

IMPORTANT NOTICE

The information contained in this instrument forms part of the public records available for inspection and search by members of the public upon payment of a fee. The information is collected and used for the purpose of maintaining the land register pursuant to the Land Titles Act.

THE LAND TITLES ACT
LEASE

For Official Use Only		
Instrument No.	IH/904283H	
Version No.		Based On 0.04
Registered By		
Registered On		

**DESCRIPTION OF LAND**

Type	Title		Lot No	Extent	Property Address
	Vol	Fol			
CT	709	163	MK18-16694P	Whole	9A Serangoon North Avenue 5 Singapore 554500

LESSOR

ID / Co Regn No :	T08GB0025A
Name :	JURONG TOWN CORPORATION
Citizenship / Place of Incorporation :	SINGAPORE
Address (within Singapore for service of notice) :	8 Jurong Town Hall Road The JTC Summit Singapore 609434

HEREBY LEASES the registered estate or interest in the land to

LESSEE

ID / Co Regn No :	
Name :	
Citizenship / Place of Incorporation :	
Address (within Singapore for service of notice) :	

TERM OF LEASE

Term of Lease :	
Commencement Date :	

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Subject to the following prior encumbrances

PRIOR ENCUMBRANCES

* Nil

COVENANTS AND CONDITIONS

* The covenants, conditions and powers implied by law in instruments of lease.

The covenants and conditions set forth in the Memorandum of Lease filed in the Singapore Land Authority as Memorandum of Lease Number IH/624434S.

The terms and conditions contained in the Tender Packet issued by the Lessor under Tender Reference No. _____ (the "Tender"), the Lessee's Form of Tender submitted under the Tender and the Lessor's acceptance of the Lessee's Form of Tender, as may be revised from time to time, which shall form an integral part of this Lease.

DATE OF INSTRUMENT :

EXECUTION BY LESSOR

The Common Seal of JURONG TOWN CORPORATION was hereunto affixed in the presence of:-

Signature :

Director (Industrial Properties Management Division 2) - Gillian Phua

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EXECUTION BY LESSEE

The Common Seal of _____ was hereunto affixed in the presence of:-

Signature : _____
Director - Name:

Signature : _____
Director/Secretary - Name:

CERTIFICATE PURSUANT TO THE RESIDENTIAL PROPERTY ACT

I, solicitor for the LESSEE, hereby certify that I have verified the following information:

Place of Incorporation and registration number

Name of Solicitor : _____

Signature : _____

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I, the solicitor acting for the LESSEE, hereby certify that the within land/premises is NOT a residential property (as defined in the Residential Property Act), and that approval under the said Act is not required for the purchase, acquisition or retention of the within land/premises.

Name of Solicitor : _____

Signature : _____

SIMILAR INTEREST CONFIRMATION

I, solicitor for _____ hereby confirm that the interest of _____ is similar to that in Caveat _____

Name of Solicitor : _____

Signature : _____

CERTIFICATE OF CORRECTNESS

I, a duly authorised officer of the Jurong Town Corporation as at the date of this instrument under the Jurong Town Corporation Act, for and on behalf of the LESSOR hereby certify that this instrument is correct for the purposes of the Land Titles Act.

Name of Duly Authorised Officer : _____

Signature : _____

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CERTIFICATE OF CORRECTNESS

I, solicitor for the LESSEE hereby certify that this instrument is correct for the purposes of the Land Titles Act and that I hold a practising certificate which is in force as at the date of the instrument.

Name of Solicitor : _____

Signature : _____

CASE FILE / STAMP DUTY CERTIFICATE REFERENCE

Law firm case file reference :	9A Serangoon Nth Ave 5/LBY/pl
Stamp Duty Certificate reference :	