**Renewal of Tenancy Agreement**

This Renewal Agreement is made on \_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_2019.

Between

|  |  |  |
| --- | --- | --- |
| **Name** | : |  |
| **Passport No.** | : |  |
| **Address** | : |  |

(hereinafter called “the Landlord”), and

|  |  |  |
| --- | --- | --- |
| **Name** | : |  |
| **FIN No.** | : |  |
| **Address** | : |  |

(hereinafter called “the Tenant”), for

|  |
| --- |
|  |

(hereinafter called “the Premises”)

**WHEREAS:**

1. The Landlord and Tenant has entered into a tenancy agreement for the Premises described above dated **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** (hereinafter called the “Original Tenancy Agreement”).
2. The Original Tenancy Agreement will expire on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.
3. Pursuant to Clause \_\_\_\_ of the Original Tenancy Agreement, the Tenant exercised its right to request for the renewal of the lease of the Premises and the Parties are desirous of renewing the Original Tenancy Agreement on the terms and conditions as set out and contained herein.
4. Monthly rent shall remain at Singapore Dollar \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (S$\_\_\_\_\_\_\_\_\_\_\_)
5. To treat the diplomatic clause as already fulfilled and as such, the tenancy may be terminated by the tenant at any time, if he shall be transferred out of the Republic of Singapore permanently by his organisation or due cessation of employment with the organisation, by giving two (02) months’ notice in writing to the Landlord or two (2) months’ rent in lieu of written notice. Documentary evidence of such transfer or cessation shall be required and such notice shall be deem to have commenced on such date as the Landlord shall have received such evidence.
6. In the event that the Tenant should terminate this tenancy prematurely, the Tenant shall reimburse to the Landlord, in respect of the unexpired portion of the tenancy, a proportionate part of the commission of Singapore Dollars **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (S$\_\_\_\_\_\_\_\_\_\_\_)** including of Good and Services Tax, paid by the Landlord to his real estate agent, **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**. The Landlord shall be entitled to deduct such refund from the deposit held by the Landlord.

**NOW THEREFORE**, in consideration of the mutual covenants and promises contained herein, the Parties hereby mutually agree to the following:-

1. **RENEWAL TERM**

Both the Landlord and Tenant agree to renew the Original Tenancy Agreement for a further period of \_\_\_\_\_\_\_ ( ) months commencing on the \_\_\_\_\_\_\_\_\_\_\_\_\_\_ and expiring on \_\_\_\_\_\_\_\_\_\_\_\_\_\_.

1. **TERMS AND CONDITIO**NS

Landlord and Tenant agree that all terms and conditions of the Original Tenancy Agreement shall remain its full effect during the new lease renewal period

1. **OTHERS**

The Landlord agrees that that before the Renewal Term commences, the Landlord shall do the following to the reasonable satisfaction of the Tenant:-

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(Collectively referred to as the “Repair Works”),

failing which, the Tenant shall be entitled to complete the Repair Works (as applicable) and the Tenant shall be further entitled to deduct the costs of the Repair Works from the Rent.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **IN WITNESS WHEREOF** the parties have hereunto set their hands the day and year first above written. | | | | |
| **SIGNED BY THE LANDLORD** | **}** |  |  |
|  | **}** |  |  |
|  | **}** |  |  |
|  | **}** |  |  |
|  | **}** |  |  |
| In the presence of | **}** |  |  |
| **Name:**  **NRIC/Passport No.** | **}**  **}** |  |  |
|  |  |  | |
|  |  |  |  |
| **SIGNED BY THE TENANT** | **}** |  |  |
|  | **}** |  |  |
|  | **}** |  |  |
|  | **}** |  |  |
|  |  |  |  |
| In the presence of | **}** |  |  |
| **Name:**  **NRIC/Passport No.** | **}**  **}** |  |  |