

APPENDIX 2 TO CONDITIONS OF TENDER

PARTICULARS OF TENDERED MONTHLY GROSS RENT

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(Unless the context otherwise requires, terms and references used in this Appendix have the same meaning and construction as defined or construed in the Conditions of Tender for the aforesaid Tender.)

1 Tendered Monthly Gross Rent

1.1 In the Form of Tender –

- (a) The Tenderer shall only insert a lump sum amount as the Tendered Monthly Gross Rent for the 3-Year Initial Tenancy Term.
- (b) The Tendered Monthly Gross Rent shall be exclusive of GST. Any GST which is payable on the Tendered Monthly Gross Rent or any other taxable goods and services supplied under the Tenancy shall be paid separately by the Successful Tenderer at the prevailing tax rate as stipulated by the Authorities.

1.2 For the avoidance of doubt, the Tendered Monthly Gross Rent will be the same for each and every single month during the 3-Year Initial Tenancy Term.

1.3 Any breakdown or itemisation of the Tendered Monthly Gross Rent shall be disregarded.

1.4 Where the Tenderer has not submitted a lump sum amount as the Tendered Monthly Gross Rent for 3-Year Initial Tenancy Term, the Tenderer shall be deemed to have submitted a lump sum amount as the Tendered Monthly Gross Rent for the 3-Year Initial Tenancy Term based on the aggregate sum of all itemised amounts.

1.5 The Tendered Monthly Gross Rent comprise of the rent, service charge and all recurring charges as stipulated in the Tenancy.

1.6 Should the Successful Tenderer be eligible for the Further Tenancy Period under the Tenancy—

- (a) Revised rate to be determined by JTC, having regard to the market rent of the Premises at the time of granting the Further Tenancy Period . Our determination of the Rent and Service Charge shall be final and conclusive.

2 Gross Rent

The Gross Rent means the aggregate of rent, service charge and all recurring charges which are payable monthly during the **3-Year Initial Tenancy Term**;

3. **3-Year Initial Tenancy Term**

3.1 3-Year Initial Tenancy means the initial 3-year period starting from the Tenancy Commencement Date