

RENTAL AGREEMENT: RT

This agreement is made on the **DATE OF COMMENCEMENT** between EXPATS FURNITURE RENTAL PTE LTD of 1 BUKIT BATOK CRESCENT #03-41 WCEGA PLAZA SINGAPORE 658064 of the one part (hereinafter called "the Owner") and **HIRER'S NAME** of **HIRER'S ADDRESS** (hereinafter called "the Hirer") of the other part.

WHEREBY it is agreed as follows:

1. The Owner shall let and the Hirer shall take the said goods as specified in the Schedule annexed hereto from **DATE OF COMMENCEMENT** for a period of 12 months at a hiring charge of Singapore Dollars **MONTHLY RENTAL** per month (the "Rental") inclusive of GST.
2. The Hirer shall upon the signing of this Agreement pay a deposit of Singapore Dollars **2 MONTHS DEPOSIT** to the Owner who shall hold the said deposit upon the terms set forth in clause 14 hereof. The hiring charge of Singapore Dollars **MONTHLY RENTAL** shall be payable in advance, without demand, on the **01** day of each calendar month, the first of such payment to be made on or before **DATE OF COMMENCEMENT**.
3. The monthly rental shall be paid via fund transfer into the following account:

Bank : UOB
Bank No : 7375
Branch : Bukit Batok Central
Branch No : 041
A/C Name : Expats Furniture Rental Pte Ltd
A/C No : 1413059211
Swift Code : UOVB 6 SGSG

All potential bank charges (if any) need to be borne by the Hirer.

4. Monthly rental invoice shall be sent via email only; no hard copies will be sent. The Hirer shall inform the Owner should there be any changes to the email addresses for electronic invoicing.
5. Notwithstanding clause 1 hereof the Hirer may terminate this Agreement after the completion of the first 6 months from **DATE OF COMMENCEMENT** by giving 2 months notice to the Owner or paying 2 months hiring charge in lieu of such notice. If the Hirer shall give notice of termination to the Owner within the first 6 months and/or further notify or request the Owner to collect back the goods within the said 6 months or within the 2 months notice period, then the Owner shall be at liberty to collect back the said goods without prejudice to their rights under this Agreement and the Hirer agrees that he shall nevertheless be liable to pay the minimum of 8 months hiring charges and that the Owner shall be under no duty to mitigate any losses or damages incurred or suffered.

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6. The Hirer shall pay to the Owner the goods and services tax at the rate prescribed from time to time by the Government of the Republic of Singapore in respect of the hiring of the goods.
7. The Owner shall deliver the said goods at the request of the Hirer to **OCCUPIER'S NAME** at **DELIVERY ADDRESS** (hereinafter called "the Premises")
8. The said goods shall not be sold, transferred, hired, assigned or removed from the premises without the prior consent in writing from the Owner. The Owner or the Owner's agent may enter the premises at all reasonable times after prior appointment with the Hirer for the purposes of inspecting and examining the state and condition of the said goods and to execute repairs for which the Owner is liable.
9. The Hirer shall maintain the said goods and keep them in good order save for wear and tear. Any damage to the said goods shall be notified to the Owner as soon as expedient.
10. The Hirer shall pay for the repair cost of the goods if they are damaged by the default of the Hirer (normal fair wear and tear, damage by fire, explosion, riot, civil commotion and other cause not arising out of the negligence of the Hirer excepted).
11. The Owner's consent must first be obtained by the Hirer before any alterations or changes are made to the said goods.
12. If the Rental referred to in clause 1 above or any part thereof remains unpaid by the Hirer at the expiration of One month after becoming payable (whether formally demanded or not), interest on any such unpaid rental shall commence to run retrospectively from the first day such rental become due and shall be payable by the Hirer calculated from day to day at the rate of one percent per month.
13. If the Rental or any part thereof shall at any time be in arrears and unpaid for One month after becoming due (whether formally demanded or not), the Owner shall be entitled to terminate this Agreement and to repossess the said goods. The Hirer hereby irrevocably authorises and/ or consents to the Owner entering any premises where the said goods are located for the purpose of repossessing the said goods.
14. The deposit of Singapore Dollars **2 MONTHS DEPOSIT** shall be held by the Owner as security for the Hirer's due observance of the terms and conditions herein and may be credited against any liabilities of the Hirer incurred hereunder and subject to clause 10 hereof shall be refunded without interest to the Hirer forthwith upon the termination of this Hiring Agreement.

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15. In this Agreement

- (1) Hirerö shall include corporation;
- (2) words in the singular shall include the plural and words in the plural shall include the singular;
- (3) words in the masculine gender shall include feminine gender.

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

SIGNED by]
for and behalf of the Owner]
in the presence of]

EXPATS FURNITURE RENTAL PTE LTD

SIGNED by the Hirer]
In the presence of]

HIRER'S NAME