC SERVICE AGREEMENT

BETWEEN

RESEARCH TECHNOLOGY PTE LTD

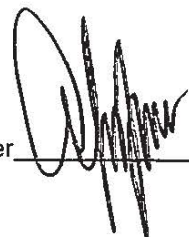
AND

SKY INDUSTRIAL SUPPLIES PTE LTD

Signed by Principal

A large, stylized signature in black ink, consisting of several overlapping loops and a long horizontal stroke at the bottom.

User

A smaller, more complex signature in black ink, featuring many sharp, overlapping strokes and a long horizontal stroke at the bottom.

An Agreement is hereby made on 30th day of July 2014, between **Research Technology Pte Ltd**, a company incorporated in Singapore and having its registered office at No. 80 Tuas Avenue 1, Singapore 639525 (hereinafter referred to as "**The Principal**") of the one part and

**Sky Industrial Supplies Pte Ltd**, a company incorporated in Singapore and having its registered address at No 80 Tuas Avenue 1, #03-03 Singapore 639508 (hereinafter referred to as "**The User**") of the other part.

**WHEREBY IT IS AGREED as follows: -**

The Principal shall provide logistical services, storage facilities and office cabin to the User (with these collective services outline in Annex A and hereafter collectively known as the "Logistic Services") at the Principal's warehouse at **Unit #03-03, No. 80 Tuas Avenue 1 Singapore 639525**, subject to the Terms and Conditions hereinafter contained.

1. The Principal shall provide the logistic services to the User for a period of **16 (sixteen) months**, effective from **1<sup>st</sup> August 2014** and expiring on **30<sup>th</sup> November 2015** (hereinafter referred to as "the Period") **YIELDING AND PAYING THEREFOR** unto the principal during the said period

- 1.1 A monthly service charge of **Singapore Dollars Fourteen Thousand Only (S\$14,000.00)** (hereinafter called "the service charge") plus prevailing GST or such other rate as may from time to time be applicable.

- 1.2 The monthly service charge (plus GST) shall be payable in advance on or before the first day of each calendar month, the first of such payments of service charge (or an apportioned amount where the first day of the said term hereby created falls on a day other than the first day of the month) to be made on the execution of this Agreement and before the commencement of the said term hereby created (whichever is earlier).

2. **The User HEREBY COVENANTS with the Principal as follows:**

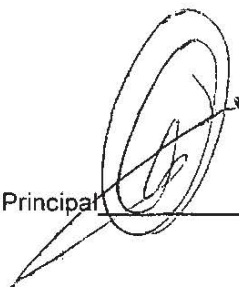
- 2.1 To pay the monthly service charge on the days and in the manner aforesaid without any set-off demand or deduction whatsoever and not to seek to exercise any right or claim to withhold the service charge or any right or claim to legal or equitable set-off.

- 2.1.1 To pay the said monthly service charge, by GIRO payment to the Principal's bank account, on the days and in the manner aforesaid without any set-off demand or deduction whatsoever. Detail of the Principal's Bank Account is as follows: -

Name of Bank	: The Development Bank of Singapore Ltd
Account No.	: 002-027772-7
Branch	: Jurong Branch

- 2.2 To pay prevailing Goods and Services Tax levied or imposed on the service charge and such other moneys as are required to be paid under this Agreement from the commencement of the term hereby created. The Principal shall not be liable to reimburse the User for any amount of taxes or impositions paid by the User under this Agreement.

Signed by Principal

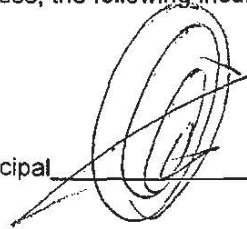


User



- 2.6.3 Not to do or engage in any unlawful or unethical business practice or conduct the User's business in such manner as to prejudice the goodwill and reputation of the Principal.
- 2.6.4 Not to place any machinery or goods outside the facilities including carparks, passageways, or park any vehicle or place any machinery within the loading/unloading bay area or any parts of the Building used in common with the Principal and its other Users. If the User shall place any machinery or goods in the area as aforesaid and shall fail to removed within 24 hours after demand to do so by the Principal, the Principal shall have the right to remove or cause to be removed the same at the User's expense without incurring thereof or charge the User for the space occupied accordingly at a rate to be determined by the Principal.
- 2.6.5 Not to allow any form of unauthorized persons, illegal workers, that is, persons not under the care control or employment of the User to enter the facilities; the User hereby undertakes the responsibility and duty to provide ample security (whether in the form of personnel or equipment) to ensure the compliance of the clause mentioned herein.
- 2.6.6 Not to throw or permit to be thrown dirt, rubbish, rags, drums or other refuse except into proper bins or other containers provided by the User for such purposes.
- 2.6.7 Not to make any alterations or changes to the existing facilities, fittings and fixtures without the Principal's written consent.
- 2.6.8 To repair immediately any damages caused to the Principal's facilities, fittings and fixtures to its original state and condition as at the commencement of this Agreement. The User is to reinstate up to the satisfaction of the Principal any damage to the above mentioned facilities and/or the Principal's furniture and fittings resulting from User's usage during the term hereby created.
- 2.6.9 To render assistance to enable the Principal comply with all laws regulations and requirement.
- 2.6.10 To ensure all pollution control measures are undertaken in relation to the User's business.
- 2.6.11 To keep the facilities clean and tidy as well as environment safe and healthy in compliance with the Principal or any national rule and regulation pertaining to maintenance of clean and safe workplace and not to transfer the industrial or other waste resulting from User operation to the other areas surrounding the premises and in the event of any default by the User hereunder the Principal may (but shall not be under any obligation to do so) carry out such remedial measures as it thinks necessary and all cost expenses incurred thereby shall be payable by the User forthwith on demand and all costs and expenses so incurred together with interest thereon calculated from the date the costs and expenses were so incurred by the Principal until the date they are paid shall be recoverable from the User as if they were service charge in arrears.
- 2.7 At all times throughout the period hereby created, the User must take out and maintain, at User's own costs and expenses, the following insurance policies:-

