ANNEX D1 – HDB TENANCY AGREEMENT

TENANCY AGREEMENT FOR INSTALLATION AND OPERATION OF FEDERATED LOCKER STATIONS

1 THIS TENANCY AGREEMENT ("Agreement") is made on the date set out in Item 1 of Schedule 1 between the:- Parties

1. Housing and Development Board set out in Item 2 of Schedule 1 (hereinafter called "the HDB"); and
2. Tenant as named in Item 3 of Schedule 1 (hereinafter called "the Tenant").

2 Whereby it is agreed as follows:-

(a) In consideration of the rent and service and conservancy charges set out in Items 7 and 8 of Schedule 1 for the term set out in Item 6 of Schedule 1 and the Tenant's covenants contained in this Agreement, the HDB agrees to let to the Tenant all that Premises set out in Item 4 of Schedule 1 ("the Premises"), together with the right of the Tenant and others duly authorised by the Tenant and in consensus with the HDB and all others so authorised by the HDB and all others so entitled thereto at all times during the tenancy hereby created and for all purposes connected with the use of the Premises Demise of Premises

(i) To use the usual entrances, exits, landings and corridors leading to the Premises;
(ii) To use the lifts, escalators and stairs (if any) provided for the Premises or the building of which the Premises form part (the "Building").

The address of the Building is set out in Item 5 of Schedule 1.

EXCEPTING AND RESERVING unto the HDB and all others entitled thereto the free and uninterrupted use of all pipes, electric, telephone and other wires, drains and sewer in, through or under the Premises. To hold the same unto the Tenant for a term set out in Item 6 of Schedule 1.

(b) The Tenancy shall commence on the date stated in Item 6 of Schedule 1.

3.1 [*Omitted.*]

3.2 [*Omitted.*]

3.3 [*Omitted.*]

3.4 (a) The Premises shall be delivered to the Tenant at its original state and condition. Handover Condition

(b) The Premises shall be provided with the electrical load specified in the Letter of Acceptance. The Tenant shall seek the HDB's prior written approval for any additional electrical loading required and which approval if granted, shall be subject to the Tenant being responsible for all requisite applications to the relevant authorities and for all costs and expenses relating to or arising from the meeting of such additional electrical loading thereof and compliance with such further terms as the HDB may impose. In particular, the Tenant shall pay a standard charge for each additional ampere which may be varied at any time at HDB's sole and absolute discretion. There will also be an administrative fee imposed for each application for electrical extension. Electrical Load

3.5 The Tenant may, at its own costs and expenses, carry out fitting-out works in the Premises and shall obtain the prior written approval of the HDB and all necessary approvals and licences (if any) from the relevant authorities before carrying out the fitting-out works and shall fully abide by all the terms and conditions governing the fitting-out works found in Schedule 2. Fitting-Out Works

SPECIMEN

3.6 (a) The Tenant shall comply with and be bound by all terms and conditions stipulated in the documents comprising the Request For Proposal ("RFP") called by the Info-communications and Media Development Authority ("IMDA") on 15 December 2017, namely the Covering Letter, the Instructions to Proposers, the Proposal Form, the Evaluation Criteria, the Specifications and all annexes, letters, instructions and/or documents issued by the IMDA, the Land Transport Authority ("LTA") and/or HDB on the RFP (collectively, the "RFP Documents")), IMDA's letter of acceptance issued to the Successful Proposer, IMDA's Locker Operator Appointment Agreement signed on <Date> and the conditions stipulated in this Agreement.

Compliance with all Terms and Conditions

(b) Where the Tenant fails to comply with Clause 3.6(a), the Tenant may be debarred from participating in future tenders called by HDB, other Statutory Boards and/or the Singapore Government, for a period of up to five (5) years.

4 The Tenant hereby covenants with HDB as follows: -

4.1 (a) (i) To pay without demand the monthly rent, service and conservancy and other charges set out in Items 7 and 8 of Schedule 1, such payment to be made on the first (1st) day of each month for that month.

Rent, Service and Conservancy Charges

(ii) To pay and to indemnify the HDB against Goods and Services Tax chargeable in respect of any payment made by the Tenant under the terms of or in connection with this Agreement or in respect of any payment made by the HDB where the Tenant hereby agrees in this Agreement to reimburse the HDB for such payment.

Goods and Services Tax

(b) To accept and pay the service and conservancy charges or any revised charges. If the services and conservancy charges are revised, or if the rate of Taxes (including goods and services tax) is revised, or as a result of the re-survey of the land on which Building is situated, the HDB and/or the relevant Town Council shall inform the Tenant of such revision by way of a written notice and the Tenant shall accept and pay the revised service and conservancy charges and Tax from the date specified in the notice.

Variation of Service and Conservancy Charges

(c) Where the Tenant fails or neglects to pay all rent, service and conservancy and other charges due at the time of the termination of the tenancy, to pay an administrative charge of $10 for each Letter of Demand sent by the HDB subject to a maximum of $50 for ex-tenancy arrears, without prejudice to any right of action or remedy for any antecedent breach of covenant by the Tenant.

Administrative Charge on Ex-Arrears

(d) To pay on the execution of this Agreement the sum as described in Item 9 of Schedule 1 being a deposit which is refundable free of interest by the HDB to the Tenant at the expiration or termination of the Term. The HDB shall be entitled without prejudice to any right or remedy hereunder to deduct from the security deposit all arrears of rent, interest, penalties owning to the HDB, service and conservancy charges (whether owing to the HDB or the Town Council), all costs for the replacement of any damaged or destroyed fixtures or fittings for repair to and redecoration of the premises howsoever occasioned other than by fair wear and tear or the cleaning of the Premises on their vacation by the Tenant and for all other breaches or non-observance of covenants contained herein on the part of the Tenant to be performed and observed. The amount and nature of the said replacement of fitting, repairs, redecoration and cleaning and all claims of the HDB are to be decided upon by the HDB in its absolute discretion and the Tenant shall not dispute such sums. In the event of the security deposit being insufficient to meet the HDB's claim, the Tenant shall compensate and pay to the HDB the difference between the said deposit and the amount so claimed by the HDB.

