



HSBC Institutional Trust Services (Singapore) Limited
(as trustee of Suntec Real Estate Investment Trust)

Managed By:



SECOND VARIATION TO EXISTING LEASE

Our Ref: Letter/MOF/LT/ L4143-17

Date : 22 AUG 2017

DUPLICATE

**THE STATE OF CHILE, REPRESENTED BY
THE AMBASSADOR OF CHILE TO SINGAPORE
(the successor to THE STATE OF CHILE REPRESENTED BY
THE CHARGE D'AFFAIRES A.I. OF CHILE IN SINGAPORE)**

8 Temasek Boulevard
#24-01
Suntec Tower Three
Singapore 038988
(the "Tenant")

Dear Sirs

EXTENSION OF TERM OF LEASE OF 8 TEMASEK BOULEVARD #24-01 SUNTEC TOWER THREE, SINGAPORE 038988 (the "PREMISES")

We refer to the Lease and Side Letter to Lease dated 6 December 2011 and Variation of Lease dated 19 June 2014 entered into between the the State of Chile represented by the Charge D'Affaires A.I. of Chile in Singapore and the Landlord in respect of the Premises at 8 Temasek Boulevard #24-01 Suntec Tower Three, Singapore 038988 (together "the Existing Lease").

We refer to your request for an extension of the term of the Existing Lease and are pleased to inform you that we are agreeable to your request to extend the term of the Existing Lease in respect of the Premises subject to the terms of this letter.

The terms of the Existing Lease are varied with effect on and from 1 January 2018 as follows:

- (a) Period of Extension of Term : Six (6) years commencing from 1 January 2018 to 31 December 2023 (both dates inclusive) (the "Term").
- (b) Option to Renew : Three (3) years at the then prevailing market rent.
- (c) Rent : S\$86.11 per square metre (S\$8.00 psf) on the Floor Area per month.

- (d) Service charge : S\$10.76 per square metre (S\$1.00 psf) on the Floor Area per month.
- (e) Deposit : The Deposit shall mean the sum S\$94,157.64 being the equivalent of three (3) months' Rent (computed on the amount set out at sub-paragraph (c)) and three (3) months' Service Charge (computed on the amount set out at sub-paragraph (d)).

As the Tenant has paid a deposit of S\$94,157.64 under the Existing Lease, the Tenant shall upon the acceptance of this letter, hereby authorize the Landlord to transfer the cash deposit of S\$94,157.64 to the extension of the term of the Existing Lease with effect from 1 January 2018, provided that there are no outstanding issues and rental due to the Landlord under the Existing Lease.

- (f) Legal Fees : All the Landlord's legal costs in connection with the preparation and completion of this letter shall be borne by the Tenant and paid upon the Tenant's acceptance of the terms of this letter.
- (g) Stamp Duty : The Tenant shall forthwith upon its acceptance of the terms of this letter, promptly and expeditiously take all necessary steps to apply for exemption / remission of Stamp Duties payable in Singapore on this letter in respect of the variation of the terms of the Existing Lease in accordance with applicable law and regulations (including applicable guidelines and instructions promulgated by the Singapore Ministry of Foreign Affairs and the Commissioner of Stamp Duties). If the Tenant fails to secure exemption / remission of Stamp Duties as aforesaid, any stamp duty payable on this letter (including any penalty for late stamping) shall be borne by the Tenant.
- (h) Special Condition : If:

- (a) an event in the Existing Lease occurs that entitles the Landlord to re-enter the premises and/or to terminate the Existing Lease, whether or not the Landlord actually does so, and such event subsists on or before 31 December 2017; or
- (b) the Existing Lease is terminated in accordance with the terms thereof prior to 31 December 2017,

the Landlord may, by written notice to the Tenant, terminate this letter with immediate effect, notwithstanding that the Tenant may have accepted the terms of this letter, without prejudice to the Landlord's rights and remedies.

- (i) Fitting-Out Cost : (a) The Tenant shall be granted a Fitting-Out Cost of up to S\$125,568.00 (subject to Goods & Services Tax at the prevailing rate) (the "CAPEX Sum"). The disbursement of any part of the CAPEX Sum shall be made by the Landlord to the Interior Designer to pay the amount stated in the supporting documents for the fitting-out works to the Premises (the "Supporting Documents"), up to the sum of S\$125,568.00 (subject to Goods & Services Tax at the prevailing rate), provided always that:
- (i) the Supporting Documents submitted by the Tenant are in order, with no discrepancy therein;
 - (ii) the Supporting Documents are satisfactory to the Landlord in its sole and absolute discretion;
 - (iii) the Tenant has already executed and stamped this Second Variation of the Existing Lease (the "Second Variation"). The Second Variation and the Existing Lease are together called the "Lease"); and
 - (iv) the Tenant has executed in favour of the Landlord a letter of authorization and indemnity, in the form set out in Appendix A hereto (the "Letter of Authorisation & Indemnity"), authorizing the Landlord to apply the CAPEX Sum to pay the fitting-out cost to the Interior Designer.
- (b) Without prejudice to the Landlord's rights under clause 31.1 of the Existing Lease, the internal partitions, the fixtures of the Tenant, alterations, decorations, additions and improvements which are part of the fitting-out works for the Premises shall belong to the Tenant.
- (j) Clauses 13.3, 24.3(a), 39, 40 and paragraph 40 of the Third Schedule of the Existing Lease : Clauses 13.3, 24.3(a), 39, 40 and paragraph 40 of the Third Schedule of the Lease shall be amended pursuant to Appendix B hereto.

