

LEASE AGREEMENT SET 6 - ORCHARD ROAD EXECUTIVE APARTMENT

LETTER OF INTENT

REF: LOI/2024/OR-456

DATE: 3rd April 2024

TO: Ms. Catherine Louise Henderson

FIN: G2468135A

CORRESPONDENCE ADDRESS: Regional Director, Asia Pacific Operations

Deloitte & Touche LLP

6 Shenton Way, #33-00 OUE Downtown 2

Singapore 068809

FROM: Mr. Wong Kim Seng

NRIC: S6789012F

RESIDENTIAL ADDRESS: Orchard Towers #25-08

400 Orchard Road

Singapore 238875

RE: PROPOSED TENANCY - ORCHARD TOWERS UNIT #18-12

Dear Ms. Henderson,

Further to our discussion on 1st April 2024, I am pleased to offer the above-mentioned premises for rental under the following proposed terms and conditions:

PROPOSED TERMS:

- **PREMISES:** Orchard Towers #18-12, 400 Orchard Road, Singapore 238875
- **RENTAL QUANTUM:** Singapore Dollars Six Thousand Eight Hundred Only (S\$6,800.00) per calendar month
- **TENANCY DURATION:** Twenty-four (24) calendar months
- **COMMENCEMENT DATE:** 15th May 2024
- **TERMINATION DATE:** 14th May 2026
- **SECURITY DEPOSIT:** Singapore Dollars Thirteen Thousand Six Hundred Only (S\$13,600.00) equivalent to two (2) months' rental

INCLUSIONS:

- Fully furnished as per inventory schedule (to be attached)
- Access to building facilities including gymnasium and swimming pool
- One (1) designated car park lot #B2-34
- Building management and maintenance services
- 24-hour security and concierge services

EXCLUSIONS:

- All utility charges (electricity, water, gas, telephone, internet)
- Cable television and premium channel subscriptions
- Personal insurance coverage
- Cleaning services (tenant to arrange independently)

SPECIAL PROVISIONS:

- Early termination permitted after eighteen (18) months with sixty (60) days written notice
- Professional expatriate references required
- Diplomatic immunity clause applicable if tenant holds diplomatic status
- Corporate guarantee acceptable in lieu of personal guarantee

This offer remains valid until 10th April 2024, 5:00 PM Singapore Time.

Yours sincerely,

Wong Kim Seng

Property Owner

RESIDENTIAL TENANCY AGREEMENT

AGREEMENT NO.: RTA-2024-OR-456

EXECUTION DATE: 12th April 2024

JURISDICTION: Republic of Singapore

PARTIES TO THIS AGREEMENT:

LESSOR (First Party):

Full Name: Wong Kim Seng

Identity Document: Singapore NRIC S6789012F

Residential Address: Orchard Towers #25-08, 400 Orchard Road, Singapore 238875

Contact Number: +65 9876 5432

Electronic Mail: wongks.property@gmail.com

LESSEE (Second Party):

Full Name: Catherine Louise Henderson

Identity Document: Singapore FIN G2468135A

Business Address: Deloitte & Touche LLP, 6 Shenton Way #33-00, Singapore 068809

Contact Number: +65 8765 4321

Electronic Mail: catherine.henderson@deloitte.com.sg

ARTICLE I - DEMISED PREMISES

1.1 The Lessor hereby agrees to lease unto the Lessee, and the Lessee hereby agrees to take from the Lessor, ALL THOSE premises situated at and known as Orchard Towers, Unit #18-12, 400 Orchard Road, Singapore 238875 (hereinafter referred to as "the Demised Premises").

1.2 The Demised Premises comprise approximately 1,200 square feet of residential space, inclusive of three (3) bedrooms, two (2) bathrooms, one (1) living area, one (1) kitchen, and one (1) utility area.

1.3 Appurtenant to the Demised Premises is one (1) designated automobile parking space bearing number B2-34 in the building's basement car park.

ARTICLE II - TERM AND COMMENCEMENT

2.1 The term of this tenancy shall be for a period of twenty-four (24) calendar months, commencing on the 15th day of May 2024 and expiring on the 14th day of May 2026, both dates inclusive.

2.2 The Lessee shall be granted possession of the Demised Premises on the Commencement Date, subject to completion of all pre-tenancy formalities.

ARTICLE III - RENTAL PAYMENT OBLIGATIONS

3.1 MONTHLY RENTAL: The Lessee covenants to pay the Lessor a monthly rental of Singapore Dollars Six Thousand Eight Hundred Only (S\$6,800.00).

3.2 PAYMENT SCHEDULE: Rental payments shall be made monthly in advance, due and payable on or before the 15th day of each calendar month.

