



SMRT Trains Ltd
UEN: 198702333K
2 Tanjong Katong Road
#08-01, Tower 3
Paya Lebar Quarter
S 437161
Tel: 65 6331 1000
Fax: 65 6908 3532

[•] 2024

Our Ref: STELLAR/STN #01-01/PIC

TENANT NAME>> (UEN: XXX)
TENANT ADDRESS>>

Via Adobe Sign

Attn: <<TENANT CONTACT PERSON>>

Dear Sir/Madam,

LEASE OF UNIT NO. [UNIT] AT [NAME OF STATION] MRT STATION ON [INSERT NAME OF LINE] (“DEMISED PREMISES”)
LETTER OF OFFER

We, SMRT Trains Ltd (“Landlord”), set out herein the terms and conditions of this Letter of Offer (“LOO”):

1.	AREA:	[•] square metres approximately (subject to final survey (if any)).
2.	TERM:	36 months commencing from the Term Commencement Date.
3.	RENEWAL TERM:	N.A. OR The Tenant may, at least six (6) months prior to the end of the Term, submit to the Landlord a written request for an extension of this Lease beyond the Term for a further period of 36 months (“Renewal Term”), unless there is an existing breach of the Tenant’s covenants under this Lease at the time of expiration of this Lease. Upon such written request and subject to Parties’ mutual agreement on the terms and conditions of the Renewal Term, Parties shall execute an agreement for the Renewal Term.
4.	DATE OF POSSESSION:	[date] OR The date falling 2 weeks from the date of the notice of possession issued by the Landlord, Whichever is earlier.
5.	FITTING-OUT PERIOD (RENT-FREE):	[•] weeks commencing on the Date of Possession. Provided that the Tenant has completed its Fitting-Out Works in compliance with the terms set out in this LOO, has obtained all necessary approvals for its business operations in the Demised Premises and has given the Landlord at least three (3) business days prior written notice of commencement of business operations at the Demised Premises during the Fitting-Out Period, the Tenant may commence business operations at the Demised Premises during the Fitting-Out Period; subject to the Tenant paying Base Rent, Service Charge and A&P Charges in respect of the period between the date of commencement of business operations and the date of expiry of the

		Fitting-Out Period. OR N.A.
6.	TERM COMMENCEMENT DATE:	Upon expiry of rent-free fitting-out period.
7.	BASE RENT:	S\$[•] per month (Excl. GST).
8.	SERVICE CHARGE:	S\$[•] per month (Excl. GST).
8A.	ADVERTISING & PROMOTION CHARGES (A&P CHARGES):	N.A. / S\$[•] per month (Excl. GST) (where applicable).
	<p>The Base Rent, Service Charge and A&P Charges making a total of S\$[•] shall be paid monthly from the Term Commencement Date and thereafter in advance on the first day of each month without any deductions, setoff, abatement or demand. The first payment of Dollars <Value In Words> (S\$ <Value>) or such sum which is proportionate for any period less a calendar month (such pro-rating to be calculated on a 30 days basis regardless of the number of days in the month) shall be made on the Term Commencement Date or such other date as advised by the Landlord.</p> <p>Payment of Base Rent, Service Charge and A&P Charges can be made by General Interbank Recurring Order (“GIRO”) or by banker’s standing order to the Landlord’s bank account. A GIRO application form containing the Landlord’s bank account details has been appended at Appendix 2 of this LOO.</p> <p>The Service Charge and A&P Charges shall be subject to change from time to time as the Landlord may determine, provided that the total Base Rent, Service Charge and A&P Charges remains unchanged.</p> <p>The Base Rent, Service Charge, A&P Charges and Security Deposit shall be adjusted IN ACCORDANCE WITH Clause 2.2.2 of the Lease Agreement based on S\$ <value> per square metre per month.</p>	
9.	ADDITIONAL RENT:	N.A. / [amount]% of monthly Gross Turnover (“GTO”) generated by the Tenant to be paid in addition to Base Rent, Service Charge and A&P Charges. Where the Tenant’s GTO is not available, the Additional Rent shall be calculated in accordance with the projected GTO as set out in the Tenant’s merchandising plan as attached in Appendix 1 .
	<p>Where the Tenant is subscribed to or where the Tenant’s POS System is integrated with the Station’s POS System, the Landlord shall retrieve from the POS System the Tenant’s previous month’s GTO by the 7th day of the following month. Where the Tenant is neither subscribed to nor integrated with the Station’s POS System, the Tenant shall submit to the Landlord by the 7th day of each month (“GTO Submission Date”) a statement of the Tenant’s monthly GTO certified by the Director or the Chief Financial Officer or any other person duly authorized by the Tenant and agreed by the Landlord (the “GTO Statement”).</p> <p>In the event that the Tenant fails to submit the GTO Statement by the GTO Submission Date, the Tenant’s GTO for that month shall be taken by the Landlord to be equivalent to the Tenant’s monthly projected sales amount of [S\$Value per month] as stated in the Merchandising Plan (the “Projected Sales Amount”). Until such time that the Tenant submits the GTO Statement by the GTO Submission Date or if at any time the Tenant fails to submit the GTO Statement by the GTO Submission Date, the Tenant shall pay the Additional Rent with reference to the Projected Sales Amount as the Tenant’s GTO for that month.</p> <p>In the event the GTO Statement provided by the Tenant to the Landlord or information retrieved from the Tenant’s POS System is misleading, inaccurate, untrue or false or contain inaccurate, misleading, untrue or false statements or facts, notwithstanding any other rights that the Landlord shall have in law, the Tenant shall pay the difference between the actual Additional Rent due from the Tenant and the Additional Rent amount paid to the Landlord together with interest at the rate of 1% per month on the actual Additional Rent payable to the Landlord calculated from the time the Additional Rent for the relevant month was payable by the Tenant to the date of payment in the difference of the Additional Rent. Without prejudice to the foregoing, where the GTO</p>	



