

# TENANCY AGREEMENT

This agreement is made on the \_\_\_\_\_ day of \_\_\_\_\_ Two Thousand and Seven  
**BETWEEN: -**

**MACRO MARINE PTE LTD**, (ROC No. 200712758G), a company incorporated in the Republic of Singapore and having its registered office at No. 80 Tuas Avenue 1, Singapore 639525 (hereinafter called "the Leaseholder"), and

**HUA SENG LAUNDRY SERVICE**, (ROC No. 44770100B), a company incorporated in the Republic of Singapore and having its registered office at No. 9, Loyang Walk, Singapore 508792 (hereinafter called "the Sub-Tenant" which expression shall where the context so admits include the executors, administrators and permitted assigns of the Sub-Tenant) of the other part.

## **WHEREBY IT IS AGREED AS FOLLOWS: -**

1. The Leaseholder shall let and the Sub-Tenant shall take the area known as **Unit #01-05** as highlighted in the plan annexed hereto, (hereinafter referred to as "the Premises") within the Factory Building known as **No. 2 Tuas South Street 2, Singapore 637895** (hereinafter referred to as "the Building") together with all appurtenances thereto belonging to the Leaseholder;

TO HOLD the same unto the Sub-Tenant for a term of **Two (2) years** commencing from the **1<sup>st</sup> day of January 2008 to the 31<sup>st</sup> day of December 2009** (hereinafter called "the said term")  
Yielding and Paying during the said term

- 1.1 the monthly rent of **Singapore Dollars Two Thousand and Five Hundred Only (S\$2,500.00)** plus prevailing GST rate in respect of the Demised Premises in advance on the first day of each calendar month, the first of such payments of rent (or an apportioned amount where the first day of the 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 term hereby created.

## **2. The Sub-Tenant HEREBY COVENANTS with the Leaseholder as follows: -**

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

Name of Bank : The Development Bank of Singapore  
A/c No. : 014-901460-2  
Branch : Bukit Timah Plaza

華成洗染服務  
**HUA SENG LAUNDRY SERVICE**

**MACRO MARINE PTE LTD**

Signed by Leaseholder

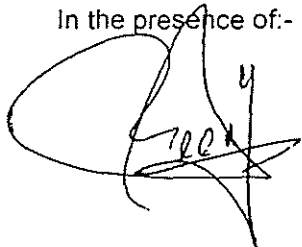
Sub-Tenant

- 4.4 Words importing the masculine gender also include the feminine gender.
- 4.5 Where there are two or more persons included in the expression 'the Sub-Tenant' all covenants stipulations and provisions herein contained shall deemed to be made by such persons jointly and severally.
- 4.6 Words importing a person import also a firm or corporation.

AS WITNESS WHEREOF the parties have duly executed this Agreement as of the date and year written above.

SIGNED by  
for and on behalf of  
**MACRO MARINE PTE LTD**

In the presence of:-



SIGNED by  
for and on behalf of  
**HUA SENG LAUNDRY SERVICE**

In the presence of:-

**MACRO MARINE PTE LTD**

For and on behalf of Leaseholder

**華成洗染服務**  
**HUA SENG LAUNDRY SERVICE**

For and on behalf of the Sub-Tenant