

PREMISES LEASE CONTRACT

No.: 162 /TTC-NV.18

Date. Jun 27th, 2018

Between

TAN THUAN CORPORATION
("Lessor")

and

MEDIGROUP VIETNAM CO., LTD.
("Lessee")



Handwritten signature and initials

This Lease (the "Lease") is entered into on this 27th day of June, 2018 by and between:

THE LESSOR

Name: **TAN THUAN CORPORATION**, and/or its successors and assigns (Referred to as the "Lessor")
B/R No.: No.0300783746, the first certification issued by Ho Chi Minh City Department of Planning and Investment (hereinafter referred to as "DPI") on 24 September 1991; the third certification of amendment issued on 23 June 2016.
Investment Registration Certificate: No.6585368421, the first certification issued by Ho Chi Minh City Export Processing and Industrial Zones Authority ("HEPZA") on 24 September 1991; the third certification of amendment issued on 05 July 2016.
Address: Tan Thuan Export Processing Zone, Tan Thuan Dong Ward, District 7, Ho Chi Minh City, Vietnam
Tel: (84-28) 3770 1777, 3770 1888
Fax: (84-28) 3770 1999
Represented by: Mr. **TSAO, CHUNG HUNG** – Legal representative

And

THE LESSEE

Name: **MEDIGROUP VIETNAM CO., LTD.**, and/or its successors and assigns (Referred to as the "Lessee")
B/R No.: No.0312949234, the first certification issued by DPI on 20 September 2014; the second certification of amendment issued on 04 September 2015.
Investment Registration Certificate: No. 411043002605, the first certification issued by the People's Committee of Ho Chi Minh City on September 04th of 2014; reissued the first origin on December 24th of 2014
Address: 7th floor & 8th floor, Minh Long Building, No.17, Ba Huyen Thanh Quan Street, Ward 6, District 3, HCMC, Vietnam
Tel: (84-28) 39333188
Fax: (84-28) 39333100
Represented by: Mr. Anders Peter Eyde Pentz Moeller - Legal representative

(The Lessor and the Lessee will be each referred to as a "Party", and together as the "Parties".)

Article 1: LOCATION, PURPOSE, AND DURATION

1.1 The Lessor agrees to lease to the Lessee, and the Lessee agrees to lease from the Lessor, the following described premises:

Certain **550.86** square meters, Unit 3, on the 8th floor of Standard Factory Building B located on Tan Thuan Road, Tan Thuan Export Processing Zone, Tan Thuan Dong Ward, District 7, Ho Chi Minh City (the "Premises"), as shown on the map attached hereto as Appendix 1. The Lessee is permitted to use common space such as open ground, parking space, underground area, etc., as guided by the Lessor from time to time, on the basis of allocation correlative to their leased area. For the avoidance of doubt, such common space is for the use of all tenants, and the Lessee shall have neither privilege nor exclusive right upon such common space, but the parking lots reserved and provided by