**LEASE RENEWAL / EXTENSION AGREEMENT**

THIS AGREEMENT is made on the \_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ 20\_\_\_\_\_\_ BETWEEN

1. Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_NRIC/passport/ROC No: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
2. Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_NRIC/passport/ROC No: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(Hereinafter called **"the Landlord"**) of the one part AND

1. Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_NRIC/passport/ROC No: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
2. Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_NRIC/passport/ROC No: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(Hereinafter called **"the Tenant"**) of the other part.

The expression of the Landlord and/or the Tenant shall include their respective legal representatives or successors-in-title and permitted assigns.

Regarding the premises of the Landlord generally located at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ leased to the said Tenant under a Lease dated \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, (hereinafter called “Tenancy Agreement”).

**NOW IT IS HEREBY AGREED** as follows:

1. The lease is renewed or extended for a further term of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(\_\_\_\_) MONTHS beginning \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ and ending on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ based on the same terms and conditions as contained in the said Tenancy Agreement except for those provisions contained in this Lease Extension Agreement.
2. All terms, provisions and covenants of the said Tenancy Agreement that shall remain in full force for the duration of the extended term, are hereby incorporated by attachment.
3. In connection with this LEASE RENEWAL / EXTENSION AGREEMENT, the monthly rent payable shall be SINGAPORE DOLLARS **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** only (S$ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ ) per month.
4. The security deposit for this agreement shall remains at SINGAPORE DOLLARS **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** only (S$ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_).

|  |  |
| --- | --- |
| Landlord(s) | Tenant(s) |
|  |  |

1. \*Diplomatic Clause of the said Tenancy Agreement shall not apply. *\*Delete where applicable*

If at any time after the expiration of twelve (12) months from the date of the commencement of this LEASE RENEWAL / EXTENSION AGREEMENT, the immediate occupant of the said premises shall be transferred out of the Republic of Singapore permanently by his firm, ceased to be employed or if for any cause whatsoever he shall be ordered to leave the Republic of Singapore, then and in such a case, it shall be lawful for the Tenant to determine this tenancy by giving not less than \_\_\_\_\_\_\_\_\_\_\_\_\_ (\_\_\_\_) months' advance notice (this is in addition to the twelve (12) months aforesaid) in writing to the Landlord or by paying \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (\_\_\_\_) months' rent in lieu of such notice. Documentary evidence of such transfer, cessation or order shall be required and such notice shall be deemed to have commenced on such date as the Landlord shall have actually received such evidence.

1. If this Agreement should be lawfully terminated by notice in writing by the Tenant before the expiry of the LEASE RENEWAL / EXTENSION AGREEMENT herein aforesaid, the Tenant shall undertake to reimburse the Landlord on a pro-rata basis, the renewal commission paid to **OrangeTee & Tie Pte Ltd** (hereinafter called the Estate Agent) as the real estate broker in this transaction. The Landlord shall be entitled to deduct such reimbursement from the security deposit held.
2. The stamp duty for stamping this Agreement in duplicate shall be borne by the Tenant and shall be paid on the date of signing this Agreement.

This Agreement shall be subject to the laws of the Republic of Singapore and the parties herein submit themselves to the jurisdiction of the Singapore Courts.

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

SIGNED by the Landlord )

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In the presence of: )

Name: )

CEA Reg No.: )

HP No: )

Date: )

SIGNED by the Tenant )

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)

)

In the presence of: )

Name: )

CEA Reg No.: )

HP No: )

Date: )