The above Rent & Service Charge are subject to Goods & Services Tax at the prevailing rate, which shall be solely borne by the Tenant.

Save as varied herein, all the other terms and conditions of the Existing Lease shall remain the same and shall apply for the period of the lease extension.

Kindly indicate your acceptance of our offer by signing and returning to us **no later than three (3) working days from the date hereof**, the duplicate copy of this letter, the Letter of Authorisation duly signed with cheque for the following:-

- i) Estimated Landlord's legal costs of **S\$2,719.51** in connection with the preparation and completion of the Lease, inclusive of Goods & Services Tax (GST), to be made payable to "**KELVIN CHIA PARTNERSHIP**".

failing which, we shall deem that you are no longer interested in varying the Existing Lease as aforesaid.

Thank you.

Yours faithfully



Chan Kong Leong
Chief Executive Officer

**ARA Trust Management (Suntec) Limited as Attorney for
HSBC Institutional Trust Services (Singapore) Limited
As Trustee of Suntec Real Estate Investment Trust**

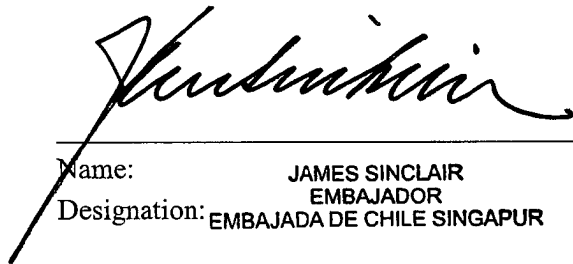
LT

ACKNOWLEDGEMENT OF ACCEPTANCE

We, **THE AMBASSADOR OF CHILE TO SINGAPORE (SUCCESSOR TO THE STATE OF CHILE REPRESENTED BY THE CHARGE D’AFFAIRES A.I. OF CHILE IN SINGAPORE)**, hereby confirm our unconditional acceptance of the above terms and conditions.

Date:

THE AMBASSADOR OF CHILE TO SINGAPORE (SUCCESSOR TO THE STATE OF CHILE REPRESENTED BY THE CHARGE D’AFFAIRES A.I. OF CHILE IN SINGAPORE


Name: **JAMES SINCLAIR**
Designation: **EMBAJADOR**
EMBAJADA DE CHILE SINGAPUR



** Please affix the Tenant’s stamp.

Appendix B

- (1) Clause 13.3 of the Existing Lease shall be amended as follows : By inserting the words "per annum" before the words "over the prime lending rate of United Overseas Bank Limited calculated on daily basis from the date on which such money(s) fall due for payment to the date when such money(s) are paid to the Landlord." in lines 4 to 7.
- (2) Clause 24.3(a) of the Existing Lease shall be deleted in its entirety and be substituted with the following : The lease (in duplicate) for the further term shall be signed by the Tenant and returned to the Landlord's solicitors within one (1) month from the date of acceptance of the Letter of Offer issued by the Landlord for the further term or prior to the commencement of the further term, whichever is earlier.
- (3) Clause 39 of the Existing Lease shall be deleted in its entirety and be substituted with the following : **CONTRACTS (RIGHT OF THIRD PARTIES) ACT**
A person who is not a party to this Lease has no right under the Contracts (Rights of Third Parties) Act (Chapter 53B, 2002 Rev Ed) (including all enactment or re-enactment thereof) to enforce or enjoy the benefit of any term of this Lease.
- (4) Clause 40 of the Existing Lease shall be deleted in its entirety and be substituted with the following : **LANDLORD'S PROVISION AS TRUSTEE**
Notwithstanding any provision to the contrary herein, it is agreed and acknowledged that HSBC Institutional Trust Services (Singapore) Limited ("HSBCITS") is entering into this Lease only in its capacity as trustee of Suntec Real Estate Investment Trust ("Suntec REIT") and not in its personal capacity. As such, notwithstanding any provisions in this Lease, HSBCITS has assumed all obligations under this Lease in its capacity as trustee of Suntec REIT and not in its personal capacity and any liability of or indemnity, covenant, undertaking, representation and/or warranty given or to be given by HSBCITS under this Lease is given by HSBCITS in its capacity as trustee of Suntec REIT and not in its personal capacity and any power and right conferred on any receiver, attorney, agent and/or delegate shall be limited to the assets of or held on trust for Suntec REIT over which HSBCITS, in its capacity as trustee of Suntec REIT, has recourse and

shall not extend to any personal assets of HSBCITS or any assets held by HSBCITS in its capacity as trustee of any other trust. This provision shall survive the termination or rescission of this Lease. The provisions of this provision shall apply, mutatis mutandis, to any notice, certificate or other document which HSBCITS in its capacity as trustee of Suntec REIT issues under or pursuant to this Lease, as if expressly set out in such notice, certificate or document.

