



# UNIQUE MOTORSPORTS PTE LTD

**GST REG. NO.: 200907910H**

40 Sam Leong Road Singapore 207930 (Head Office) Tel: 6292 5578 (3 lines) Fax: 6295 5579  
1007/1009 Serangoon Road Singapore 328168 (Show Room) Tel: 6341 5378 (3 lines) Fax: 6341 7379  
1 Kaki Bukit Ave 6 #02-54/55 Autobay @ Kaki Bukit Singapore 417883 Tel: 6844 6378 (3 lines) Fax: 6844 6379  
48 Toh Guan Road East #02-140 Enterprise Hub Singapore 608586 Tel: 6515 4978 (3 lines) Fax: 6515 4979  
280 Woodlands Industrial Park E5 #01-43 Harvest Singapore 757322 Tel: 6339 2178 (3 lines) Fax: 6339 3379

**Agreement Number: LA2015XXXX**

**Date: 25 July 2015**

## LEASE AGREEMENT

### 1. LEASE AGREEMENT

1.1 This Lease is by and between **Unique Motorsports Pte Ltd 200907910H of 1 Kaki Bukit Ave 6 #02-54 Singapore 417883** (hereinafter referred to as "Lessor") and **CXXXXXXXXX Pte Ltd XXXXX of XXX Amoy Street Singapore 069923** (hereinafter referred to as "Lessee").

### 2. LEASE TERM

2.1 This lease is for a term of **12** continuous months beginning **19/08/2015** and ending **18/07/2016**.

### 3. PAYMENT & DEPOSIT

3.1 In consideration for the provision of the motorcycle listed in S/No 4 Vehicles, Lessee shall be responsible to Lessor for monthly payment amount of **SGD\$500.00** effective from **19/08/2015** through **18/07/2016**. The monthly payment is for each of the motorcycle/scooter listed in S/No 4 Vehicles.

3.2 A **SGD\$300.00** refundable deposit and one month payment in advance is required for each motorcycle/scooter leased by the Lessee. The Lessee is to ensure monthly payment is paid to Lessor in advance.

3.3 The lease payment during any extensions shall be prorated on a month to month basis if the extension is less than 12 consecutive months.

### 4. VEHICLES

4.1 Lessor hereby leases to Lessee the vehicles and equipment listed below:

Type of Vehicle	Bike Registration Number	Monthly Rate (w/GST)
1) TGB Express 125	FBKXXXX	SGD \$500.00

### 5. MAINTENANCE, REPAIR SERVICE AND ACCIDENT REPAIR

5.1 Lessor shall cover all preventive and corrective maintenance expenses, insurance premium, road tax etc. for maintaining the motorcycle(s) or scooter(s), excluding fuel and ERP charges of the motorcycle(s) or scooter(s) leased to the Lessee. The monthly leasing rates include the replacement of tyres or tyre patching should the tyres be punctured and batteries under wear and tear condition.

5.2 Lessee will keep the motorcycle/scooter free from physical damage and will not subject the motorcycle/scooter to more than normal wear and tear. Lessee will not modify the motorcycle/scooter without prior written consent of the Lessor.

5.3 Lessee agrees not to use or permit the use of the motorcycles/scooter: (A) for any unlawful or wrongful purpose or in violation of any law; (B) to transport passengers in excess of the rated capacity of the vehicles; and (C) for any personal purpose.

5.4 Lessor may inspect the leased vehicles from time to time at any reasonable time and upon the prior request of the Lessor to Lessee.

5.5 Lessee may not assign or transfer any of its rights or obligations under this Lease, or sublet the vehicle to another party, without prior written consent of the Lessor.

5.6 Lessor will arrange at least 2 servicings/maintenance/checks per month for the leased motorcycle/scooter. Should Lessee encountered issues with the leased motorcycles, Lessee can call Lessor at 62925578 or email sales@uniquemotorsports.com.sg. Lessor will make arrangements to rectify the issues by the next working day.

5.7 Lessee may send the motorcycle/scooter into Lessor's workshops should Lessee encountered any issues with the motorcycle/scooter. Lessor's workshops are as follows:

Operation hours from Monday to Saturday 10am to 8pm, excluding Sundays and public holidays.