	Statement or data retrieved from the POS System for any period differs from the Yearly Accounts provided by the Tenant or prepared by the public accountant retained by the Landlord (as the case may be), the Yearly Accounts referred to at Clause 8.51 shall take precedence and the amount of Additional Rent shall be adjusted accordingly and the difference must be promptly paid by the Tenant or to the Tenant (as the case may be). The Additional Rent shall be paid monthly from the Term Commencement Date or the date of commencement of the Tenant's business, whichever is the earlier and shall be payable on the end of the following month without any deductions, setoff, abatement or demand whatsoever.																														
10.	GOODS AND SERVICES TAX: Goods and Services Tax at the prevailing rate is payable on the Base Rent, Service Charge and A&P Charges and all other monies covenanted to be paid under the Lease Agreement.																														
11.	SECURITY DEPOSIT: S\$[●] being three (3) months' Base Rent, Service Charge, A&P Charges and (where applicable) Additional Rent (based on the projected sales as stated in the Tenant's merchandising plan as attached in Appendix 1).																														
12.	PERMITTED USE: The Tenant shall only use the Demised Premises for the operation of a [●] as stated in the merchandising plan as attached in Appendix 1 under the name of "[●]" as approved by the Landlord. Preparation of food using open fire flame and any similar methods which may generate strong smell and smoke within the Demised Premises are strictly prohibited.																														
13.	MINIMUM OPERATING HOURS: The Tenant shall keep the Demised Premises in operation for business as below unless otherwise agreed to in writing with the Landlord. Non CBD <table border="1"> <thead> <tr> <th>Days</th> <th>Total Hours per day</th> <th>Remarks</th> </tr> </thead> <tbody> <tr> <td>Weekdays</td> <td>10 hours</td> <td>To start no later than 9 am</td> </tr> <tr> <td>Weekends & Public Holidays</td> <td>12 hours</td> <td>To start no later than 9 am</td> </tr> </tbody> </table> Cat A (RFP/TPG/CMRB/MSP/CPMN/CONH) <table border="1"> <thead> <tr> <th>Days</th> <th>Total Hours per day</th> <th>Remarks</th> </tr> </thead> <tbody> <tr> <td>Weekdays</td> <td>10 hours</td> <td>To start no later than 10 am</td> </tr> <tr> <td>Saturdays</td> <td>5 hours</td> <td>To start no later than 10 am</td> </tr> <tr> <td>Sundays & Public Holidays</td> <td>No minimum hours</td> <td>Eve's of PH not included</td> </tr> </tbody> </table> CEPN <table border="1"> <thead> <tr> <th>Days</th> <th>Total Hours per day</th> <th>Remarks</th> </tr> </thead> <tbody> <tr> <td>Weekdays</td> <td>10 hours</td> <td>To start no later than 10 am</td> </tr> <tr> <td>Weekends & Public Holidays</td> <td>8 hours</td> <td>To start no later than 10 am</td> </tr> </tbody> </table>	Days	Total Hours per day	Remarks	Weekdays	10 hours	To start no later than 9 am	Weekends & Public Holidays	12 hours	To start no later than 9 am	Days	Total Hours per day	Remarks	Weekdays	10 hours	To start no later than 10 am	Saturdays	5 hours	To start no later than 10 am	Sundays & Public Holidays	No minimum hours	Eve's of PH not included	Days	Total Hours per day	Remarks	Weekdays	10 hours	To start no later than 10 am	Weekends & Public Holidays	8 hours	To start no later than 10 am
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14.	FITTING-OUT WORKS: The Tenant shall carry out fitting-out and renovation works at its own costs and expenses in compliance with the terms set out in the Tenant's Fitting-Out Manual. Within three (3) months of the completion of the Fitting Out Works, the Tenant shall declare to the Landlord in writing the actual value of the Tenant's Capex Works (defined in Clause 15 below) together with copies of all third-																														