Paragraph 40 of the Third Schedule of the Existing Lease shall be amended as follows

By deleting the number "4.5" in line 3 and substituting with the number "2.5".



EMBASSY OF CHILE

To:

HSBC Institutional Trust Services (Singapore) Limited

c/o APM Property Management Pte Ltd

(the "Landlord")

Dear Sirs,

Extension of Term of Existing Lease of 8 Temasek Boulevard #24-01 Suntec Tower Three, Singapore 038988 (the "Premises").

I, the Ambassador of Chile to Singapore (the "Tenant") refer to the Second Variation dated the day of 22th August 2017 (the "Second Variation") issued by the Landlord and accepted by the Tenant. Unless otherwise defined or the context otherwise requires, terms defined or incorporated by reference in the Second Variation have the same meanings given to them when used in this Letter of Authorisation & Indemnity.

Pursuant to the Second Variation, the Landlord has agreed to grant the CAPEX Sum to the Tenant upon the following terms:

1. Fitting-Out Cost :
 - (a) Subject to the execution of Second Variation to the Existing Lease (the Second Variation and the Existing Lease shall hereinafter together referred to as the "Lease"), the Tenant shall be granted a fitting-out Cost of up to a sum of S\$125,568.00 (subject to Goods & Services Tax at the prevailing rate) for the purpose of fitting-out the Premises only (excluding equipment, furniture or movable items) [the "CAPEX Sum"]. At the request and authorization of the Tenant, the Landlord shall apply the CAPEX Sum to pay the fitting-out cost of the Premises to the interior designer carrying out the fitting-out works for the Premises (the "Interior Designer") pursuant to paragraph (i)(b) below.

- (b) The Tenant shall submit to the Landlord invoice(s) (setting out the full details and specifications of the works for the fitting out of the Premises only) and receipts (collectively, the "Supporting Documents"), all of which satisfactory to the Landlord for disbursement of the CAPEX Sum in accordance with paragraph 2 hereof.
- (c) The Landlord has taken into account the disbursement by it of the CAPEX Sum in the Rent payable by the Tenant to the Landlord for the Term as provided in the Second Variation.
- (d) The disbursement of any part of the CAPEX Sum shall be made by the Landlord to the Interior Designer to pay the amount stated in the Supporting Documents, up to the sum of S\$125,568.00 (subject to Goods & Services Tax at the prevailing rate), provided always that:
 - (i) the Supporting Documents submitted by the Tenant are in order, with no discrepancy therein;
 - (ii) the Supporting Documents are satisfactory to the Landlord in its sole and absolute discretion;
 - (iii) the Tenant has already executed and stamped this Second Variation of the Existing Lease; and
 - (iv) the Tenant has executed in favour of the Landlord this Letter of Authorization & indemnity, authorizing the Landlord to apply the CAPEX Sum to pay the fitting-out cost to the Interior Designer.
- (e) In the event of:
 - (i) any breach of any of the terms of the Lease by the Tenant, where the breach is capable of remedy and the Tenant fails to remedy such breach despite notice in writing from the Landlord to remedy such breach within a reasonable time as stated in the Landlord's notice; or

(ii) any breach of any of the terms of the Lease by the Tenant which is incapable of remedy; or

(iii) the sooner determination of the Lease under Clause 26 of the Existing Lease by the Landlord;

in addition to the Rent, Service Charge, damages, costs and other moneys payable by the Tenant to the Landlord pursuant to the terms of the Lease, the Tenant undertakes to and shall pay to the Landlord the **Outstanding CAPEX Repayment Amount** (as hereinafter defined) in full to the Landlord.

"Outstanding CAPEX Repayment Amount" shall mean at any particular time, the outstanding amount of the CAPEX Sum owing or payable from the Tenant to the Landlord in respect of the total CAPEX Sum, which shall be computed as follows:

(Number of days of the unexpired Term X the total amount of the CAPEX SUM) divided by the Total number of days of the Term

If an event described in paragraph (1)(e) occurs, the Landlord may by notice in writing to the Tenant declare the Outstanding CAPEX Repayment Amount to be immediately due and payable and, whereupon they shall become so due and payable by the Tenant without any set-off, deduction or withholding.

