

### TENANCY AGREEMENT

This AGREEMENT is made on the 14 day of February 2025 BETWEEN

**Chong Kah Yuen John Francis (NRIC S7034085B )**

**Wong Yu Loon (NRIC S7427169C )**

(hereinafter called "THE LANDLORD" which expression where the context so admits include the person entitled for the time being to the reversion immediately expectant on the term hereby created) of the one part

**Ran Wei (FIN G0803638T)**

(hereinafter called "THE TENANT" which expression shall where the context so admits include the Tenant's successors and assigns) of the other part.

#### **NOW IT IS HEREBY AGREED AND DECLARED AS FOLLOWS:**

1. THE LANDLORD agrees to let and the TENANT agrees to take the **Room 2** located at **10 Anson Road, International Plaza #40-07, Singapore 079903** together with the furniture, fixtures and fittings (To refer to Annex A) in the said Unit belonging to the LANDLORD (hereinafter called 'the said premises') TO HOLD unto the TENANT from **22 Feb 2024** for a term of **Eight ( 8 )** months until **21 Oct 2025** at a monthly rent of Singapore Dollars **One Thousand Five Hundred Only** (SGD\$ 1500 /-) inclusive of the Utilities & Broadband Internet.

The rental amount is payable in advance on or before the **Twenty-Second (22nd)** day of each calendar month.

The Tenant shall bank in the rent into the **UOB Bank (Bank Name)** before every **22nd** day of the month, the A/C no. **301-306-100-7**.

The Occupants particulars and copies of their NRIC or Passport and/or Student Pass / Work Pass / Employment Pass are to be submitted to the Landlord.

The Tenant shall take the premises as it is.

2. **THE TENANT HEREBY agrees with the LANDLORD as follows:**

- (a) To pay a rental deposit of Singapore Dollars (SGD\$ 1500/- ) to the LANDLORD upon signing of this Agreement as security against breach of any of the covenants herein contained, and which sum shall be refunded to the TENANT on the expiry or lawful termination of this Tenancy subject to an appropriate deduction as damages in respect of any such breach within *Fourteen (14) working days*.

**The deposit herein paid shall not be utilised by the tenant to offset against rent.**

- (b) To pay the said rent at the times and in the manner aforesaid without any deduction whatsoever.
- (c) To comply with all the MCST and government rules and guidelines, use the said premises as a private residence or home office only and not to use the said premises for any immoral or illegal purpose
- (d) Not to use the said premises or compound for the storage of any goods or merchandise, except for residential purposes.

- (e) To ensure that only permitted Occupant may reside in the premises and that no illegal immigrants or overstayers are allowed in the premises at all times.
- (f) Not to do or suffer to be done on the said premises anything which may be or become a nuisance or annoyance to any person for the time being owning or occupying any of the premises or land adjacent to or in the neighborhood of the said premises.
- (g) To permit (upon prior reasonable notice given to the TENANT) the LANDLORD and any person duly authorised by the LANDLORD, to enter upon the said premises at all reasonable hours, to view the condition thereof or make and execute such repairs as may be necessary.
- (h) To keep the interior of the said premises and the furniture, fixtures and fittings therein in good and tenantable repair and condition throughout the tenancy (fair wear and tear and damage by fire, storm, tempest, Act of God, strike, riot, civil commotion, excepted).
- (i) Not to hack any holes or drive any nail or anything whatsoever into the walls or to bore any holes into the ceiling. At determination of this Agreement, the TENANT agrees to remove such nails and patch up the holes and repaint any walls, ceilings and hole marks not in the original colour back to their original colours.
- (j) To keep all the LANDLORD's electrical appliances including air-conditioners, refrigerator and washing machine in the said premises in good and tenantable repair and condition throughout the tenancy (fair wear and tear excepted).
- (k) Should the rental remain unpaid for Seven (7) Days, the landlord has the absolute right to re-enter the premises for repossession and claim back all costs incurred, including the rental arrears.
- (l) If upon the expiry or earlier determination of the Term, the Tenant fails to remove from the premises any of the Tenant's property, the said property is deemed abandoned by the Tenant and the Landlord may remove, store and/or sell or dispose of such property at such time and at such price or cost as the Landlord shall at its discretion deem fit and the Tenant shall reimburse the Landlord all costs and expenses of effecting the same.
- ~~(m) For termination of the lease, both parties are to give at least **Three (3) month** notice in advance. Failure to do so, the rental deposit will be forfeited.~~
- ~~(n) If this Agreement should be terminated by the TENANT before the end of the lease term, the Tenant shall refund to the Landlord on pro rata basis, the commission paid by the LANDLORD to his real estate agent. The LANDLORD shall be entitled to deduct such refund from the deposit held by the LANDLORD.~~

AS WITNESS the lands of the parties hereto the day and year first above written.

SIGNED BY

Chong Kah Yuen John Francis  
(LANDLORD)

  
(SIGNATURE)

SIGNED BY

RAN WEI  
(TENANT)

  
(SIGNATURE)