		<p>party invoices for verification and validation by the Landlord.</p> <p>OR</p> <p>N.A.</p>
15.	FITTING-OUT PLANS:	<p>The Tenant shall submit to the Landlord fitting out plans no later than six (6) weeks following the acceptance of this LOO.</p> <p>Upon the approval of the Fitting Out Plans but prior to the commencement of the Fitting Out Works, the Tenant and Landlord shall agree in writing on the estimated value of the Tenant's Capex Works.</p> <p>The "Tenant's Capex Works" is defined as the capital expenditure works (including external design fees but excluding salvageable items) carried out by the Tenant on the Demised Premises during the Fitting Out Period or where the Tenant is renewing an existing lease, works carried out at the time of renewal to repair, improve, upgrade or refresh the Demised Premises (including external design fees but excluding salvageable items). Any capital expenditure works carried out without the Landlord's agreement shall not be included as the Tenant's Capex Works.</p> <p>OR</p> <p>N.A.</p>
16.	DISCHARGE OF WASTE INTO PLUMBING IN STATION:	<p>The Tenant shall not discharge any waste which may result in the choking or overloading of the Station's plumbing system.</p> <p>For food and beverage outlets, heavy washing of utensils, cutleries, appliances and/or such equipment which may result in the choking or overloading of the Station's plumbing system is strictly prohibited.</p> <p>Such cost incurred by the Landlord for rectifying the breach shall be borne by the Tenant.</p>
17.	LOADING/UNLOADING:	<p>The Tenant shall only load or unload goods at designated areas within the Station or at designated areas as demarcated by the Landlord. Such areas may be revised from time to time by the Landlord in its sole discretion. The Tenant shall take all necessary precautions to prevent any damage to any parts of the Station during the course of loading and/or unloading.</p>
18.	RULES & REGULATION OF THE STATION & LAND TRANSPORT AUTHORITY:	<p>The Tenant shall at all times observe and comply with the Rules and Regulations of the Station and Land Transport Authority (including but not limited to any Singapore Civil Defence Force regulations as may be applicable) which shall be amended from time to time.</p>
19.	ELECTRICAL CHARGE:	<p>Where SMRT is on the en-bloc contestability scheme ("ECS") with SP Services Ltd, the Tenant shall pay such charges for electrical supply to the Demised Premises based on the meter reading of the Demised Premises with no mark-up as charged by SP Services Ltd to SMRT and subsequently to the Landlord.</p> <p>Where SMRT/Landlord is not on the ECS, the Tenant shall procure their own electricity provider from the open electricity market at their own cost.</p>
20.	SUB-LEASE:	<p>The Tenant shall not assign, sub-lease or part with possession of the Demised Premises or any part thereof.</p>
21.	LICENCE APPLICATION	<p>The Tenant, who is from time to time required by law to obtain any licence, permission or approval to carry out any business, must obtain the necessary approvals subject to operation of business at the Demised Premises. No allowance in payment or refund of rent or any payment due under the Lease</p>