For the avoidance of doubt, the Landlord's claim for the Outstanding CAPEX Repayment Amount under this paragraph shall not prejudice the rights and remedies of the Landlord in respect of any breach or default by the Tenant of any provisions of the Lease, including its right to claim for unpaid Rent less the Monthly Repayment Amount.

In consideration of you agreeing to grant the Tenant the Capex Sum pursuant to the terms set out in the Second Variation to the Existing Lease of the Premises, the Tenant hereby agrees and undertakes with you as follows:

2.1 The Tenant hereby agrees and undertakes to enter into a contract with Raw Design Consultants (the "Interior Designer") to appoint the Interior Designer to carry out the fitting-out works of the Premises and the Interior Designer shall undertake to carry out and complete the said fitting-out works in accordance with the timeframe stipulated by us (the "ID Contract"). The ID Contract provides that the fitting-out costs for the Premises (the "Contract Sum") shall be payable to the Interior Designer as follows:

- (a) 1st payment: 40% of the Contract Sum shall be payable as deposit upon the submission of the tax invoice by the Interior Designer;
- (b) 2nd payment: 60% of the Contract Sum shall be payable upon completion of the fitting-out works for the Premises which are approved by you and the relevant authorities.

3.1 The Tenant shall furnish to the Landlord the following documents, in form and substance satisfactory to the Landlord, for the Landlord to process the request from the Tenant to make payment(s) of the CAPEX Sum to the Interior Designer:

- (a) the ID Contract executed by the Tenant and the Interior Designer;
- (b) the tax invoice from the Interior Designer for the relevant payment under the ID Contract;
- (c) such other supporting documents as requested by the Landlord.

Provided there is no outstanding rent, service charge and other money due from the Tenant under the Existing Lease and the Lease and no outstanding issue or breach by the Tenant of any provision of the Existing Lease and the Lease, the Landlord shall upon the completion of the processing of the payments requested by the Tenant make the payment of the Capex Sum to the Interior Designer in accordance with clause 2.1 hereof.

3.2 The Tenant hereby irrevocably authorises you to apply the CAPEX Sum to make payment(s) of the Contract Sum to the Interior Designer, without any reference to or further authority from us, without enquiry into the justification for them or into the validity, genuineness or accuracy of any statement or certificate or document received by you with respect to the said fitting-out works.

4.1 The Tenant agrees that any payment by you pursuant to paragraph 3 above is accepted by it and shall be binding on it.

4.2 Notwithstanding any breach by the Interior Designer of any term or condition of the ID Contract or that the Interior Designer fails to complete the fitting-out works of the Premises for any reason, we agree to continue to pay the Rent, Service Charge, the CAPEX Sum and any other money payable to the Landlord pursuant to the terms of the Lease.

5. The Tenant shall indemnify you and keep you indemnified against all demands, claims, liabilities, losses, damages, costs and expenses, including all legal and other costs, charges and expenses you may incur in connection with:

- (a) the payment(s) by you of the CAPEX Sum, or in enforcing, or attempting to enforce, your rights under this indemnity, arising in relation to or out of the payment(s) by you of the CAPEX Sum; and
- (b) any breach by the Tenant of any of the terms of this Letter of Authorisation & Indemnity.

6.1 Your rights under this Letter of Authorisation & Indemnity are to be in addition to and are not to be in any way prejudiced or affected by any one or more other indemnities, guarantees,

securities or other obligations which you may now or subsequently hold whether from us or from any other person.

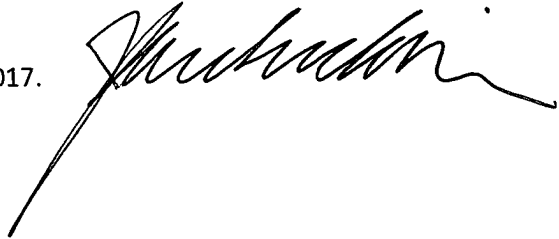
6.2 You may at any time and without reference to the Tenant give time for payment or grant any other indulgence and give up, deal with, vary, exchange or abstain from perfecting or enforcing any other indemnities, guaranties, securities or other obligations held by you at any time and discharge any party to them or any of them and release or realise them or any of them, and compound with, accept compositions from and make any other arrangements with the Interior Designer or any person as you think fit, without affecting our liability under this Letter of Authorisation & Indemnity.

6.3 No delay on your part in exercising any right, power, privilege or remedy in respect of this indemnity is to impair such right, power, privilege or remedy, or be construed as a waiver of it, and no single or partial exercise of any such right, power, privilege or remedy is to preclude any further exercise of it or the exercise of any other right, power, privilege or remedy.