Security Deposit

SPECIMEN

	(e)	Where rent shall be in arrears whether wholly or in part and whether formally demanded or not, the Tenant shall pay to the HDB such penalty or penalties for late payment/s as may be prescribed by the HDB from time to time pursuant to Section 27 of the Housing and Development Act (Cap. 129). The imposition of such penalty or penalties shall be without prejudice to any other right or action or remedy available to the HDB by the terms of this Agreement and/or by law for any antecedent breach of covenant by the Tenant.	Penalty for Late Payment(s)
	(f)	To pay all charges for the supply of water sanitation or electric light or power, telecommunication and all other utilities charges as may be determined by the SP Services Ltd or any other service provider to be payable from time to time.	Utility
4.2		To use and occupy the Premises solely for the permitted use(s) stated in Item 10(a) of Schedule 1 and for no other use(s), and to obtain any written licence, or approval required by the competent authority for the permitted use(s) at the Tenant's own costs and expenses. Pending such approval or if approval be refused, the Tenant shall not be entitled to a refund of any payments in whatsoever form made to the HDB. The Tenant shall ensure that all such licenses, permits, approvals and consents remain valid and in force at all times during the Term of this Agreement. The HDB makes no representation or warranty that the Premises can be used for the permitted use(s) intended by the Tenant.	Permitted Use of Premises
4.3	(a)	[*Omitted.*]	
	(b)	[*Omitted.*]	
	(c)	[*Omitted.*]	
4.4		Where applicable, to conduct business under the business mode specified in Item 3 of Schedule 1 and not to convert it to any other mode of business without first obtaining the consent of the HDB in writing and if such consent is granted, it shall be given on such terms and conditions as the HDB may in its entire and unfettered discretion deem fit to impose.	Mode of Business
4.5	(a)	To ensure that the business at the Premises is open during the operating hours in accordance with Item 10(b) of Schedule 1, where applicable. Any change to the operating hours shall be subject to the prior written approval of the HDB. The HDB may impose such other conditions as the HDB shall deem fit, including but not limited to requiring the Tenant to obtain additional insurance coverage, if the revised operating hours fall outside the Building's operating hours.	Operating Hours and Trading Standards
4.6	(a)	To undertake full responsibility for the employment, supervision and good conduct of such persons as are employed by the Tenant on the Premises in connection with or for the purpose of the Tenant's business and to ensure that efficient and courteous service is provided at the Premises.	Conduct of Business
	(b)	To maintain the Premises at all times in a business-like and orderly manner and not to permit or suffer any sale by auction to be held at the Premises.	
	(c)	Not to conduct any sales or do anything in the Premises which is, in the HDB's sole opinion, undesirable for the reputation of the HDB and/or the Building, where applicable.	
	(d)	Not to solicit business, display or distribute advertising materials in the car parks or other common areas of the Building except with the HDB's prior written consent.	
4.7	(a)	Not to sublet or part with the actual or legal possession of the said Premises or any part thereof except with the prior written consent of the HDB;	Subletting

SPECIMEN

(b) Not to enter into any agreement whether verbal or written (including any franchise or management agreement) with any person, corporation, firm or company where the effect of the said agreement will be a defacto sub-letting, licensing or parting with legal or physical possession of the Premises or any part thereof to the person, corporation, firm or company except with the prior written consent of the HDB;

4.8 (a) Not to effect any change in the mode of business or any change in the identity of the sole proprietor or any change in the composition of partners or any substantial change in the shareholding of the Tenant without HDB's prior written consent. For the purposes of this clause, if the shareholders of the Tenant which is a company as at the commencement of the tenancy retain less than 51% of the shares, this shall be deemed to be a substantial change in the composition of shareholding.

Non Assignment

(b) Not to assign this tenancy or any part thereof. For the purpose of this clause, the changes illustrated in Clause 4.8(a) above shall be deemed to be an assignment of the tenancy.

4.9 To supply, as and when required by the HDB, certified true copy(ies) of all documents, notices, returns, books, receipts, papers pertaining to the business of the Tenant and related to the tenancy of the Premises.

Supply Of Documents

4.10 (a) To notify the HDB immediately in writing any change in the registered office address and any change of shareholders or the value of shares held by the shareholders or any form of reconstruction of the business (not applicable to the Tenants whose approved mode of business is public-listed company).

Change of Address and Shareholding

(b) Subject to Clause 4.4, to notify the HDB in writing, if the Tenant effects any form of reconstruction however brought about including any form of amalgamation of, merger with, or takeover by another company, firm, body or party or sells, transfers, assigns, exchanges, or allots any shares to any other company, corporation, firm or party.

Change or reorganisation of Tenant's business

4.11 To carry out loading and/or unloading of goods at the designated loading/unloading areas only and not to cause congestion in these or adjoining loading bays or inconvenience to other users and only at such time as the HDB may specifically allow. The Tenant shall not at any time allow or permit any vehicle with dimensions greater than the maximum vehicle size provided in the loading/unloading bays.

Loading/Unloading Areas

4.12 (a) Not to carry out or suffer to be carried out or permit any partitioning, renovations, alterations, additions, structural changes or improvements, installations of machines of any kind or other works whatsoever to or within the Premises without first having obtained the consent in writing of the HDB and the permission of all relevant competent authorities and to erect such works in accordance with conditions thereof. Such works whatsoever to or on or within the Premises when consented to in writing by the HDB shall:

(i) only be carried out by contractors approved by the HDB and removed when required by the HDB at the Tenant's own costs and expenses; and

(ii) be in compliance with all by-laws, regulations, directives and requirements of all relevant competent authorities and HDB's rules and regulations.

Landlord's consent to Addition and Alternation Works

Should the Tenant carry out such works without first obtaining the HDB's prior written consent, the Tenant shall forthwith reinstate the Premises and/or remove the works upon receipt of the HDB's direction to do so.

(b) If so required by the licensing authorities and/or the relevant competent authorities, the Tenant shall at his own costs and expenses carry out additions and/or alterations and install the

SPECIMEN

necessary machinery prescribed by the licensing authorities and/or the relevant competent authorities, including all necessary safety measures in compliance with the requirements of the licensing authorities and/or the relevant competent authorities.

(c) Not to add to or in any way interfere with (other than for the purpose of complying with its obligations hereunder for the repair of the same) the electric wires, cables, switches, junctions or points or the pipes, taps or other apparatus installed in connection with the supply or use of electricity, water or gas or the telephone installations therein without the prior consent in writing of the HDB and/or the relevant Town Council.

(d) Not to remove any structure, alteration, addition or annexure made to the Premises without the prior approval in writing of the HDB; if so required by the HDB and in such case, to restore the said Premises in all respects to their former state at the Tenant's own costs and expenses.

