

APPENDIX 2 TO CONDITIONS OF TENDER

PARTICULARS OF TENDERED MONTHLY TOTAL RENT

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(Unless the context otherwise requires, terms and references used in this Appendix have the same meaning and construction as defined or construed in the Conditions of Tender for the aforesaid Tender.)

1 Tendered Monthly Total Rent

1.1 In the Form of Tender –

- (a) The Tenderer shall only insert a Tendered Monthly Total Rent for the 5-Year Initial Tenancy Term. For the avoidance of doubt, the Tendered Monthly Total Rent comprises the Tendered Monthly Base Rent for the Tenancy and a monthly Variable Rent, which is computed as 1.5% of the projected Total Revenue per month.
- (b) The Tendered Monthly Total Rent shall be exclusive of GST. Any GST which is payable on the Tendered Monthly Total Rent or any other taxable goods and services supplied under the Tenancy shall be paid separately by the Successful Tenderer at the prevailing tax rate as stipulated by the Authorities.

1.2 For the avoidance of doubt, the Tendered Monthly Base Rent and Variable Rent percentage of 1.5% will be the same for each and every single month during the 5-Year Initial Tenancy Term.

1.3 Any breakdown or itemisation of the Tendered Monthly Total Rent shall be disregarded.

1.4 Not Used.

1.5 The Tendered Monthly Total Rent comprise of the Base Rent, Variable Rent, service charge and all recurring charges as stipulated in the Tenancy.

1.6 The monthly service charge in the Tenancy is \$0. JTC is entitled, at any time and from time to time, to increase the service charge. For the avoidance of doubt, the monthly service charge is applicable to the Outdoor Refreshment Areas too.

1.7 Should the Successful Tenderer be eligible for the 1st Further Term, and (as the case may be) the 2nd, 3rd or 4th Further Term, under the Tenancy –

- (a) the Total Rent payable during all Further Terms shall be at such rent and on such terms and conditions to be mutually agreed between parties.