Signed by Principal





User



- 3.5 Any notice in writing required to be served hereunder shall be deemed to be sufficiently served on the other party if sent by prepaid registered post in any envelope addressed to that party and sent to the address of that party stipulated in this Agreement (or to such other address as shall have been previously notified in writing), or sent by facsimile transmission to that party. In addition to the above, any notice to be served on the User shall also be sufficiently served if left at the premises in an envelope addressed to the User.

**AS WITNESS** the hands of the parties hereto the day and year first above written.

Signed and agreed by PRINCIPAL:





**Research Technology Pte Ltd**

Name of Signatory: Johany Aw

Designation: Director

Dated: 30/7/14

Signed and agreed by The USER:



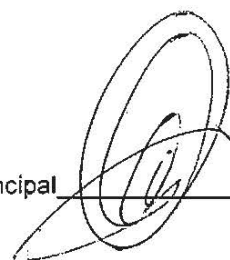
**Sky Industrial Supplies Pte Ltd**

Name of Signatory: TAN BENH LOO

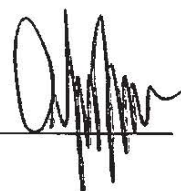
Designation: DIRECTOR

Dated: 01/08/14

Signed by Principal



User





**Logistics Services**

Item	Fees (per month)
Selective Racking Storage	\$7,000.00
Drive-In Racking Storage	\$3,000.00
Mezzanine Racking Storage	\$1,500.00
Office cabin	\$2,500.00
<b>Total (for Logistics Services)</b>	<b>\$14,000.00</b>
Utilities (Electricity/Water)	As per meter billing

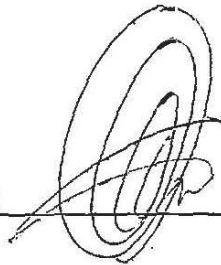
## Optional items

Item	Fees
Manpower	\$15/hour/person
Lifting services	\$10/pallet*/location
Delivery services	\$30/pallet*/location
Wrapping services	\$5/pallet*

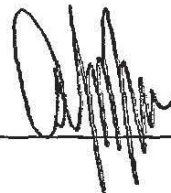
\*All pallets are quoted as per standard 1 x 1m pallet size

All prices are subject to GST

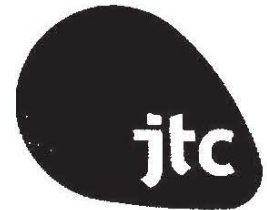
Signed by Principal



User



Our Ref: JTC(L) 3729/1477



Breaking New Ground

28 April 2015

RECEIVED 04 MAY 2015

Research Technology Pte Ltd  
80 Tuas Avenue 1  
Singapore 639525  
Attn: Mr Eugene Aw

**JTC Corporation**

The JTC Summit  
8 Jurong Town Hall Road  
Singapore 609434

JTC hotline 1800 568 7000  
main line (65) 6560 0056  
facsimile (65) 6565 5301  
website www.jtc.gov.sg

Dear Sirs,

**SERVICE AGREEMENT BETWEEN RESEARCH TECHNOLOGY PTE LTD AND  
SKY INDUSTRIAL SUPPLIES PTE LTD  
ON PTE LOT A17909  
AT 80 TUAS AVENUE 1 SINGAPORE 639525**

1. We have received the Service Agreement between your company, Research Technology Pte Ltd and Sky Industrial Supplies Pte Ltd for a period of 16 months from 1 August 2014 to 30 November 2015.
2. In view of the confirmation that the warehouse operations within the space stipulated in the respective Service Agreement is run, operated and managed by Research Technology Pte Ltd, on behalf of Sky Industrial Supplies Pte Ltd, you need not apply for subletting to this company and as such no subletting fee will be charged.
3. However, upon the termination or expiry of the above Service Agreement between your company, Research Technology Pte Ltd and Sky Industrial Supplies Pte Ltd, you are required to inform us accordingly.
4. Please note that this letter and its contents do not waive nor should they be construed as or be deemed to be waiver of any of your rights and remedies against you, in respect of



breaches (if any) on your part of any term, covenant, condition or obligation under or in connection with the Building Agreement/Agreement of Lease/Lease (as the case may be). Any waiver by us, to be effective, must be clearly and specifically stated in writing by us.

Yours faithfully



Kevin Lee  
Manager  
Logistics Department  
Logistics and Land Transport Cluster  
DID: 68833709  
HP: 91252918  
FAX: 65655301  
EMAIL: kevin\_lee@jtc.gov.sg

cc SKY Industrial Supplies Pte Ltd  
80 Tuas Avenue 1  
#03-03  
Singapore 639525