(e) Before commencing any electrical installation, extension and/or rewiring works to the Premises, to obtain the prior written approval of the HDB, the relevant Town Council, the SP Services Ltd and/ or all other relevant Authorities.

4.13 [*Omitted*.]

4.14 (a) To remove and to dispose of at the Tenant's own costs and expenses all bulky waste, matter, refuse or rubbish whatsoever at the authorised refuse dumping grounds as designated by the relevant authorities of Singapore. Refuse Disposal

(b) Not to throw refuse, rubbish, scrap tins, bottles, boxes, containers of any kind or any articles through and over any part of the Premises but into proper bins or containers only.

(c) To keep all waste and refuse produced at the Premises out of sight of the public.

(d) To provide at the commencement of the tenancy, sufficient refuse receptacle/s in conformity with the Environmental Public Health Act (Cap. 95) and all rules and regulations enacted thereunder as well as all other laws, rules and regulations in force from time to time and to maintain or replace such receptacle/s when requested verbally or in writing by the HDB or its duly authorised officers or agents.

(e) To ensure to the satisfaction of the HDB and all relevant authorities the complete safe and efficient disposal of all rubbish, litter, droppings, unauthorised or obnoxious goods or articles, waste matter of whatever nature and description including all kinds of pollutants found at or generated at the Premises to a place approved by the HDB or to an approved dumping ground as approved by the relevant authorities at the Tenant's own costs and expenses PROVIDED THAT in the event of any default of the Tenant under this covenant, the HDB may carry out such measures and works as it deems necessary and all the cost and expenses incurred thereby together with an administrative charge (which shall not be less than 10% of the total cost of such works) shall be a debt due from the Tenant to the HDB recoverable forthwith without demand and may be deducted from any monies and/or deposits of the Tenant with the HDB.

(f) To pay service charges for the collection of refuse to the Ministry of the Environment and Water Resources or any other relevant authorities of Singapore.

(g) If the HDB engages a waste recycling service provider at any time during the Term to provide waste recycling services for the Building and its occupants, or change such waste recycling service provider, the HDB will notify the Tenant and the Tenant

SPECIMEN

shall dispose of the waste, in the manner and at the locations in the Building as the HDB directs.

4.15 (a) At all times during the tenancy, to maintain and preserve the Premises and all the fixtures and fittings therein and belongings thereto in a clean, proper, good and tenantable repair and condition at the Tenant's own costs and expenses and when notified upon to do so in writing by the HDB or its duly authorised officers or agents to repair, renovate and repaint the Premises or any fixtures and fittings therein to the specification and satisfaction of the HDB within such period of time as stated in such written notice, failing which the HDB or its duly authorised officers or agents may enter upon the Premises and execute such repairs or works and all the cost and expenses incurred thereby together with an administrative charge (which shall not be less than 10% of the total cost of such works) shall be a debt due from the Tenant to the HDB recoverable forthwith without demand and may be deducted from any monies and/or deposits of the Tenant with the HDB.

Keep in Tenantable Repair

(b) To report to the HDB any want of reparation of the structure internal and external parts of the said Premises.

(c) To comply, within a reasonable time, with any notice from the HDB advising the Tenant of the need to attend to any items of repair or maintenance for which the Tenant is responsible.

4.16 Not to keep or permit or suffer to be kept on the Premises any matter of a dangerous, combustible or explosive nature or the keeping of which may contravene any statute, order, regulation or bye-law and not to store or to permit or suffer to be stored on or upon the Premises or Building matter of a noxious, offensive nature.

Dangerous Substances

4.17 Not to engage in activities in, outside or around the Premises or any other part of the Building that cause or permit any odours or smells to be produced or permeate or emanate from the Premises.

4.18 (a) Not to cause or permit any obstruction in or on the common stairways, landings, passageways and other common parts of which the Premises form part and to share the responsibility of cleaning such common parts with the Tenant of adjacent Premises as instructed by the HDB verbally or in writing or by its duly authorised officers or agents.

Obstruction

(b) Not to cause or permit any obstruction in or on any public or private roads adjacent to or leading to the Premises or the Building of which the Premises form part. If the Tenant causes any such obstruction, then the HDB, acting reasonably, may arrange for the obstruction to be removed and the costs therefore shall by borne by the Tenant.

4.19 (a) To keep the Premises in a clean, proper and sanitary condition.

Maintenance and Management Of Premises

(b) To observe and conform to all regulations, restrictions, directions and instructions made by the HDB or its duly authorised employees or agents for the proper maintenance and management of the Premises and the Building of which the Premises form part as are notified orally or in writing to the Tenant from time to time.

4.20 To keep the Premises free from termites, cockroaches, rodents and other pests and employ pest control exterminators and maintain a comprehensive pest control service agreement with a pest control contractor nominated by the HDB or such other pest control contractor as the HDB may agree with regular inspections and treatment of such pests and vectors at a frequency as shall be required by the HDB and to produce the said agreement and the service reports to the HDB promptly upon demand.

Pest Control

SPECIMEN

4.21 [*Omitted.*]

4.22 (a) To permit the HDB or its agent or contractors or those authorised by the HDB to enter the Premises at all reasonable times for the purpose of inspection, or carrying out repairs/improvements or supervision of repairs/improvements or supervision of repairs/improvements whether structural or non-structural and howsoever occasioned to the Premises whether adjoining vertically or horizontally which the HDB may in its absolute discretion deem necessary.

Landlord's Right of Entry to Examine and to Repair

(b) To allow the HDB or its duly authorised officers with or without notice previously given to enter upon the Premises to verify the observance and performance of all the conditions in this Agreement.

(c) Not to object, obstruct, or impede any improvement works, including fire safety works, which the HDB may be required by law to carry out to the Premises during the period of the tenancy. The Tenant shall not be entitled to nor make any claim for any loss or damage whatsoever arising from the carrying out of such improvement works.

Not to Obstruct any Improvement Works

4.23 (a) Not to do, use or suffer or permit to be done on the Premises or any part thereof to be used for:

(i) any unlawful or immoral purpose;
(ii) any purpose (whether unlawful, illegal, immoral or otherwise) which may be injurious to the reputation of, the HDB and/or the Building; or
(iii) any purpose from which nuisance or annoyance damage or inconvenience may arise to the HDB or to the occupiers of any neighbouring premises or to the public.

Unlawful Purposes

(b) Not to permit or suffer any person or persons to sleep or reside in the Premises or any part thereof whether temporarily or otherwise.