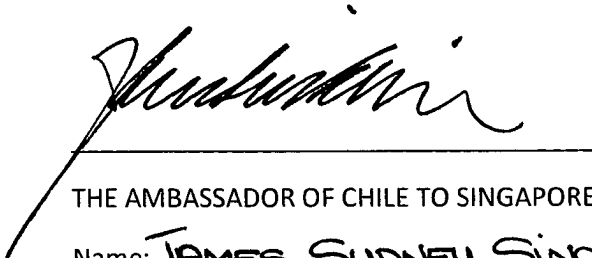
6.4 The rights, powers, privileges and remedies provided in this Letter of Authorisation & Indemnity are cumulative and not exclusive of any rights, powers, privileges or remedies provided by law.

7. This Letter of Authorisation & indemnity shall be governed by and construed in accordance with the laws of Singapore and the parties hereto submit to the non-exclusive jurisdiction of the Courts of Singapore.

Dated the ~~22ND~~ ^{30TH} day of ~~AUGUST~~ ^{NOVEMBER} 2017.



Yours faithfully

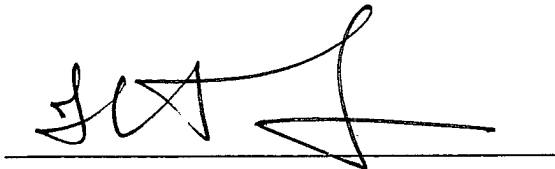


THE AMBASSADOR OF CHILE TO SINGAPORE

Name: JAMES SYDNEY SINCLAIR MANLEY

Passport No: [REDACTED]

In the presence of:



Witness:

Name: NICHOLAS TEO

NRK Passport No. [REDACTED]



SECOND VARIATION TO EXISTING LEASE

Our Ref: Letter/MOFLTI/L4143-17

Date :

THE STATE OF CHILE, REPRESENTED BY
THE AMBASSADOR OF CHILE TO SINGAPORE
(the successor to THE STATE OF CHILE REPRESENTED BY
THE CHARGE D'AFFAIRES A.I. OF CHILE IN SINGAPORE)

8 Temasek Boulevard
#24-01

Suntec Tower Three
Singapore 038988
(the "Tenant")

Dear Sirs

EXTENSION OF TERM OF LEASE OF 8 TEMASEK BOULEVARD #24-01
SUNTEC TOWER THREE, SINGAPORE 038988 (the "PREMISES")

We refer to the Lease and Side Letter to Lease dated 6 December 2011 and Variation of Lease dated 19 June 2014 entered into between the the State of Chile represented by the Charge D'Affaires A.I. of Chile in Singapore and the Landlord in respect of the Premises at 8 Temasek Boulevard #24-01 Suntec Tower Three, Singapore 038988 (together "the Existing Lease").

We refer to your request for an extension of the term of the Existing Lease and are pleased to inform you that we are agreeable to your request to extend the term of the Existing Lease in respect of the Premises subject to the terms of this letter.

SEGUNDA MODIFICACIÓN AL CONTRATO DE ARRENDAMIENTO
EXISTENTE

Nuestra ref.: Carta/MOFLTI/L4143-17

Fecha :

EL ESTADO DE CHILE, REPRESENTADO POR
EL EMBAJADOR DE CHILE EN SINGAPUR
(el sucesor DEL ESTADO DE CHILE REPRESENTADO POR
EL ENCARGADO DE NEGOCIOS A.I. DE CHILE EN SINGAPUR)

8 Temasek Boulevard
#24-01

Suntec Tower Three
Singapur 038988
(el "Arrendatario")

Estimados señores:

EXTENSIÓN DEL PLAZO DE ARRENDAMIENTO DE 8 TEMASEK
BOULEVARD # 24-01 SUNTEC TOWER THREE, SINGAPUR 038988 (las
"INSTALACIONES")

Nos referimos al Arrendamiento y a la Carta de Arrendamiento con fecha del 6 de diciembre de 2011 y a la Modificación de Arrendamiento con fecha del 19 de junio de 2014 celebrados entre el Estado de Chile representado por el Encargado de Negocios A.I. de Chile en Singapur y el arrendador de las instalaciones en 8 Temasek Boulevard # 24-01 Suntec Tower Three, Singapur 038988 (en conjunto "el Contrato de Arrendamiento Existente").

Nos referimos a su solicitud de extender el plazo del Contrato de Arrendamiento Existente y nos complace informarle que estamos de acuerdo con su solicitud de prorrogar el plazo del Contrato de Arrendamiento Existente sobre las Instalaciones sujetas a los términos de esta carta.

TRANSLATION CERTIFICATION

This is to certify that the translation was done by
LINGOTRANS SERVICES PTE LTD and that it accurately
reflects the meaning of the attached original.

Ca. Reg. No. 200903215R

The terms of the Existing Lease are varied with effect on and from 1 January 2018 as follows:

- (a) Period of Extension : Six (6) years commencing from 1 January 2018 to 31 December 2023 (both dates inclusive) (the "Term").
- (b) Option to Renew : Three (3) years at the then prevailing market rent.
- (c) Rent : S\$86.11 per square metre (S\$8.00 psf) on the Floor Area per month.
- (d) Service charge : S\$10.76 per square metre (S\$1.00 psf) on the Floor Area per month.
- (e) Deposit : The Deposit shall mean the sum S\$94,157.64 being the equivalent of three (3) months' Rent (computed on the amount set out at sub-paragraph (c)) and three (3) months' Service Charge (computed on the amount set out at sub-paragraph (d)).

