

BURTON ENERGY PTE LTD

NO. 80 TUAS AVENUE 1, SINGAPORE 639525

TEL : 65587757 FAX : 6558 7956

(ROC No. 201002814H)

14th February 2012

Our Ref: BE/ECPL/010/hf

M/s Empire Contractors Pte Ltd

8 Ubi Road 2

#06-21 Zervex

Singapore 408538

Attention: Mr Neo Seh Hong

Dear Mr Neo,

LEASE AT NO: 33 TUAS VIEW WALK 2, #01-01, SINGAPORE 637561

We thank you for your interest to lease our abovementioned unit.

As discussed and agreed, we shall lease the abovementioned premises to your company subject to the following Terms and Conditions, which are to be incorporated into a standard Tenancy Agreement for your acceptance;

Contract Term: 21 March 2012 to 20 March 2014 (2 years) + 1 year option

Two Months Rental Deposit	\$ 36,776.00
Utilities Deposit	\$ 5,000.00
Advance Rental inclusive of GST for the month of March 2012	\$ 19,675.16
Being toilet amenities for March 2012 inclusive of GST	\$ 321.00
Tenancy Preparation Fees including GST	\$ 1,967.52
Total	\$ 63,739.68
Less: cheque payment DBS#673971	\$ 18,388.00
Balance payable	\$ 45,351.68
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Kindly prepare a cheque for the sum of **\$45,351.68** issued in favour of Burton Energy Pte Ltd for the endorsement of the Tenancy Agreement.

We appreciate your prompt attention in the above matter.

Thank you.

Yours faithfully

BURTON ENERGY PTE LTD

Johnny Aw



c.c Mr Dennis Goh Boon Kum – DTZ Debenham Tie Leung (SEA) Pte Ltd