Residence

4.24 To display all merchandise strictly within the boundary of the Premises or at the outdoor display area approved by the Town Council and not to, in any manner whatsoever, encroach on the surrounding premises (and its airspace) outside the Premises. In the event that the Tenant is found to have breached this Clause, the HDB may at its discretion, issue a warning letter to inform the Tenant of this breach and to rectify such breach failing which, the HDB shall take the appropriate enforcement action.

Encroachment

4.25 (a) Not to place or permit to be placed, affixed or hung any article or thing within or outside any part of the Premises in a manner may pose or create a hazard to or endanger any property or the occupiers of the neighbouring premises or the neighbourhood or the public in general.

Signboard, Name Plates and Advertisements

(b) Not to install or allow any person to install any television antenna on the roof to or at the balcony or verandah or any part of the Premises or Building without first having obtained the consent in writing of the HDB.

(c) Not to erect, exhibit, paint, affix, use attach or install on the Premises or the exterior thereof or any window, panel, door, or shutter any flagstaff, signboard, advertisement, poster, notice, share, -sunscreen, placard, curtain, device, furnishing, ornament, or object or any other thing whatsoever without the prior consent in writing of the HDB.

(d) To affix, erect, attach or extend at the place designed by the HDB a signboard of such dimension or type as may be prescribed or approved by the HDB indicating the name of the Tenant within one (1) month from the date of the commencement of the tenancy at the Tenant's own costs and expenses.

(e) To obtain the prior written approval of the HDB for the design and size of the external signage and other commercial signboards and

SPECIMEN

to pay such amounts as the HDB may determine for the display of such external signage and other commercial signboards on any part of the Building.

(f) Not to erect or install any signboard/advertisement/sky sign to the Premises, prior to obtaining an advertisement licence/temporary permit as required under the Building Control (Outdoor Advertising) Regulations under the Building Control Act (Cap. 29). The costs of all installations required to comply with the aforesaid regulations/requirements and any licence fee to BCA (if any) shall be borne by the Tenant.

(g) Not to erect or install any sign, device, furnishing ornament or object which is visible from the street or from any other building and which, in the opinion of the HDB, is unsightly or may detract from the general appearance of the Building.

4.26 To ensure that all publicity materials in relation to the Tenant's business are published under the name of the Tenant's business and that such publicity materials do not specify or imply in any way that the HDB is a partner and/or supporter of the Tenant's programmes or services unless the HDB's prior written approval has been obtained for the programme or service in question.

Publicity Materials

4.27 Not to without the HDB's prior written consent, use the name of the Building or any picture or likeness of the Building or the Premises in its registered or trading name or for any advertising or purpose other than as the address and place of business of the Tenant. PROVIDED that the Tenant shall be entitled to incorporate, make references to in its illustrations and sketches of the Building in any dockets, vouchers, catalogues, advertisement or sales promotion material relating to the business carried on by it in the Building. If the Tenant's registered name or trading name shall so include the name or title of the Building, the Tenant shall upon the expiration or sooner determination of the Term remove such name or title from the said registered name or trading name by lodging an application with the Registrar of Business Names to change the said registered name or trading name pursuant to the Business Names Registration Act (No. 29 of 2014) and if the Tenant is a company and the name of the company includes the said name or title of the Building, shall take all steps necessary to remove such name or title from the name of the company.

Use of the Landlord's Name or Logo

4.28 To participate in promotions and promotional activities as and when reasonably directed by the HDB, including but not limited to the Tenant accepting and employing all promotion mechanics required by the HDB such as vouchers and redemption coupons and customer loyalty programme or such other programme as may be implemented for the benefit of the Building from time to time.

Participate in HDB's Promotional Programme

4.29 [*Omitted*.]

Intoxicating Liquors

4.30 (a) Not to load or permit or suffer to be loaded on any part of the floors of the Premises to a weight greater than the maximum permissible load except otherwise approved by the HDB and shall when requested by the HDB, redistribute any load on any part of the floor of the Premises in accordance with the directions and requirements of the HDB and in the interpretation and application of the provisions of this sub-Clause the decision of the HDB shall be final and binding on the Tenant.

Loading Of Floors

(b) Not to install or bring or allow to be installed or to move any safe, heavy machinery, equipment, freight, furniture or bulky matter of any kind into and out of the Premises without the prior written consent of the HDB and the relevant competent authorities. In the event any such movement (whether with or without consent) shall cause injury or damage to any person or property, the Tenant shall fully indemnify the HDB from all losses/damages arising from all claims in respect thereof and shall reimburse the HDB any sums

Movement Of Heavy and Bulky Matter

SPECIMEN

paid by the HDB in connection with all claims arising from such injury or damage caused to the Premises.

(c) To make good to the HDB's satisfaction any damage caused to grassed area footpath drains or other part of the HDB's property which is caused by any vehicle used in the movement of goods chattels or persons to or from the Premises.

(d) The HDB shall in all cases retain and have the power to prescribe the weight and proper position of all heavy equipment articles or goods whatsoever and all damages caused to the Building or to the common areas by the Tenant or anyone on his behalf however caused and whether or not there be negligence involved shall be made good to the Tenant at the sole expense of the Tenant. The Tenant shall pay to the HDB the account of such damage made good by HDB within seven (7) days of HDB notifying the Tenant of the amount thereof.

(e) At all times to comply with the HDB's written or verbal direction or instruction currently in force relating to the use of any machinery, equipment, apparatus, vehicles within or without the Premises or the Building.

(f) Not to overload the lifts, electrical installations or any of the utilities, air-conditioning, sewage and other pipes in, through, under or over the Premises and/or the Building.

4.31 To pay the HDB the cost of any damage or deterioration occasioned to the Premises or any part thereof or any adjacent or neighbouring premises or any part of the HDB's property and any injury or damage caused to any person or property due to or arising from any act, default or negligence of the Tenant, its servants, agents, employees, licensees or invitees or any person authorised by the Tenant to enter into the Premises or any part thereof and to keep the HDB fully indemnified from and against all actions, costs, claims and liability whatsoever in respect thereof.

Indemnity By Tenant

4.32 The HDB and its duly authorised officers/employees/agents shall have the right at any time and from time to time to make, add, amend, cancel or suspend any rules and regulations in respect of the Building which HDB may from time to time deem to be required for the management safety care or cleanliness of the Building or for the preservation of good order therein or for the convenience of the Tenants and all such rules and regulations shall bind the Tenant upon and from the date of which notice in writing thereof is given to him by the HDB.

