

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 2 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

In the event that the Tenant's utility consumption is deemed excessive or significantly above average based on past usage history, the Tenant agrees to reimburse the Landlord for the portion of utility costs attributable to such excessive usage. Determination of excessive usage shall be based on utility bills, meter readings, or other reasonable evidence, and the Tenant shall be notified in writing with supporting documentation. Otherwise, the Landlord shall be responsible for 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.

(d) NO 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.

(e) NO ASSIGNMENT/SUBLETTING

Not to assign, sublet or part with the possession of the Premises or any part thereof.

(f) USE OF PREMISES

To use the Premises as a private dwelling house only 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) NO SMOKING

Neither the Tenant, guests, nor any other person shall be allowed to smoke within the Premises. Tenant agrees to refrain from burning candles or incense, and the use of electronic cigarettes, personal vaporizer, or electronic nicotine delivery system inside the Premises. Any violation shall be deemed a material violation of this Agreement. Tenant understands that smoke from any substance will be considered damage. Damage includes but is not limited to deodorizing, repairing, or replacement of carpet, wax removal, additional paint preparation, replacing of drapes/blinds, countertops, or any other surface damaged due to burn marks and/or smoke damage.

(h) NO COOKING

Tenants shall not engage in cooking that emits unusual odors in the leased premises or the common areas. This includes, but is not limited to, cooking with strong spices, deep frying, grilling, or any other cooking method that produces strong odors. Tenants are expected to use the kitchen facilities in a manner that does not disturb other residents or create an unpleasant living environment. Failure to comply with this rule may result in penalties or termination of the lease agreement.

4. The Landlord hereby agrees with the Tenant as follows:

(a) 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.

(b) 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.

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

(a) ENBLOC RE-DEVELOPMENT

In the event of enbloc redevelopment, 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.

(b) REVOCATION BY HDB

If at any time during the Term, the Housing & Development Board (HDB) revokes or withdraws its consent to the rental in which case the termination of this Agreement shall be without prejudice to any rights and/or liabilities of the Landlord or the Tenant, where relevant, in respect of any antecedent breach of this Agreement which is accruing, has accrued or may accrue.