As the Tenant has paid a deposit of S\$94,157.64 under the Existing Lease, the Tenant shall upon the acceptance of this letter, hereby authorize the Landlord to transfer the cash deposit of S\$94,157.64 to the extension of the term of the Existing Lease with effect from 1 January 2018, provided that there are no outstanding issues and rental due to the Landlord under the Existing Lease.

Los términos del Contrato de Arrendamiento Existente son variados y entran en vigor a partir del 1 de enero de 2018 de la siguiente manera:

- (a) Periodo de extensión : Seis (6) años a partir del 1 de enero de 2018 hasta el 31 de diciembre de 2023 (ambas fechas inclusive) (el "Plazo").
- (b) Opción de renovar : Tres (3) años a la renta del mercado que prevalezca en ese momento.
- (c) Renta : S\$ 86,11 por metro cuadrado (S\$ 8,00 psf) sobre el Área del Piso por mes.
- (d) Cargo por servicio : S\$ 10,76 por metro cuadrado (S\$1,00 psf) sobre el Área del Piso por mes.
- (e) Depósito : El Depósito representará la suma de S\$ 94,157,64 que equivale a tres (3) meses de Renta (calculado sobre la cantidad establecida en el subpárrafo (c) y tres (3) meses de Cargo por Servicio (calculado sobre el monto establecido en el subpárrafo (d)).

Como el Arrendatario ha pagado un depósito de S\$ 94,157,64 bajo el Contrato de Arrendamiento Existente, el Arrendatario deberá, una vez aceptada esta carta, autorizar mediante la presente al Arrendador a transferir el depósito en efectivo de S\$ 94,157,64 para la extensión del plazo del Contrato de Arrendamiento Existente que entrará en efecto a partir del 1 de enero de 2018, siempre que no haya problemas pendientes ni cuotas vencidas que se deban al Arrendador bajo el Contrato de Arrendamiento Existente.

TRANSLATION CERTIFICATION

This is to certify that the translation was done by LINGORRANS SERVICES PTE LTD and that it accurately reflects the meaning of the attached original.

Co. Reg. No. 200903215R

<p>(f) Legal Fees : All the Landlord's legal costs in connection with the preparation and completion of this letter shall be borne by the Tenant and paid upon the Tenant's acceptance of the terms of this letter.</p>	<p>(f) Costos legales : Todos los costos legales del Arrendador relacionados con la preparación y cumplimiento de esta carta correrán por cuenta del Arrendatario y serán pagados en el momento en que el Arrendatario acepte los términos de esta carta.</p>
<p>(g) Stamp Duty : The Tenant shall forthwith upon its acceptance of the terms of this letter, promptly and expeditiously take all necessary steps to apply for exemption / remission of Stamp Duties payable in Singapore on this letter in respect of the variation of the terms of the Existing Lease in accordance with applicable law and regulations (including applicable guidelines and instructions promulgated by the Singapore Ministry of Foreign Affairs and the Commissioner of Stamp Duties). If the Tenant fails to secure exemption / remission of Stamp Duties as aforesaid, any stamp duty payable on this letter (including any penalty for late stamping) shall be borne by the Tenant.</p>	<p>(g) Impuestos de sellado : El Arrendatario deberá aceptar de inmediato y con prontitud todos los pasos necesarios para solicitar la exención/remisión de los impuestos por sellado que deben pagarse en Singapur en esta carta con respecto a la modificación de los términos del Contrato de Arrendamiento Existente de conformidad con las leyes y regulaciones aplicables (incluidas las directrices e instrucciones aplicables promulgadas por el Ministerio de Asuntos Exteriores de Singapur y el Comisionado de Impuestos de Sellado). Si el Arrendatario no logra la exención/remisión de los impuestos de Sellado como se mencionó anteriormente, cualquier impuesto por sellado que deba pagarse con esta carta (incluida cualquier sanción por un sello tardío) correrá por cuenta del Arrendatario.</p>
<p>(h) Special Condition : If:</p> <p>(a) an event in the Existing Lease occurs that entitles the Landlord to re-enter the premises and/or to terminate the Existing Lease, whether or not the Landlord actually does so, and such event subsists on or before 31 December 2017; or</p>	<p>(h) Condición especial : Si:</p> <p>(a) ocurre un evento en el Contrato de Arrendamiento Existente que autoriza al Arrendador a volver a ingresar a las instalaciones y/o rescindir del Contrato de Arrendamiento Existente, independientemente de que el Arrendador lo haga o no, y tal evento subsiste el 31 de diciembre de 2017 o antes; o</p>

TRANSLATION CERTIFICATION


This is to certify that the translation was done by LINGTRANS SERVICES PTE LTD and that it accurately reflects the meaning of the attached original.