Power To Add, Amend Cancel Rules / Regulations

4.33 (a) In all respects to comply forthwith at the Tenant's own expense with the provisions of any Act, Ordinance, Bye-Laws, Rules, Regulations and any other obligations, imposed by law upon either the HDB or the Tenant in regard to the said premises and to indemnify the HDB from and against all actions proceedings costs expenses claims and demands which may be brought made or incurred against or by the HDB in consequence of such non-compliance as aforesaid.

Compliance With Statutes / Regulations

(b) To ensure that all foreign workers deployed to the Premises hold valid work passes issued by the relevant authorities in Singapore.

(c) Not to bring onto or permit to be brought onto, or to employ or to permit or otherwise to enter onto the Premises or any part thereof any person in contravention of the Immigration Act (Cap.133) or any statutory modification or re-enactment thereof for the time being in force and shall immediately inform the HDB in writing of any changes in the employees' immigration and/or employment status.

4.34 (a) To adopt and implement every reasonable precaution against fire and comply with the recommendations of the HDB (if any) and /or all other relevant Authorities as to fire precaution to the Premises.

Fire

SPECIMEN

(b) To maintain the fire protection/fire alarm components/items within the Premises where applicable (e.g. sub-alarm panel, fire detectors, alarm bells, sprinkler head, sprinkler pipe, flow switch and hose reel).

4.35 (a) Not to do or permit to be done on the Premises anything whereby any insurance that may be effected by the HDB on the Premises or any of the adjoining or adjacent Premises or part thereof respectively as provided with this Agreement may be rendered void or voidable or whereby the rate or premium thereon may be increased, and to reimburse the HDB for any sums paid by way of increase premium and for all expenses incurred by the HDB in or for the renewal of such policy or policies that is rendered necessary by a breach or non-observance of this covenant and all payments shall be added to the rent hereinbefore reserved and recoverable as rent.

Insurance

(b) To take out and maintain during the Tenancy Term a comprehensive public liability insurance policy in the joint names of the HDB and the Tenant against claims for personal injury, death or property damage or loss, occurring at the Premises, for such amount specified by the HDB.

(c) To take up an insurance policy during the Tenancy Term against any damages or loss however caused to any fittings and fixtures installed by the HDB as part of the Premises.

(d) Before commencing Fitting-Out Works, to effect a comprehensive all risks insurance policy and public liability policy covering the period from the date of commencement of the Fitting-Out Period to the date of the completion of the Fitting-Out for such amounts and with such insurers and named insured as the HDB shall require.

(e) To furnish to the HDB satisfactory documentary evidence of the insurance policies and the receipt for the premiums paid in respect of the policies at any time immediately on demand by the HDB.

(f) If the Tenant fails in effect to keep in force the insurance policies referred in Clause 4.35, the HDB shall have the right but shall not be obliged to effect and keep in force any insurance and recover the amount so paid by the HDB from the Tenant.

Failure To Insure And Disclaimer Of Liability

(g) Notwithstanding anything to the contrary, the HDB shall not be liable to the Tenant and/or any other party for any loss, damage and/or costs suffered and/or incurred in relation to this Agreement and/or as a result of the activities contemplated therein.

4.36 To yield up the Premises together with all keys thereto and all fixtures and fittings therein at the expiry or sooner determination of the tenancy in good and tenantable repair (fair wear and tear excepted) and in a clean and tidy condition and to restore the same to its original state and condition. Any variation to the above can only be carried out with the HDB's prior written consent. Where the Tenant has failed or neglected to yield up the Premises in the state required under this Agreement and the HDB so deems fit to execute any work and/or repairs so as to restore the Premises in the state required under this Agreement, all the costs and expenses incurred thereby together with an administrative charge (which shall not be less than 10% of the total cost of such works) shall be a debt due from the Tenant to the HDB recoverable forthwith without demand and may be deducted from any monies and/or deposits of the Tenant with the HDB. The Tenant further agrees and acknowledges that a certification by the HDB's officer of the costs and expenses incurred for such works and/or repairs shall be final and conclusive and shall not be called into question by the Tenant.

Yielding Up of Premises

4.37 (a) The HDB may at its sole and unfettered discretion , grant to the Tenant, at the Tenant's expense, a tenancy of the demised premises for a further term of up to twelve (12) months from the

Renewal of Tenancy

SPECIMEN

expiration of the term hereby created (the "Renewal Term") containing the like terms and conditions as are herein contained (but with the exception of the present Clause for renewal) and at a revised rent to be determined by the HDB and Service and Conservancy Charges to be determined by the HDB and/or the relevant Town Council. Further if the Tenant does not sign the tenancy agreement for the Renewal Term within two (2) weeks of the request, the HDB then shall be free of all obligations of any whatsoever to grant to the Tenant any further term hereunder.

(b) The Renewal Term shall be granted on such other terms and conditions as the HDB may in its sole discretion determine, including but not limited to carrying out refurbishment, upgrading or renovation works to the Premises in such manner and to such extent as may be specified by the HDB at the Tenant's own costs and expenses.

(c) The Tenant shall pay to the HDB the proportionate increase in the security deposit immediately upon the Renewal Term being agreed upon.

4.38 In the event the Premises or any part thereof at any time during the term hereby created being so damaged by fire so as to render the Premises unfit for use and occupation for the purpose stated herein then (except where such fire has been caused by the default or negligence of the Tenant or the Tenant's employees or agents) the rentas set out in Item 7 of Schedule 1 hereby reserved or a fair proportion thereof according to the nature and the extent of the damage sustained and all rights, obligations, duties and responsibilities of the HDB and the Tenant under this Agreement shall be suspended until the Premises shall again be rendered fit for use and occupation on the certification of the HDB and/or other relevant authorities, such certification to be final and conclusive between the parties hereto. PROVIDED THAT in case the Premises shall be destroyed or damaged by fire so as to be unfit for use and occupation and necessitating rebuilding for a period exceeding six (6) months, this Agreement may at the option of the HDB or the Tenant be determined by either party giving to the other thirty (30) days' written notice to expire at any time and this Agreement shall forthwith be terminated upon the expiry thereof unless the Premises are rendered fit for use or occupation before the expiry of the notice. In such event, it is agreed between the parties that any insurance monies payable in respect of such damage or destruction shall be wholly the property of the HDB and that the Tenant shall have no claim upon such insurance monies.

