

**2. The Tenant hereby agrees with the Landlord as follows:**

**(a) SECURITY DEPOSIT**

To pay the Landlord a sum of S\$ \_\_\_\_\_ (which is equivalent to 3 month(s) rental) upon signing this Tenancy Agreement to be held by the Landlord as a security deposit for the due performance and observance of the terms and conditions herein. If the Tenant fails to perform and/or comply with any of the conditions of this Tenancy Agreement, the Landlord shall be entitled to deduct such amount from the security deposit to remedy the breach and the balance thereof after deduction shall be refunded without interest to the Tenant within fourteen (14) days from the expiry or termination of the Agreement. The security deposit shall not be utilised by the Tenant to set off any Rent payable under this Agreement.

**(b) PAYMENT OF OUTGOINGS**

To pay all charges due in respect of any telephone, supply of water, electricity, gas and any water-borne sewerage system and/or other equipment installed at the Premises, including any tax payable thereon.

**(c) PETS**

Not to keep or permit to be kept in the Premises or any part thereof any animal or bird legally permitted to be pets without the prior written permission of the Landlord and to comply with any conditions imposed by the Landlord in the event such permission is granted.

**(d) NO UNAUTHORISED ALTERATIONS**

Not to carry out or permit or suffer to be carried out alterations, additions, drilling, hacking or any changes of whatsoever nature to the Premises without the prior written consent of the Landlord. The Tenant shall make good such alterations at his own cost and/or expense at the request of the Landlord.

**(e) ASSIGNMENT/SUBLETTING**

Not to assign, sublet or part with the possession of the Premises or any part thereof without the prior written consent of the Landlord, whose consent shall not be unreasonably withheld, in the case of a respectable or reputable person or corporation.

**(f) USE OF PREMISES**

Premises may be used for small home businesses subject to compliance with prevailing rules and regulations, and not for any illegal or other purposes. In the event of breach, this Tenancy Agreement shall be immediately terminated and the security deposit fully forfeited by the Tenant and will be paid to/confiscated by the Landlord without prejudice to any right of action of the Landlord in respect of any breach or any antecedent breach of this Tenancy Agreement by the Tenant.

**(g) SERVICE OF AIRCON**

To keep air-conditioning units fully serviced every three months. Cost of repair and replacement (including chemical cleaning and gas top up) to be borne by the Landlord save where the same are caused by act, neglect or omission on the part of the Tenant or any of its servants, agents, occupiers, contractors, guests and visitors.

**(h) MAINTENANCE OF AIRCON**

To keep the air-conditioning units in good and tenantable repair and condition provided. The Landlord shall bear the cost and expense for the repair, replacement or renewal of parts, except where the damage is caused by the Tenant's wilful act or negligence.

**(i) CLEANING AND UPKEEP OF PREMISES AND EXTERNAL AREAS**

The Tenant shall ensure that the Premises and external areas are kept pest/mosquito/rodent-free and in a clean and sanitary condition. The Tenant shall, where necessary to maintain the clean and sanitary condition of the Premises, be responsible for engaging qualified professionals including cleaners and/or exterminators to remedy insect/vermin infestations, mould/mildew build-up or other odours at the Tenant's own expense

**5. PROVIDED ALWAYS and it is hereby agreed as follows:**

**(a) LAND ACQUISITION / RE-DEVELOPMENT CLAUSE**

In the event the Landlord receives a formal written notice from the relevant authorities for acquisition or redevelopment of the Premises, the Landlord shall be at liberty by giving 3 months' notice in writing to determine the tenancy hereby created and shall refund the security deposit to the Tenant (without interest) and neither party shall have any claims against the other.