3.3 PAYMENT METHOD: All payments shall be remitted to the Lessor's designated account:

- Bank: United Overseas Bank Limited
- Account Name: Wong Kim Seng
- Account Number: 456-789-012-3

- Branch: Orchard Road Branch

3.4 LATE PAYMENT CHARGES: Any rental payment received after the due date shall incur a late payment charge of 1.5% per month on the outstanding amount.

ARTICLE IV - SECURITY DEPOSIT

4.1 Upon execution of this Agreement, the Lessee shall deposit with the Lessor the sum of Singapore Dollars Thirteen Thousand Six Hundred Only (S\$13,600.00) as security for the faithful performance of all terms herein.

4.2 The security deposit shall not bear interest and may be applied by the Lessor towards any breach of this Agreement, including but not limited to unpaid rental, damages, or cleaning charges.

4.3 The security deposit, or the balance thereof after lawful deductions, shall be refunded to the Lessee within thirty (30) days after termination of this Agreement.

ARTICLE V - LESSEE'S COVENANTS

The Lessee hereby covenants with the Lessor:

5.1 RENTAL PAYMENT: To punctually pay the monthly rental without demand, deduction, or set-off.

5.2 UTILITIES AND SERVICES: To pay for all electricity, water, gas, telephone, internet, and cable television services consumed at the Demised Premises.

5.3 MAINTENANCE OBLIGATIONS: To maintain the interior of the Demised Premises in good condition and repair, including:

- Replacement of light bulbs, tubes, and switches
- Minor repairs not exceeding S\$250 per incident
- Regular cleaning and upkeep of all areas
- Proper care of all fixtures, fittings, and furnishings

5.4 PROHIBITED ACTIVITIES: Not to:

- Use the Demised Premises for any purpose other than private residential accommodation
- Sublet or assign the tenancy without prior written consent
- Keep pets without the Lessor's explicit written permission
- Cause nuisance, disturbance, or annoyance to neighboring occupants
- Store hazardous, flammable, or illegal materials on the premises

5.5 ALTERATIONS: Not to make any structural alterations, additions, or improvements without the Lessor's prior written consent.

ARTICLE VI - LESSOR'S COVENANTS

The Lessor hereby covenants with the Lessee:

6.1 QUIET ENJOYMENT: To allow the Lessee peaceful and undisturbed occupation of the Demised Premises.

6.2 STRUCTURAL MAINTENANCE: To maintain the structural integrity of the building, including:

- Roof, external walls, and building envelope
- Major plumbing and electrical systems
- Elevators, fire safety systems, and building security
- Common areas and facilities

6.3 MAJOR REPAIRS: To execute repairs exceeding S\$250 per incident within reasonable time after written notice from the Lessee.

6.4 BUILDING INSURANCE: To maintain comprehensive building insurance coverage.

ARTICLE VII - TERMINATION PROVISIONS

7.1 EXPIRY: This Agreement shall terminate automatically upon expiry of the term unless renewed by mutual consent.

7.2 EARLY TERMINATION BY LESSEE: The Lessee may terminate this Agreement after eighteen (18) months by providing sixty (60) days written notice and payment of one (1) month's rental as compensation.

7.3 BREACH: Either party may terminate this Agreement immediately upon material breach by the other party, subject to seven (7) days written notice to remedy such breach.

ARTICLE VIII - MISCELLANEOUS

8.1 GOVERNING LAW: This Agreement shall be governed by the laws of the Republic of Singapore.

8.2 STAMP DUTY: All stamp duty payable on this Agreement shall be borne equally by both parties.

8.3 NOTICES: All notices shall be served in writing to the addresses specified herein.

IN WITNESS WHEREOF the parties hereto have executed this Agreement on the date first written above.

LESSOR:

Wong Kim Seng
NRIC: S6789012F

WITNESS:

Lim Boon Huat
NRIC: S7890123G

LESSEE:

Catherine Louise Henderson
FIN: G2468135A

WITNESS:

Jennifer Mary Clarke
FIN: G3456789B

INVENTORY AND CONDITION REPORT

PROPERTY: Orchard Towers #18-12, 400 Orchard Road, Singapore 238875

DATE OF INSPECTION: 13th April 2024

INSPECTED BY: Wong Kim Seng (Lessor) & Catherine Louise Henderson (Lessee)

CONDITION RATING SCALE:

- A: Excellent/New condition
- B: Good condition with minor wear
- C: Fair condition with noticeable wear
- D: Poor condition requiring attention

LIVING ROOM

Item Description	Quantity	Brand/Model	Condition	Remarks
Leather sectional sofa	1 set	Natuzzi Italia	B	Minor scuff on left arm
Glass coffee table	1	Custom made	A	Pristine condition
Smart TV (55")	1	Samsung QN55Q80T	A	Wall-mounted, remote included
Sound system	1	Bose Lifestyle 650	B	All components present
Dining table (marble top)	1	Italian import	B	Small chip on edge
Dining chairs	6	Matching set	B	Upholstery in good condition