<b>Kaki Bukit</b>	<b>Toh Guan</b>	<b>Woodlands</b>
1 Kaki Bukit Ave 6 #02-54 Autobay Singapore 417883 Tel: 6844 6378 Fax: 6844 6379 Contact Person: Izz 92278999	48 Toh Guan Road East #02-140 Enterprise Hub Singapore 608586 Tel: 6515 4978 Fax: 6515 4979 Contact Person: MJ 92718999	280 Woodlands Industrial Park E5 #01-43 Harvest @ Woodlands Singapore 757322 Tel: 6339 2178 Fax 6339 3379 Contact Person: Zul 84818999

5.8 Lessee is responsible for damages to the motorcycle/scooter due to negligence eg. Accident, skidded, vandalism, damaged or broken parts. Lessee shall bear the cost of repair or rectification of any damage caused to the vehicle. Lessee is responsible for the own damage or accident repair cost, **up to a maximum \$1,500** for each repair.

5.9 Should the lessee encountered breakdown and required towing service, the Lessee should contact Lessor at 6292 5578 or Lessor's appointed towing service, Speed Towing at 96166852. Lessor will not be responsible for any other towing charges.

5.10 The Lessor will provide a replacement motorcycle/scooter that is similar or equivalent in the event that the leased motorcycle/scooter is or will be down for repair for more than 24 hours.

## **6. SUMMONS**

6.1 The Lessee shall be liable to any traffic, parking and/or NEA summons issued while in the possession and usage of the leased motorcycle/scooter.

## **7. MOTORCYCLE INSURANCE AND EXCESS LIABILITY**

7.1 Lessor is responsible to provide motor insurance for the vehicle(s) leased to lessee.

7.2 Lessee is responsible for Insurance Excess Liability of up to maximum of **\$3,000.00** for each **Own Damage or 3<sup>rd</sup> Party Liability** accident repairs claims.

7.3 \$1,500 Section II Excess is applicable to any rider who is above 21 years old and with more than 2 years riding experiences.

7.4 \$3,000 Section II Excess is applicable to any rider who is below 21 years old or with less than 2 years riding experiences.

7.5 The vehicle is NOT covered by a motor insurance policy covering personal accident insurance for the Lessee. The Lessor shall not be responsible for any liability, claims and injuries or otherwise in connection with any accident death or other losses arising from the use of the vehicle. The Lessee agrees that the Lessor shall not be responsible for any liability, claim, loss damage caused directly or indirectly by the vehicle or its use.

7.6 The Lessee shall be solely responsible for and hold the Lessor fully indemnified against all claims, demands, liabilities, losses, damages, proceeding costs, expense, fines, penalties imposed on the Lessor or arising in respect of any non compliance or contravention of any transport, traffic or other law or regulation.

7.7 If the vehicle is stolen or otherwise lost whilst in the possession of the Lessee, the Lessee shall compensate the Lessor the cost of obtaining a replacement vehicle and for loss of use for the period required to obtain the replacement.

## **8. RESTRICTION ON USE**

8.1 The Lessee covenants to use the vehicle only for Lawful and Legitimate purposes only and not to use the vehicle for any unlawful activity.

8.2 Vehicle is restricted to Singapore use only. Lessee shall not take the said vehicle outside mainland Singapore without the written consent of the Lessor. Failure to comply with this term may entail serious consequences and the Lessee shall assumed personal and fully responsibility.

8.3 In the event of the said vehicle being damaged, confiscated, forfeited or seized as a result thereof, the Lessee shall indemnify the Lessor for all the losses incurred including the full value of the said vehicle.

## **9. TERMINATION OF LEASE**

9.1 Should the Lessee decided to terminate the lease contract prematurely, the Lessee is liable to pay the remaining balance amount of the lease (number of months x monthly leasing amount). Lessor, at his discretion, may decide whether to reduce or waive off part of the monthly comprehensive maintenance component from the monthly lease amount. The monthly comprehensive maintenance component rate is to be determined by the Lessor.

9.2 The Lessor reserve the rights to terminate the lease without any liability should the Lessee failed to make the monthly prepayment in advance. The Lessor can forfeit the 1 month deposit placed for each motorcycle/scooter.

9.3 Upon termination of the Lease, the Lessee shall return the vehicles to any of Lessor workshops.

9.4 The returned vehicles should be repaired to its original condition before returning to the Lessor. The Lessor reserve the rights to repair the motorcycles to its original condition and deduct the repair fees from the one month deposit before refunding (if any), the balance amount to Lessee.

**IN WITNESS WHEREOF, the parties have entered into this Lease Agreement as of the 25<sup>th</sup> day of July 2015.**

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**Unique Motorsports Pte Ltd**

UEN: 200907910H

Name: Lim Khim Guan (Kelvin)

NRIC: S7909920A

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**xxxxxxx xxxxx Pte Ltd**

UEN: 201xxxxxx

Name: xxxxx xxxx

NRIC: xxxxx xxxx