		Agreement shall be given for any period before such licence, permission or approval is granted if the same is refused or withdrawn.
22.	INSURANCE:	<p>The Tenant is to effect and keep current insurance policies in respect of the Demised Premises with a registered insurer as defined under the Insurance Act 1966 carrying on the business of general insurance in Singapore at all times during the Term to protect the respective interests of the Landlord and the Tenant. Such insurance policies shall be furnished to the Landlord within 3 months from the Term Commencement Date and shall include public liability for the following amounts:</p> <p>(a) For the use of the Demised Premises as retail or office use, a minimum sum of Singapore Dollars One Million (S\$1,000,000.00) where the Area is less than 500 square metres and Singapore Dollars Two Million (S\$2,000,000.00) if the Area is 500 square metres or more;</p> <p>(b) For the use of the Demised Premises as a restaurant or sale of food and beverage use, a minimum sum of Singapore Dollars Two Million (S\$2,000,000.00) regardless of area.</p>
23.	ADMINISTRATIVE, LEGAL AND STAMP FEES:	<p>The Stamp Fees payable by the Tenant is S\$ <Value>.</p> <p>The Lease Agreement shall be in the Landlord's standard and current format and the Tenant shall pay all administrative or legal fees (including Landlord's solicitors' fee) for any amendments to this LOO and the Lease Agreement and/or addendum or ancillary documents to this LOO and the Lease Agreement which were required or requested for by the Tenant.</p> <p>The Tenant shall bear all stamp duties payable on all documents executed in respect of this Lease Agreement. If the Tenant does not pay the stamp duties within the stipulated period, the Tenant shall be liable for such penalty payment as may be imposed by the Inland Revenue Authority of Singapore.</p> <p>The Tenant shall also be responsible for all legal costs and expenses on an indemnity basis which may be incurred by the Landlord in connection with the enforcement of the terms herein and/or contained in the Lease Agreement or any claims or proceedings by the Landlord against the Tenant arising under or pursuant to this LOO and/or the Lease Agreement.</p>
24.	VARIATION OF BUILDING PLANS AND CONSTRUCTION:	<p>The Landlord reserves the right to amend, alter, vary or change the specifications and building plans for the Demised Premises and/or the Station or to carry out any construction and renovation works and the Landlord shall not be liable for any damages, costs, losses (including consequential losses) or expenses incurred by the Tenant as a result of such amendment, alteration, variation or changes, save for where such damages, costs, losses or expenses are due to the Landlord's gross negligence or willful default to maintain the Station (if the Landlord owns the whole Station) or such part(s) thereof where the Demised Premises are located (if the Landlord does not own the whole Station).</p>
25.	PROHIBITION:	<p>Sale and display of the following items are strictly prohibited within the MRT stations: -</p> <p>Chewing gum (with the exception of chewing gum for medicinal purposes), pirated, anti-racial, pornographic or related products/materials and other highly combustible materials.</p> <p>For trades involving sales of cosmetic products or the like which contain flammable substances, only a total amount of 2 litres in safety can(s)/fire</p>



