



Exclusive Authorization to Sell

The undersigned Owner(s) hereby irrevocably GRANTS the undersigned Broker the EXCLUSIVE AUTHORIZATION and RIGHT, (for a period of ninety (90) days commencing this date and thereafter to continue on a week to week basis until terminated by either party giving the other seven (7) days written notice to terminate, to sell the real property situated in Singapore, described as No. 25, (SELEGIE ROAD) #B1-01, #B1-02, #B1-03 (SINGAPORE (188307)).

The proposed selling price shall be: S\$ 1,200,000/-
 Option Money: S\$ 1% Option Period: 14 days; Completion Period: 12 weeks
 Land Area: — Built-in Area: 1291.25 sq ft Tenure: 499 Property Age: 307
 Solicitor's Name & Co. —
 With vacant possession/with tenancy expiring on — at monthly rent of S\$ —

- A. The Owner warrants that he is not party to any other subsisting Exclusive Authorisation with any other agency for the above property.
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 B. The Owner warrants that he is not an undischarged bankrupt and that he has not been served nor is he subject to any subsisting statutory demand.
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 C. The Owner warrants that the renovations, alterations and installations in his property has been carried out with prior approval from the relevant authorities. **
 D. The Owner agrees to pay the Broker for services rendered a marketing fee of two percent (2%)* of the selling price for the first \$1 million of the selling price or part thereof, together with a further one percent (1%)* for any part of the selling price in excess of \$1 million, IF:
 1. The Broker introduces an interested party who makes an offer to purchase the property during the term hereof on the terms specified herein; or
 2. The property is sold or contracted to be sold during the term hereof by the Owner, or through any other source; or
 3. The property is withdrawn from sale, conveyed or leased without the consent of the Broker, made unmarketable by the Owner's voluntary act or if the Owner seeks to unilaterally terminate this agreement during the term hereof; or
 4. A sale of the property is made by the Owner within three calendar months after the termination of this agreement, to persons with whom the Broker have negotiated during the term hereof and whose names are told to the Owner before or upon termination of this agreement or who are otherwise known to the Owner at the time of sale as being persons the Broker had negotiated during the term of this agreement.
 E. Should the Owner be entitled to forfeit any option money or amounts paid on account of any purchase, half (1/2)* of the deposit, option money or amounts paid thereof will be paid to the Broker, providing however, that the Broker's share of the said deposit, option money or amounts paid on account of any purchase, shall not exceed the commission.
 F. The Broker is authorized to co-operate with other brokers in the marketing and sale of the property and may divide the above compensation with such other brokers. The Owner authorizes the Broker to appoint sub-agents to assist the Broker in carrying out the Broker's obligations hereunder.
 G. The Broker is also authorized to list the property in the ERA internet website and the ERA Realty Guide to gain maximum exposure for the property.
 H. The Owner agrees to make available to the Broker and prospective purchasers all data, records, and documents pertaining to the property, to allow the Broker to show the property at reasonable times and upon reasonable notice, and to place a "For Sale" sign on the property and not to commit any act which might tend to obstruct the Broker's performance hereunder.
 I. The Owner warrants the accuracy of the information furnished herein in respect of the above described property and agrees to hold the Broker harmless from any liabilities or damages arising out of incorrect, inaccurate or undisclosed information.
 J. The undersigned warrants that he is the Owner of the above described property or that he has the authority to execute this agreement. In the presents where the Owner comprises two or more persons all covenants and agreements given by the Owner shall be deemed to be given jointly and severally.
 K. The Owner acknowledges that the undersigned associate has explained the terms of this agreement to him and that the Owner has read, understood and acknowledged the contents of this agreement.
 L. In consideration of the execution hereof, the undersigned Broker agrees to use diligence in effecting a sale of said property.

Dated this 15th day of May of 20 04

[Signature]
 Broker's Signature

[Signature]
 Owner's Signature

[Signature]
 Owner's Signature

Broker: **ERA Realty Network Pte Ltd**
 A member of ERA Singapore Pte Ltd
 490 Lorong 6 Toa Payoh
 #09-10 HDB Hub
 Singapore 310490
 Tel : (65) 6226 2000
 Fax : (65) 6220 0066

MECHMASTER DEVELOPMENT PTE LTD
 Owner's Name / NRIC No. ROC No. 1994066142

[Signature]
 Witness' Signature

Lee Lee LT
 ERA Marketing Associate

H/P No. 86912311

Code No. 8611E2B

Lee Lay Teng JANC
 Witness' Name / NRIC No. 869611E2S

[Signature]
 Associate Manager



* Marketing fees are subject to Goods and Services Tax
 ** Please initial

ORIGINAL COPY	: ERA OFFICE
DUPLICATE COPY	: OWNER
TRIPPLICATE COPY	: ASSOCIATE