Suspension of Rent

4.39 [*Omitted.*]

4.40 Without prejudice to any other course of action that may be available to the HDB in the event of breach of the covenants as contained in Clauses 4.12(a), 4.12(b), 4.12(c), 4.12(d), 4.12(e), 4.25(a), 4.25(b), 4.25(c), 4.25(d), 4.25(e), 4.25(f) and 4.25(g) above, the HDB or its agents with or without workmen and others and with or without appliances shall be at liberty to enter upon the Premises or any part thereof for the purpose of demolishing or removing any unauthorised works or installations made or erected in breach of the abovementioned covenants and restoring the Premises to their former state and all the cost and expenses incurred thereby together with an administrative charge (which shall not be less than 10% of the total cost of such works) shall be a debt due from the Tenant to the HDB recoverable forthwith without demand and may be deducted from any monies and/or deposits of the Tenant with the HDB.

Breach Of Sub-Clause 4.12(a), (b), (c), (d) and (e) and 4.25(a), (b), (c), (d), (e), (f) and (g)

4.41 (a) The tenancy may be determined by either party by giving one (1) month notice in writing expiring upon the last day of any month without furnishing any reason whatsoever. Immediately upon expiration of such notice, the tenancy shall cease and determine but without prejudice to the rights and remedies of either party against the other in respect of any antecedent claims or breach of covenant/s. Provided always that if the Tenant is in arrears of more than one (1) month rent, HDB may terminate the tenancy by giving one (1) month notice in writing to the Tenant.

Determination

SPECIMEN

(b) In the event of termination of the tenancy due to any reason whatsoever the Tenant shall not be entitled to any compensation or indemnity or grant of any alternative premises or other relocation benefits.

(c) The HDB may terminate, by giving one (1) month notice, this Agreement where the Tenant breaches any condition of the Contract or this Agreement during the period of tenancy.

(d) [*Omitted*.]

(e) Notwithstanding Clause 4.1(b), for Premises where service and conservancy charges are payable to the HDB, the Tenant shall pay the prevailing service and conservancy charges as may from time to time be varied by the HDB to the HDB during the tenancy period and where the Tenant holds over after the determination of the tenancy or continues to occupy the premises or retains possession of the premises or any part thereafter after the determination of the tenancy.

Service and Conservancy Charges After Determination

4.42 Upon the determination of the term of tenancy hereby created whether by notice or by the HDB exercising its right of re-entry, any goods, chattels, furniture, fittings or things found on the premises whether or not belonging to the Tenant shall be disposed of in any manner the HDB shall, in its absolute discretion, deem fit and the HDB shall not be liable to the Tenant for any damages, loss or costs as a consequence thereof and further the Tenant hereby agrees and acknowledges that the Tenant shall indemnify and keep indemnified the HDB against any claim, loss, damages or liability arising from or in consequence of such disposal. The costs may be deducted from the deposit and any outstanding balance costs will be due and payable to the HDB as a debt.

Disposal of Goods Found on Premises Upon Determination

4.43 Immediately prior to the expiry or earlier determination of the said term, to remove if so required by the HDB, and at the tenant's own costs and expenses, all structures, alterations, additions, structural changes and improvements and all other works built or carried out on, under or within the said Premises, and in such case to restore the said Premises to its state as at the date of commencement of the term of tenancy, in default of which the HDB may, without prejudice to the HDB's other rights, proceed to do the same and all costs and expenses incurred by the HDB shall be recoverable from the Tenant.

Demolition of Addition and Alteration Works on Premises Upon Determination

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

5.1 Notwithstanding anything herein contained in this Agreement, the HDB shall not be liable to the Tenant nor shall the Tenant have any claim of whatsoever nature against the HDB in respect of:

Landlord Not Liable

(a) Any disruption/interruption in any of the services including but not limited to electrical supply and all loss, damage to good and chattels or any other matter whatsoever by reason of necessary repairs/improvements whether structural or non-structural or maintenance/any installation, apparatus mechanical or other defect breakdown or other inclement conditions or shortage of electricity or damage thereto or destruction thereof by fire water act of God or any other cause.

(b) Any loss/damage suffered by the Tenant to goods and chattels including but not limited to electrical appliances whether arising out of any electrical mechanical defect or malfunction or any other cause.

(c) Any act, omission, default, misconduct or negligence of any servant, employee or agent of the HDB whether or not arising out of or in connection with the performance or purported performance of any duty or within the scope of employment or authority of the servant employee or agent.

(d) The HDB shall not be liable to the Tenant, the Tenant's servants, employees, agents, licensees, visitors or others who may be

SPECIMEN

permitted to enter or use the Premises or any part thereof for any accident happening or injury sustained or for any loss of or damage to property goods or chattels in the premises or any part thereof whether arising out of any act default or negligence of the HDB or that of any servant employee or agent of the HDB or otherwise.

(e) Any damage, injury or loss arising out of the leakage howsoever caused by the piping, wiring and/or sprinkler system in the Premises or of the Building in which the Premises is comprised.

(f) Any disruption to their business howsoever caused by any upgrading, improvement or enhancement works or re-location exercise carried out by the HDB, or any statutory bodies or third parties.

(g) Any losses and/or damages suffered by the Tenant arising from the termination of this Agreement as a consequence of the termination of IMDA's Locker Operator Appointment Agreement with the Tenant dated <date>.

5.2 No consent or waiver expressed or implied by the HDB to or of any breach of any covenant, condition or duty of the Tenant shall be construed as a consent or waiver to or of any other breach of the same or any other covenant, condition or duty and shall not prejudice in any way the rights, powers and remedies of the HDB. Any acceptance of rent and/or service and conservancy charges or any other payment shall not be deemed to operate as a waiver by the HDB of any right to proceed against the Tenant in respect of a breach by the Tenant of any of the obligations in this Agreement.

No Waiver of Rights

5.3 Whenever the consent or the approval of the HDB is required under this Agreement, such consent or approval if granted, shall be subject to such terms and conditions (including all fees as deemed necessary) as the HDB in its entire and unfettered discretion deem fit to impose.

Consent

5.4 (a) All notices including Notice to Quit to be given in writing to the Tenant shall be deemed to be sufficiently served if addressed to the Tenant and sent by registered post to or left at the Premises or the Tenant's registered address as set out in Item 3 of Schedule 1 and any such notice shall be sufficiently served on the HDB if delivered to the HDB personally or sent to the registered address as set out in Item 2 of Schedule 1 by registered post. Any notice, demand, correspondence or communication sent by post shall be deemed to have been duly given on the day following that on which it was posted notwithstanding the fact that the notice, demand, correspondence or communication may be returned undelivered.