Item Description	Quantity	Brand/Model	Condition	Remarks
Persian rug	1	Handwoven (200cm x 300cm)	C	Some fading, professionally cleaned
Floor lamp	2	Artemide Tolomeo	A	Both working perfectly
Artwork	3 pieces	Various artists	A	Professionally framed

MASTER BEDROOM

Item Description	Quantity	Brand/Model	Condition	Remarks
King-size bed frame	1	Custom teak wood	B	Solid construction
Premium mattress	1	Tempur-Pedic Cloud	A	6 months old
Wardrobe (built-in)	1	Custom carpentry	B	All doors functional
Dressing table	1	Matching teak set	B	Mirror in perfect condition
Bedside tables	2	Matching set	B	Drawers slide smoothly
Reading lamps	2	Adjustable arm	A	LED bulbs installed
Blackout curtains	1 set	Automated system	A	Remote control included
Air conditioning unit	1	Daikin VRV system	A	Recently serviced

BEDROOM 2

Item Description	Quantity	Brand/Model	Condition	Remarks
Queen-size bed	1	IKEA Malm series	B	Frame and mattress included
Wardrobe	1	Built-in sliding doors	B	Adequate storage space
Study desk	1	Herman Miller	A	Ergonomic design
Office chair	1	Herman Miller Aeron	A	Fully adjustable
Table lamp	1	Philips LED	A	Touch dimmer function

BEDROOM 3

Item Description	Quantity	Brand/Model	Condition	Remarks
Single bed	1	MUJI oak frame	B	Includes mattress
Wardrobe	1	IKEA PAX system	B	Customizable interior
Bookshelf	1	5-tier wooden	C	Some shelf sagging
Desk chair	1	Ergonomic mesh	B	Height adjustable

KITCHEN

Item Description	Quantity	Brand/Model	Condition	Remarks
Built-in oven	1	Bosch Serie 8	A	Pyrolytic self-cleaning
Induction cooktop	1	Miele KM6117	A	4 cooking zones
Range hood	1	Miele DA6096W	A	Quiet operation
Refrigerator	1	Sub-Zero BI-36U	B	French door style
Dishwasher	1	Miele G7566	A	Whisper-quiet
Microwave	1	Panasonic inverter	B	Countertop model
Coffee machine	1	De'Longhi Primadonna	A	Bean-to-cup system
Kitchen island	1	Granite top	B	Storage underneath
Bar stools	3	Adjustable height	B	Swivel mechanism
Cookware set	1	Scanpan Professional	B	Non-stick coating intact
Cutlery set	1	WMF 60-piece	A	Stainless steel

BATHROOMS

Master Bathroom:

Item Description	Quantity	Brand/Model	Condition	Remarks
Jacuzzi bathtub	1	Kohler Underscore	A	Jets all functional
Rain shower	1	Hansgrohe system	A	Thermostatic mixer
Vanity unit (double)	1	Custom marble	B	Minor water stains
Toilet (wall-hung)	1	Duravit D-Code	A	Soft-close seat
Towel warmer	1	Electric heated rail	A	Timer function

Guest Bathroom:

Item Description	Quantity	Brand/Model	Condition	Remarks
Walk-in shower	1	Glass enclosure	B	Minor soap residue
Vanity unit	1	Floating design	B	LED mirror lighting
Toilet	1	Standard floor-mounted	B	Recently serviced

UTILITY AREA

Item Description	Quantity	Brand/Model	Condition	Remarks
Washing machine	1	LG F4V5RYP2W	A	9kg capacity
Tumble dryer	1	LG RH90V9AV2Q	A	Heat pump technology

Item Description	Quantity	Brand/Model	Condition	Remarks
Water heater	1	Rheem 40-gallon	B	Regularly maintained
Storage shelving	1	Metal rack system	C	Some rust spots

ADDITIONAL ITEMS

Item Description	Quantity	Brand/Model	Condition	Remarks
Vacuum cleaner	1	Dyson V15 Detect	A	All attachments included
Iron and board	1 set	Philips steam iron	B	Board cover worn
Emergency toolkit	1	Basic tools	C	Some tools missing

LESSEE ACKNOWLEDGMENT: I, Catherine Louise Henderson, acknowledge that I have inspected all items listed above and agree with the condition assessments. Any discrepancies not noted herein shall be deemed accepted as satisfactory.

Signature: _____

Date: 13th April 2024

LESSOR CONFIRMATION: I, Wong Kim Seng, confirm that all items listed are in the stated condition and remain the property of the Lessor throughout the tenancy period.

Signature: _____

Date: 13th April 2024