

Address: 11 SENGKANG SQUARE #06-32 COMPASS HEIGHTS SINGAPORE 545076

foreign residents. Further, to provide the Landlord upon request, physical inspection of all immigration and employment documents, including but not limited to the passports of all non-local occupants, the employment pass and/or work permits, and proof of employment, and to provide the Landlord with certified true copies of such documents. Further, to authorize, permit and co-operate with the Landlord to make such enquiries with relevant government departments and /or employers to verify the same.

To ensure that during the term of this Agreement, the permitted occupier/s is/are lawfully resident and employed in the Republic of Singapore and if there is any change in the immigration and / employment status of the Tenant and/or permitted occupants, to inform the Landlord in writing no less than 14 days prior to such change of immigration or employment status, or if such change cannot be anticipated, to inform the Landlord immediately upon receipt of such notice.

To indemnify and keep indemnified the Landlord for all matters relating to the immigration or employment status of the Tenant and/or permitted occupants to the full extent as allowed by the laws of the Republic of Singapore.

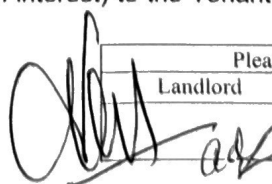
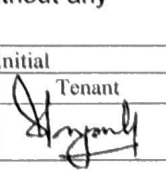
Only the following occupants are permitted to stay in the premise:

Name / NRIC / Fin No.

- 1) Mayank Bhatt (Fin No: G3357310W)
- 2) Mandakini Bhatt (Fin No: G3373598M)
- 3) Prakhar Bhatt (Fin No: G3373640T)
- 4) Pravar Bhatt (Fin No: G3373641Q)
- 5) Lepcha Sukmit (Fin M3710879T)

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| (j) | The law applicable in any action arising out of this lease shall be the law of the Republic of Singapore and the parties hereto submit themselves to the jurisdiction of the Courts of Singapore.                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Jurisdiction of Agreement</b>  |
| (k) | Any notice served under or in anyway in connection with this Agreement or the said term shall be sufficiently served on the Tenant by registered post to the abovementioned address or to the last known place of business of the Tenant or registered address of the Tenant AND shall be sufficiently served on the Landlord if delivered to the Landlord personally or sent to the Landlord at the above-mentioned address by registered post. A notice sent by registered post shall be deemed to be given at the time when in due course of post it would be delivered at the address to which it is sent. | <b>Service of Notices</b>         |
| (l) | The waiver by either party of a breach or default of any of the provisions in this Agreement shall not be construed as a waiver of any succeeding breach of the same or other provisions nor any delay or omission on the part of either party to exercise or avail itself of any right that it has or may have herein, operates as a wavier of any breach or default of the other party.                                                                                                                                                                                                                      | <b>Waiver of Rights</b>           |
| (m) | The cost of stamping of this Agreement and a duplicate shall be borne by the Tenant and paid at the date of signing this Agreement. Save as aforesaid each party shall bear its own legal costs in the matter.                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Stamping &amp; Legal Costs</b> |
| (n) | In the event should the Demised Premises be affected by En-bloc Redevelopment, it shall be lawful for the Landlord to determine this tenancy by giving not less than three (3) months' advance notice in writing to the Tenant and to refund the security deposit (free from interest) to the Tenant without any                                                                                                                                                                                                                                                                                               | <b>En-bloc</b>                    |

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| Please Initial                                                                       |                                                                                       |
| Landlord                                                                             | Tenant                                                                                |
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