

DATED THE 18<sup>th</sup> DAY OF DEC 2012

**HANDLING  
SERVICE  
AGREEMENT**

**RESEARCH TECHNOLOGY PTE LTD**

AND

**JR-MARKETING**

# HANDLING SERVICE AGREEMENT


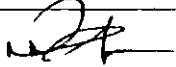
An Agreement is hereby made on 18<sup>th</sup> day of Nov 2012, between Messrs. **Research Technology Pte Ltd**, a company incorporated in Singapore and having its registered office at No. 80 Tuas Avenue 1, Singapore 639525 (hereinafter referred to as "**The Principal**") of the one part and **JR-Marketing** a company incorporated in Singapore and having its registered address at No.30 Woodlands Loop, #02-02, Singapore 738319 (hereinafter referred to as "**The User**") of the other part.

## WHEREAS:-


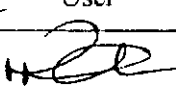
- 1) **The Principal** agrees to use part of the ground floor area known as **Unit#01-10** at No. 80 Tuas Avenue 1, Singapore 639525 (hereinafter referred to as "the Service Area") to provide handling service for **the User** for a period of two (2) years, effective from the 6<sup>th</sup> day of January 2013 and expiring on the 5<sup>th</sup> day of January 2015 (hereinafter referred to as "the Period").
- 2) The monthly handling service charge are fixed at S\$6,400.00 excluding of GST (hereinafter referred to as "the Handling Service Charges") irrespective of volume/quantity of goods handled payable in advance on the 1<sup>st</sup> day of each and every calendar month. **The User** shall bear the Goods and Services Tax (GST) hereafter required by the law to be paid.

## WHEREBY IT IS AGREED AS FOLLOWS :-

- 1) **The User** hereby agrees with **the Principal** as follows :-
  - a) To use the service area for the purpose of Manufacturing of Furniture of Other Materials except of Stone, Ceramic or Concrete activities.
  - b) To pay the handling service charges on the day and in the manner aforesaid without any deduction whatsoever.
  - c) To pay S\$12,800.00 being security deposit equivalent to two (2) months rent (one month of the security deposit to be paid upon execution of the Handling Service Agreement and the balance one month shall be paid by 5<sup>th</sup> April 2013) and a Utilities Deposit of S\$1,000.00, refundable on expiry of this Agreement subject to satisfactory performance by **the User** in compliance with the terms and conditions herein contained.

Principal	User
	

- d) To pay toilet amenities charges at S\$100.00 per month plus prevailing GST.
- e) Not to store or bring upon the Service Area any article of combustible, flammable or dangerous nature or unlawful goods.
- f) Not to use the Service Area for any unlawful purpose or to do or permit to be done any act or thing which may become a nuisance or give cause for reasonable complaint from other occupants of the building or any other buildings adjoining the premises of the Service Area.
- g) Not to dump, store any rubbish or goods in any form on the common driveway. To clear the waste materials and rubbish in the Service Area at their own costs and expense.
- h) Not to hire or employ illegal workers and that *the Principal* is allowed to make random checks to ensure compliance with this clause and the User shall be held responsible if any illegal workers are found in the Service Area. *The Principal* shall reserve the right to terminate this Agreement immediately if *the User's* workmen are found using the Service Area as a residence or dwelling place and *the User* shall vacate the Service Area within the time stipulated by *the Principal* and neither party shall have any claim against the other whatsoever.
- i) Not to make without the prior consent in writing of *the Principal* and structural or other alterations or additions to the Service Area.
- j) Not to do or suffer to be done on or in the Service Area anything whereby the insurance of the same or of the building or any part thereof may be rendered void or voidable or whereby the premium thereon may be increased and pay to *the Principal* on demand all sums paid by *the Principal* by way of increased premiums and all expenses incurred by *the Principal* in connection with the insurance necessary by a breach or non-observance of this covenants.
- k) During the eight (8) weeks immediately proceeding in the termination of this agreement to permit persons with written authority from *the Principal* or *the Principal's* agent at reasonable times of the day with prior appointment to view the service area for the purpose of taking an Handling Service thereof.
- l) At its expenses, insure up to their full insurable value the goods, materials, machines, equipment, furniture, and/or other things whatsoever kept or installed or stored in the Service Area.

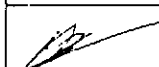
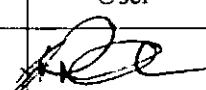
Principal	User
	

2) ***The Principal*** hereby agrees with ***the User*** as follows :-

- a) To keep all common parts of the Service Area including entrances, common lavatories and conveniences in good repair and condition including the repainting and redecorating of the same or any part thereof at such times and in such manner as ***the Principal*** in their absolute discretion considers to be necessary.
- b) To pay all present and future rates, tax assessment and outgoing other than those hereinbefore agreed to be paid by ***the User*** to ensure the smooth and efficient provision of the handling service to ***the User***.
- c) To provide the handling services to ***the User*** in the Service Area without any interruption from ***the Principal*** or any person rightfully claiming under or in trust for it.

3) Provided always and it is hereby agreed :-

- a) If the handling service charges for the Service Area shall be unpaid for fourteen (14) days after becoming payable, (whether formally demanded or not) or if ***the User*** shall omit to perform or observe any agreement conditions or stipulations on their part herein contained within 14 days after receiving ***Principal's*** written notice specifying the non-performance or non-observance, then and in any of the said cases it shall be lawful for ***Principal*** at any time there after to discontinue the handling service in the Service Area without prejudice to any claim of ***Principal*** in respect of any breach on the part of ***the User*** of any agreement conditions or stipulation herein contained.
- b) ***The Principal*** shall not be in any way responsible for any loss, damage of any stock or other property of ***the User*** left or stored in the Service Area except where such loss or damage has been willfully caused by the personnel directly or indirectly employed by ***the Principal***.
- c) Should the JTC Corporation and/or any Government or quasi-Government body for any reason disallow this Handling Service Agreement and/or the use of the Service Area by ***the User*** for the purposes, this agreement shall be deemed to be terminated and ***the User*** shall vacate the Service Area within the period of time stipulated by the body concerned and neither party shall have any claim against the other whatsoever.
- d) Any notice under this agreement shall be in writing.

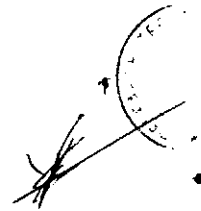
Principal	User
	

- e) On expiration of this agreement *the Principal* hereby grants to *the User* an option to continue the service for a further period of two (2) years from the date of expiration of the service hereby created at prevailing market rates and agreed by both parties and in no case would exceed plus or minus 10% increase of decrease difference from the present rent. *The User* shall exercise this option in writing Two (2) months before the expiration of the service agreement hereby created.

**As witness the hands of the parties thereto :-**

SIGNED by )  
)  
for and on behalf of )  
**Research Technology Pte Ltd** )

In the presence of :- )  
)  
)  
)



SIGNED by )  
)  
for and on behalf of the )  
**JR-Marketing** )

In the presence of :- )  
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JR-MARKETING

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