		<p>cabinet is allowed to be kept in stores and only a total amount of not more than 10 litres is permitted for display purposes at any one time.</p> <p>The sale of wine, spirits and/or alcohol or any drinks with alcoholic content is prohibited unless with written consent from the Landlord.</p>
26.	RIGHT TO TERMINATE:	<p>(a) In the event that the Landlord or SMRT intends to redevelop, refurbish, repair, renovate, recondition, remodel, revamp or upgrade (collectively, "Redevelopment") the Station or the Demised Premises or any part thereof that shall require vacant possession of the Demised Premises, the Landlord shall have the right to terminate this LOO and the Lease Agreement by giving the Tenant not less than six (6) months' notice in writing, subject to subparagraph (b) below.</p> <p>(b) In the event that the Landlord or SMRT receives written notice from the relevant authorities or is required by any prevailing laws, orders, directions, by-laws, codes, rules, regulations or requirement of the relevant authorities to carry out redevelopment, renovation, alteration, enhancement, improvement or reconfiguration works or such works for any reason whatsoever ("Requirements") and the time period given to the Landlord to comply with such Requirements is of such duration that the Landlord is unable to give the Tenant the requisite six (6) months' notice in writing, the Landlord shall, as soon as practicable, after the Landlord is aware of such Requirements, give the Tenant such shorter notice in writing as may be required to enable the Landlord to comply with the Requirements.</p> <p>(c) If the Lease is pre-terminated by the Landlord pursuant to subparagraphs (a) and (b) above, the Landlord shall pay to the Tenant a compensation sum calculated based on the Agreed Declared Value of the Tenant's Capex Works (as defined in Clause 10.25.4 of the Lease Agreement) amortised on a straight line basis across the entire Term, subject to any set-off against any sums payable by the Tenant to the Landlord. The termination of this LOO and the Lease Agreement shall be without prejudice to the rights and remedies of either party hereto against the other in respect of any antecedent claim or breaches of any covenant or condition contained in this LOO and the Lease Agreement.</p> <p>(d) In the event that the Tenant is not at fault and (i) loses its distributorship rights or (ii) loses its franchise rights or (iii) the business principal from which the Tenant has the right to sell goods/ services goes insolvent, the Tenant may terminate the Lease Agreement by providing at least six (6) months' written notice and in such event the Tenant shall (i) pay to the Landlord a compensation sum equivalent to the Security Deposit by the date of termination and (ii) reinstate the Demised Premises.</p>
27.	LEASE AGREEMENT:	<p>The Tenant shall sign and return the engrossed Lease Agreement (in duplicate) within fourteen (14) days of the receipt thereof. Failure to return within the stipulated date shall be a fundamental breach of this LOO and will entitle the Landlord, without prejudice to the other rights at law and in equity, to (a) rescind this LOO if the Term is not commenced or (b) exercise its right of re-entry if the Term has commenced.</p>



28.	LOO BINDING:	Upon acceptance of this LOO, the parties agree that even if the Lease Agreement is not signed, all the undertakings, stipulations, terms and conditions of the Lease Agreement shall apply and be binding as between the Landlord and Tenant as though the provisions have been incorporated in this LOO and the acceptance.																								
29.	DEPOSITS:	<p>Upon acceptance of this letter, the Tenant shall pay: -</p> <p>1st month's advance rental (inclusive of GST)</p> <table> <tr> <td>(a) Base Rent</td> <td>S\$</td> <td>[•]</td> </tr> <tr> <td>(b) Service Charge</td> <td>S\$</td> <td>[•]</td> </tr> <tr> <td>(c) A&P Charges</td> <td>S\$</td> <td>N.A.</td> </tr> <tr> <td>Security Deposit equivalent to 3 months' Base Rent, Service Charge, A&P Charges and Additional Rent (if applicable)</td> <td>S\$</td> <td>[•]</td> </tr> <tr> <td>Fitting-Out/Reinstatement Deposit</td> <td>S\$</td> <td>[•]</td> </tr> <tr> <td>Electricity Deposit</td> <td>S\$</td> <td>[•]</td> </tr> <tr> <td>Stamp Fees</td> <td>S\$</td> <td>[•]</td> </tr> <tr> <td>TOTAL:</td> <td>S\$</td> <td>[•]</td> </tr> </table>	(a) Base Rent	S\$	[•]	(b) Service Charge	S\$	[•]	(c) A&P Charges	S\$	N.A.	Security Deposit equivalent to 3 months' Base Rent, Service Charge, A&P Charges and Additional Rent (if applicable)	S\$	[•]	Fitting-Out/Reinstatement Deposit	S\$	[•]	Electricity Deposit	S\$	[•]	Stamp Fees	S\$	[•]	TOTAL:	S\$	[•]
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30.	HANDOVER SPECIFICATIONS:	Subject to the final handover list to be provided to the Tenant by the Landlord, the specifications of the Demised Premises shall be in accordance with the handover specifications of Demised Premises as attached in Appendix 3.																								
31.	CONFIDENTIALITY:	Save for where required by law, order or direction by any governmental authority, the Landlord and Tenant shall not disclose to any other person any information relating to this LOO or use such information for any purpose other than the purpose of this LOO.																								
32.	CONTINUING EFFECT:	The provisions herein shall remain in full force and effect after the Lease Agreement has been entered into in so far as they are still required to be observed and performed and are not provided for in the Lease Agreement.																								
33.	VARIATIONS OF SHOP SPECIFICATIONS:	The Tenant notes that there are some variations in the shops specifications and accepts all changes which includes but is not limited to the changes in area, layout of shops, position of doors and omission of exhaust in Food and Beverage units.																								
34.	OTHER CONDITIONS:	<p>(a) If the Tenant is a sole proprietor, the Tenant shall conduct the business as a sole proprietor only and shall not convert it to a partnership or company without first obtaining the written consent of the Landlord which consent may be subject to such conditions as the Landlord may in its discretion deems fit to impose.</p> <p>(b) The Tenant shall as and when required by the Landlord, supply an up-to-date certified true copy of Form B under the Business Registration Act, personal income tax returns of the two preceding years and banks' references.</p> <p>(c) If the Tenant is a company, the Tenant shall: -</p> <p>(i) notify the Landlord immediately of any change in the majority or controlling shareholders or the majority value of the shares held by the shareholders or of any form of restructuring of the company; and</p> <p>(ii) give to the Landlord a certified true copy of the director's resolution in substantially the form annexed hereto,</p>																								