[Handwritten signature]

Co. Reg. No. 200903215R

<p>(i) Fitting-Out Cost : (a) The Tenant shall be granted a Fitting-Out Cost of up to S\$125,568.00 (subject to Goods & Services Tax at the prevailing rate) (the "CAPEX Sum"). The disbursement of any part of the CAPEX Sum shall be made by the Landlord to the Interior Designer to pay the amount stated in the supporting documents for the fitting-out works to the Premises (the "Supporting Documents"), up to the sum of S\$125,568.00 (subject to Goods & Services Tax at the prevailing rate), provided always that:</p> <p>(i) the Supporting Documents submitted by the Tenant are in order, with no discrepancy therein;</p> <p>(ii) the Supporting Documents are satisfactory to the Landlord in its sole and absolute discretion:</p>	<p>(b) the Existing Lease is terminated in accordance with the terms thereof prior to 31 December 2017,</p> <p>the Landlord may, by written notice to the Tenant, terminate this letter with immediate effect, notwithstanding that the Tenant may have accepted the terms of this letter, without prejudice to the Landlord's rights and remedies.</p>
<p>(i) Costo de acondicionamiento de : (a) Al Arrendatario se le otorgará un Costo de Acondicionamiento de hasta S\$ 125.568,00 (sujeto al Impuesto sobre Bienes y Servicios a la tasa vigente) (la "Suma CAPEX"). El desembolso de cualquier parte de la Suma CAPEX deberá ser realizado por el Arrendador al Diseñador de Interiores para pagar la cantidad que se indica en los documentos que justifican los trabajos de acondicionamiento en las Instalaciones (los "Documentos de Respaldo"), hasta la suma de S\$ 125.568,00 (sujeto a Impuesto sobre Bienes y Servicios a la tasa vigente), siempre que:</p> <p>(i) los Documentos de Respaldo presentados por el Arrendatario están en orden, y no presentan discrepancias;</p> <p>(ii) los Documentos de Respaldo son satisfactorios para el Arrendador a su exclusivo y absoluto criterio;</p>	<p>(b) el Contrato de Arrendamiento Existente finaliza de acuerdo con los términos del mismo antes del 31 de diciembre de 2017, el Arrendador puede, notificándolo por escrito al Arrendatario, poner fin a esta carta con efecto inmediato, sin perjuicio de que el Arrendatario haya aceptado los términos de esta carta, sin perjuicio a los derechos y compensaciones del Arrendador.</p>

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(iii) the Tenant has already executed and stamped this Second Variation of the Existing Lease (the "Second Variation"). The Second Variation and the Existing Lease are together called the "Lease"); and

(b) the Tenant has executed in favour of the Landlord a letter of authorization and indemnity, in the form set out in Appendix A hereto (the "Letter of Authorisation & Indemnity"), authorizing the Landlord to apply the CAPEX Sum to pay the fitting-out cost to the Interior Designer.

(b) Without prejudice to the Landlord's rights under clause 31.1 of the Existing Lease, the internal partitions, the fixtures of the Tenant, alterations, decorations, additions and improvements which are part of the fitting-out works for the Premises shall belong to the Tenant.

(f) Clauses 13.3, 24.3(a), 39, 40 and paragraph 40 of the Third

Clause 13.3, 24.3(a), 39, 40 and paragraph 40 of the Third Schedule of the Lease shall be amended pursuant to

(iii) el Arrendatario ya ha legalizado y sellado esta Segunda Modificación del Contrato de Arrendamiento Existente (la "Segunda Modificación"). La Segunda Modificación y el Contrato de Arrendamiento Existente se denominan en conjunto "Contrato de Arrendamiento"); y

(b) el Arrendatario ha legalizado a favor del Arrendador una carta de autorización e indemnización, en la forma que se establece en el Apéndice A del presente documento (la "Carta de Autorización e Indemnización"), que autoriza al Arrendador a utilizar la Suma CAPEX para pagar el costo de acondicionamiento al Diseñador de Interiores.

(b) Sin perjuicio de los derechos del Arrendador bajo la cláusula 31.1 del Contrato de Arrendamiento Existente, las divisiones internas, los accesorios del Arrendatario, las alteraciones, decoraciones, adiciones y mejoras que forman parte de los trabajos de acondicionamiento para las Instalaciones pertenecerán al Arrendatario.