Service Of Notices

(b) The service of any writ of summons or statement of claim or other legal process or any other document requiring personal service in respect of any action or proceedings may be effected on the Tenant by sending such Writ of summons or statement of claim or other legal process or document by registered post or by leaving the same at the Premises and compliance with the aforesaid by the HDB shall be deemed to be good service regardless of whether the Tenant actually receives the writ of summons, statement of claim or other legal process or document.

The Tenant will be deemed to have been properly served on the date of delivery if the HDB leaves such process at the Premises, or served on the next date after the date of posting if such process is posted to the Tenant. In addition to these methods of service, the HDB may serve the Tenant in any other method permitted by law, including but not limited to sending such process to or leaving such process at the Tenant's registered address.

5.5 PROVIDED ALWAYS THAT if the rent, service and conservancy charges or other charges hereby reserved or any part thereof shall

Landlord's Right of Re-entry

SPECIMEN

	at any time be in arrears or unpaid for fourteen (14) days after the same shall have become due (whether formally or legally demanded or not) or if the Tenant shall at any time fail or neglect to perform and observe any of the covenants and conditions herein contained in this Agreement to be performed and observe or if the Tenant shall commit an act of bankruptcy or if the Tenant being a company shall be unable to pay its debts wound up whether voluntarily or compulsorily otherwise than for the purpose of amalgamation or reconstruction or if the Tenant for the time being shall enter into any arrangement or composition for the benefit of the Tenant's creditors or shall suffer any distress or execution to be levied on the Tenant's goods then and in any such event the HDB or its duly authorised officers or agents may at any time thereafter re-enter upon the demised premises or any part thereof in the name of the whole and thenceforth hold and enjoy the same as if this tenancy had not been granted but without prejudice to any right of action or remedy of the HDB for any antecedent breach of covenant by the Tenant.	
5.6	Any third party not limiting to any person, firm, corporation or organisation who is not a party to this Agreement shall acquire no rights whatsoever under this Agreement by virtue of the Contracts (Rights of Third Parties) Act (Cap. 53B).	Third Party Rights
5.7	The documents attached herewith as Schedule 1, 2, 3 and the plans shall be read together and form part and parcel of this Agreement and shall be fully complied by the Tenant. Any amendment to this Agreement shall not be valid unless mutually agreed to in writing by both parties hereto.	Attachments
5.8	All expenses, legal or otherwise, in connection with the preparation, execution and stamping of this Agreement in duplicate shall be borne by the Tenant and payable forthwith on demand.	Legal And Other Costs
5.9	Words importing the singular number include the plural number and vice versa, and words importing the masculine gender including the feminine and neuter genders and vice versa. Words importing persons or individuals shall include sole proprietorships, partnerships, companies or corporations.	Interpretation
5.10	The headings and marginal notes appearing in this Agreement are inserted only as a matter of convenience and in no way define limit construe or describe the scope of intent of the sections or Clauses of this Agreement nor in any way affect this Agreement.	Headings and Marginal Notes
5.11	Except for non-payment of rent and/or other breaches of this Agreement by the Tenant and subject to the consent of both parties, the parties may consider resolving any dispute arising from this Agreement through mediation and if both parties agree, the mediation shall be held at the Singapore Mediation Centre in accordance with prevailing rules and procedure. HDB shall make the final decision on whether or not to refer any dispute arising from this Agreement for mediation. For the avoidance of doubt, there is no default by either party if the dispute is not referred for mediation.	Mediation
5.12	If any of the provisions of this Agreement becomes invalid, illegal or unenforceable in any respect under any law, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired.	Severability
5.13	The Tenant shall keep confidential all information in respect of or in connection with this Agreement, the Letter of Acceptance issued by the HDB and all correspondence or communication between the HDB and the Tenant in connection with the tenancy of the Premises unless the disclosure is required by law or made with the prior written consent of the HDB.	Confidentiality
5.14	This Agreement shall be subject to, governed by and interpreted in accordance with the laws of the Republic of Singapore	Applicable Law

SPECIMEN

6	IN WITNESS WHEREOF the parties have hereunto set their hands the day and the year first above written.	Execution

Signed by)_____

For and on behalf of the)

HOUSING AND DEVELOPMENT BOARD)

in the presence of:-)_____

Signed by / Right Thumb Print

_____

Name :

NRIC No. :

For and on behalf of <Tenant>

in the presence of:-

_____

Name :

NRIC No. :

Address of Premises:
<*Address*> #<*XX-XX*> SINGAPORE <*Postal Code*>

SPECIMEN

SCHEDULE 1

1	Date of the Agreement	:	<*Date*>
2	Name of Landlord	:	Housing and Development Board (HDB)
	Registered Address	:	HDB Hub, 480 Lorong 6 Toa Payoh, Singapore 310480
3	Name of Tenant	:	<*Name of Tenant*>
	UEN No.	:	<*UEN No.*>
	Mode of Business	:	<*Mode of Business*>
	Registered Address	:	<*Registered Address*>
4	Premises / Area	:	XX sqm at <Address of premises> as delineated on the floor plan attached in the Annex
5	Address of Building	:	Not Applicable
6	Term	:	(a) Twelve (12) months (b) Tenancy Commencement Date: <*Date*> (c) Tenancy Expiry Date: <*Date*>
7	Tendered Rent/Monthly Rent	:	S$ <*Value*> per month due and payable to HDB on the 1st of every month
8	Service and Conservancy Charges	:	S$<*Value*> per month, calculated at the rate of S$<*Value*> per square metre per month (excluding goods and services tax). This is subject to review and confirmation by the relevant Town Council and may be varied by HDB and/or the relevant Town Council from time to time
9	Security Deposit	:	S$<*Value*>
10(a)	Permitted Use	:	For use as a federated lockers station, i.e. the site where a suite of locker compartments ("Locker Compartments") is installed and operated and from which parcels can be delivered to and collected by users on a self-service basis ("Locker Station")
(b)	Tenant's Operating Hours	:	Not applicable
(c)	Building's Operating Hours	:	Not applicable
11	Option To Renew	:	Twelve (12) months
12	Fitting Out and Design Deposit	:	Not applicable

SPECIMEN

13	Fitting-Out/Renovation Period	:	Not applicable
14	Certification	:	The *Green Mark Certification* or *Eco-Shop Certification* is not applicable.
15	Electrical Load	:	<*Value*> Ampere <*Value*>Phase

SPECIMEN

SCHEDULE 2

REQUIREMENTS RELATING TO FITTING-OUT WORKS AND/OR ADDITIONS AND ALTERATIONS ON THE PREMISES

1. The Tenant shall engage a Qualified Person to construct the Locker Stations and Locker Compartments, including the M&E and other necessary infrastructure, at its own costs and expenses. Where the Tenant is desirous of removing and/or re-locating the common facilities and/or services found within the demarcated boundary of the Premises, prior written consent from the Town Council and/or the relevant authorities.