		<p>authorising the relevant authorised person(s) to execute this LOO and the Lease Agreement.</p> <p>(d) Except as otherwise provided in the Lease Agreement, the Tenant shall undertake to reinstate the Demised Premises to bare condition (as set out in the final handover list to be provided by the Landlord to the Tenant) to the Landlord's satisfaction.</p> <p>(e) The Tenant shall at its own costs and expenses obtain all necessary approvals, licenses and permits relevant to their business and to facilitate their operation of their business at the Demised Premises, including a change of use if so required. The Tenant shall do all necessary works as deemed fit by the Landlord and the authorities to make the Demised Premises and surrounding areas suitable for the permitted use.</p> <p>(f) The Tenant shall at its own costs and expenses install, operate and maintain all required equipment deemed necessary by the Landlord for the Tenant's operations. Plans and drawings have to be submitted to the Landlord and the relevant authorities for approval.</p> <p>(g) The Landlord reserves the right to remove any trades or items listed in the merchandising plan without assigning any reasons whatsoever, and the Landlord shall not be liable to the Tenant for any expense, loss, cost or damage, incurred as a result of or arising from such removal.</p>
35.	SPECIAL CONDITIONS:	<p>N.A.</p> <p>OR</p> <p>[Set out amendments to the clauses above]</p>

The Tenant may accept this offer by electronically signing this LOO at the portion marked "Acceptance Form". This offer will only be deemed accepted when the Landlord receives: (A) the executed copy of this LOO and (B) transaction details / proof of payment relating to the following payments by way of bank transfer:-

The sum of **S\$[●]** to **SMRT TRAINS LTD** being:

- (a) the 1st month's Base Rent, Service Charge and A&P Charges;
- (b) Security Deposit;
- (c) Fitting-out Deposit;
- (d) Electricity Deposit; and
- (e) Stamp Fees.

Name of Account	SMRT TRAINS LTD
Name of Bank	DBS BANK LTD
Address of Bank	MBFC
Bank Account Number	001-031593-5
Bank Code	7171
Branch Code	001
Swift Code	DBSSGSG

If this Letter of Offer is not accepted in the manner stated above by **<date>** it shall lapse automatically and be of no



further effect.

Yours faithfully

Judy Wee (Ms)
General Manager
Transit Properties
For and on behalf of SMRT Trains Ltd

Enc.

Cc Finance
Property Management

Specimen



ACCEPTANCE FORM

To: SMRT Trains Ltd

I/We _____ acknowledge that we have read and understood fully the terms and conditions in your LOO dated X Month 2024 and confirm our acceptance of all the terms and conditions therein in respect of our lease of the Demised Premises.

I/We confirm that transaction details / proof of payment of the following payments have been provided to the Landlord's representative:

1) The sum of \$[●] to SMRT Trains Ltd.

Signature & Company Stamp

Date

Name & I/C No. of Signatory* : _____
Position/Designation : _____
Witness Signature : _____
Name of Witness : _____

Enc.

* I/C No. of Signatory only required if Tenant is sole proprietor.



Floor Plan Annexed

(Floor Plan and Area - Subject to Final Survey (if any) and Changes (if any))

Specimen

[#XX-XX and station name] MRT STATION ON [insert name of line]

** Note: Floor plan is subject to changes.*



Appendix 1

Merchandising Plan

1. **SHOP NAME** :
(Shop Name should be the same as Signage Name)

2. **MAIN PRODUCT LINE / TYPE OF BUSINESS** : Franchise/Distributorship Agreement (indicate if applicable)

3. **LIST TYPES OF GOODS SOLD AND PERCENTAGE OF FLOOR SPACE EACH TYPE MAY OCCUPY AND/OR TYPE OF SERVICE TO BE RENDERED** :
Tenant to indicate if goods / services sold are from a business principal

4. **PROJECTED SALES PER MONTH (\$\$)** :

5. **NUMBER AND DESCRIPTION OF STAFF TO BE PRESENT DURING NORMAL BUSINESS HOURS** :

6. **FOOD AND BEVERAGE BUSINESS**
 - Menu & Price Range** : Attach full menu and price range
 - Projected Sales per day** :
 - Seating Capacity** :



Appendix 2

GIRO Form



SMRT Trains Ltd
CRN: 198702333K
2 Tanjong Katong Road
#08-01, Tower 3
Paya Lebar Quarter,
Singapore 437161
Tel : 65 6908 3572
Fax :65 6908 3592
www.smr.com.sg

APPLICATION FORM
FOR INTERBANK GIRO

PART 1: TO BE COMPLETED BY APPLICANT

Date:	Name of Billing Organisation (BO): SMRT Trains Ltd
To: Name of Bank:	Customer's Name:
Branch:	Customer's Reference Number:

- (a) We hereby instruct you to process the BO's instructions to debit my/our account.
- (b) You are entitled to reject the BO's debit instruction if my/our account does not have sufficient funds and charge me/us a fee for this. You may also at your discretion allow the debit even if this results in an overdraft on the account and impose charges accordingly.
- (c) This authorization will remain in force until terminated by your written notice sent to my/our address last known to you or upon receipt of my/our written revocation through the BO.

My/Our Account Name(s):	My/Our Contact (Tel/Fax) Numbers(s):
My/Our Account Number:	My/Our Company Stamp/Signature(s)/Thumbprint(s)*

Bank	Branch	Account No. To Be Debited

(As in Bank's records)

PART 2: FOR BILLING ORGANISATION'S COMPLETION

Bank	Branch	Billing Organisation's Account No.	Billing Organisation's Customer Ref. No.
7	1	7	1
1	0	0	1
0	0	1	0
0	1	0	3
1	0	3	1
5	9	3	5

PART 3: FOR BANK'S COMPLETION

To: SMRT Trains Ltd:

This application is hereby REJECTED (please tick) for the following reasons(s):

<input type="checkbox"/> Signature/Thumbprint* differs from Financial Institution's records	<input type="checkbox"/> Wrong account number
<input type="checkbox"/> Signature/Thumbprint* incomplete/unclear#	<input type="checkbox"/> Amendment not countersigned by customer
<input type="checkbox"/> Account operated by Signature/Thumbprint*	<input type="checkbox"/> Others (please specify): _____

_____ Name of Approving Officer	_____ Authorised Signature	_____ Date
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* For thumbprints, please go to the branch with your identification # Please delete where inapplicable



Appendix 3

HANDOVER SPECIFICATIONS OF DEMISED PREMISES

(Subject to site verification and actual handover list)

	Location	
	Unit No.	
1	Shop Front	
2	Electrical	
3	Water Provision	Yes or No
4	Sanitary	Grease Trap Yes or No
5	Air-conditioning	X Kw
6	Kitchen Exhaust	X CMH
7	Telecommunication system	Fibre Opt Yes or No