2. The Tenant shall comply with the following requirements:

a) As the Premises are let in their existing condition and state of repair, The Tenant shall maintain or remove (whichever is applicable) the items, fixtures and/or fittings at the Premises at its own costs and expenses. The Tenant shall obtain prior written approval from HDB and/or the Town Council for the said maintenance or removal.

b) (i) The Tenant shall obtain written approval from HDB and/or the Town Council before carrying out any alternations, additions, and/or installations of the Locker Stations and Locker Compartments and/or any machine of any kind on the Premises. Such works, when approved in writing by HDB and/or the Town Council, shall be in compliance with the by-laws, regulations, directive and requirements of all relevant competent authorities and HDB's rules and regulations.

(ii) Where alterations, additions and/or installations of machinery of any kind are made without the Tenant first obtaining HDB's prior written approval, the Tenant shall reinstate the Premises and/or remove the machinery within [14] days upon receipt of HDB's direction to do so and shall pay S$5,000 or such other sums determined by HDB as a reinstatement security deposit. The reinstatement security deposit shall be refunded, free of interest, to the Tenant after the Tenant has rectified all defects and/or irregularities arising from the conduct of unauthorized works on the Premises to HDB's satisfaction. Where the Tenant's reinstatement works have not been undertaken to HDB's satisfaction, HDB shall deduct from the reinstatement security deposit all costs for all further reinstatement and/or rectification works as deemed necessary by HDB. The costs for such further reinstatement and/or rectification works shall be decided upon by HDB in its absolute discretion and the Tenant shall not dispute the sums. Where the reinstatement security deposit is insufficient to meet HDB's claim, the Tenant shall compensate and pay to HDB the difference between the said reinstatement security deposit and the amount so claimed by HDB.

c) If so required by the licensing or other competent authorities, the Tenant shall at its own costs and expenses carry out additions and alterations works, install the necessary machinery prescribed and/or implement all necessary safety measures in compliance with the requirements of the relevant licensing or other competent authorities.

3. HDB and/or the Town Council reserves the right to determine the amount of power supply that can be used by the Tenant from the switch room of the Premises and/or the Building. The Tenant shall submit an application for the use of power supply for approval by HDB and/or the Town Council.

Where the application is approved, the Tenant shall:
a) comply with all terms and conditions of approval; and
b) Pay all fees in relation to the application and subsequent turning on of the electrical supply.

The Tenant shall furnish, at its own costs and expenses, all requisite applications to the relevant authorities (if any) to obtain the power supply it requires.

SPECIMEN

4. The Tenant shall obtain prior written approval from HDB and the SP Services Ltd before commencing electrical installation/extension or rewiring works on Premises.

5. HDB reserves the right to adjust, alter or reduce the space at the Premises based on the site conditions and measurements and to meet the requirements of the relevant competent authorities.

6. HDB reserves the right to re-locate the Locker Station and Locker Compartments, at the Tenant's costs and expenses.

7. The Tenant shall, at its own costs and expenses, remove the Locker Station and Locker Compartments upon the expiry or earlier termination of this Agreement and/or in such other circumstances to be determined by HDB.

8. The Tenant shall ensure that all exposed cable trays, trunkings, pipes, fasteners, bolts and nuts (if any) to be installed on the Premises are corrosion resistant.

9. The Tenant shall submit the detailed design and installation proposal, including the specifications and capabilities of the Locker Stations and Locker Compartments within the maximum allowable space at the Premises to HDB for approval. The Tenant shall provide a raised floor of 170mm as a base for each Locker Station (where applicable and required by HDB), which shall be part of the proposed allowable space.

10. The Tenant shall engage a Professional Engineer in Civil and Structural Engineering ("PE(Civil)") to check for the affected structures and certify that loading of the Locker Stations and Locker Compartments is within the permissible loads of existing structures. The Tenant shall ensure that PE(Civil) supervises and certifies that the installation works are in accordance with the approved proposal and in compliance with all requirements of the relevant authorities.

11. The Tenant shall ensure that the installation of the Locker Stations and Locker Compartments does not alter existing structures at the Premises, i.e. changes from the original/existing states or conditions, reduction or enlargement of the sizes, increase of steel reinforcement and coring through the structures.

SPECIMEN

SCHEDULE 3

SPECIAL TERMS AND CONDITIONS FOR SPECIFIC TRADES

Premises to be used for the Installation and Operation of Locker Stations and Locker Compartments

1 BACKGROUND

1(1) The Tenant shall install and operate the Locker Stations and Locker Compartments pursuant to its tender proposal submitted for IMDA's RFP called on 15 Dec 2017 and IMDA's Locker Operator Appointment Agreement dated <Date>.

2 DETAILS OF THE PREMISES

2(1) The plan of the Premises is attached in the Annex.

2(2) The Premises are vacant and without any facilities, utilities, amenities or infrastructure.

2(3) No error, omission or mis-statement in the RFP Documents, IMDA's Locker Operator Appointment Agreement dated <Date> and/or in the description of the Premises provided by HDB (particularly in respect of the floor area) shall invalidate the Proposal submitted by the Tenant or entitle the Tenant to any compensation whatsoever or to any reduction in the monthly rent.

2(4) The Tenant shall be deemed to have verified all information and other details contained in the RFP Documents, IMDA's Acceptance Agreement dated <Date> and in this Agreement, and have full notice and knowledge of the actual area, state and condition of the Premises.

3 OTHER OBLIGATIONS

3(1) The Tenant shall liaise with the relevant Town Council directly for the following at its own costs and expenses:-

a) Setting up of electrical connections and installation of wiring and electrical meter(s);
b) Installation of surveillance system(s);
c) Installation of fire alarm panel(s), fire alarm bell(s), fire extinguisher(s), fire sprinkler(s) etc. at various locations in the relevant HDB blocks (including but not limited to the residential floors), as may be required by Singapore Civil Defence Force, Fire Safety & Shelter Department and all other relevant authorities.

SPECIMEN