(f) Cláusulas 13.3, 24.3(a), 39, 40 y párrafo 40 del Tercer

Las cláusulas 13.3, 24.3(a), 39, 40 y el párrafo 40 del Tercer Anexo del Contrato de Arrendamiento serán

<p>Schedule of the Existing Lease</p> <p>Appendix B hereto.</p> <p>The above Rent & Service Charge are subject to Goods & Services Tax at the prevailing rate, which shall be solely borne by the Tenant.</p> <p>Save as varied herein, all the other terms and conditions of the Existing Lease shall remain the same and shall apply for the period of the lease extension.</p> <p>Kindly indicate your acceptance of our offer by signing and returning to us no later than three (3) working days from the date hereof, the duplicate copy of this letter, the Letter of Authorisation duly signed with cheque for the following:-</p> <p>i) Estimated Landlord's legal costs of S\$2,719.51 in connection with the preparation and completion of the Lease, inclusive of Goods & Services Tax (GST), to be made payable to "KELVIN CHIA PARTNERSHIP".</p> <p>failing which, we shall deem that you are no longer interested in varying the Existing Lease as aforesaid.</p> <p>Thank you.</p> <p>Yours faithfully</p> <p>-----</p> <p>ARA Trust Management (Suntec) Limited as Attorney for HSBC Institutional Trust Services (Singapore) Limited As Trustee of Suntec Real Estate Investment Trust</p> <p>LT</p>	<p>Anexo del Contrato de Arrendamiento Existente</p> <p>modificadas de conformidad con el Apéndice B del presente documento.</p> <p>El Cargo por Alquiler y Servicio anteriormente descrito está sujeto al Impuesto sobre Bienes y Servicios a la tasa vigente, el cual será asumido únicamente por el Arrendatario.</p> <p>A excepción de lo modificado en este documento, todos los demás términos y condiciones del Contrato de Arrendamiento Existente seguirán siendo los mismos y se aplicarán durante el período de la extensión del arrendamiento.</p> <p>Por favor, indique si acepta nuestra oferta, firmando y devolviéndonos a más tardar tres (3) días hábiles a partir de la fecha del presente documento, la copia duplicada de esta carta, la Carta de Autorización debidamente firmada con cheque para lo siguiente:-</p> <p>i) Los costos legales estimados del Arrendador de S\$ 2719.51 relacionados con la preparación y finalización del Arrendamiento, incluido el Impuesto sobre Bienes y Servicios (GST), a pagar a nombre de "KELVIN CHIA PARTNERSHIP".</p> <p>de lo contrario, consideraremos que ya no está interesado en modificar el Contrato de Arrendamiento Existente tal y como se mencionó anteriormente.</p> <p>Gracias.</p> <p>Atentamente</p> <p>-----</p> <p>ARA Trust Management (Suntec) Limited como abogado de HSBC Institucional Trust Services (Singapur) Limited como Administrador Legal de Suntec Real Estate Investment Trust</p> <p>LT</p>
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ACKNOWLEDGEMENT OF ACCEPTANCE

We, THE AMBASSADOR OF CHILE TO SINGAPORE (SUCCESSOR TO THE STATE OF CHILE REPRESENTED BY THE CHARGE D'AFFAIRES A.I. OF CHILE IN SINGAPORE), hereby confirm our unconditional acceptance of the above terms and conditions.

Date:

THE AMBASSADOR OF CHILE TO SINGAPORE (SUCCESSOR TO THE STATE OF CHILE REPRESENTED BY THE CHARGE D'AFFAIRES A.I. OF CHILE IN SINGAPORE

Name:
Designation:

** Please affix the Tenant's stamp.

ACUSE DE RECIBO Y ACEPTACIÓN

Nosotros, EL EMBAJADOR DE CHILE EN SINGAPUR (SUCEJOR DEL ESTADO DE CHILE REPRESENTADO POR EL ENCARGADO DE NEGOCIOS A.I. DE CHILE EN SINGAPUR), confirmamos que aceptamos de manera incondicional los términos y condiciones anteriormente mencionados.

Fecha:

EL EMBAJADOR DE CHILE EN SINGAPUR (SUCEJOR DEL ESTADO DE CHILE REPRESENTADO POR EL ENCARGADO DE NEGOCIOS A.I. DE CHILE EN SINGAPUR)

Nombre:
Designación:

** Por favor, coloque el sello del Arrendatario.

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Appendix B

- (1) Clause 13.3 of the Existing Lease shall be amended as follows

By inserting the words "per annum" before the words "over the prime lending rate of United Overseas Bank Limited calculated on daily basis from the date on which such money(s) fall due for payment to the date when such money(s) are paid to the Landlord." in lines 4 to 7.

- (2) Clause 24.3(a) of the Existing Lease shall be deleted in its entirety and be substituted with the following

The lease (in duplicate) for the further term shall be signed by the Tenant and returned to the Landlord's solicitors within one (1) month from the date of acceptance of the Letter of Offer issued by the Landlord for the further term or prior to the commencement of the further term, whichever is earlier.

- (3) Clause 39 of the Existing Lease shall be deleted in its entirety and be substituted with the following

A person who is not a party to this Lease has no right under the Contracts (Rights of Third Parties) Act (Chapter 53B, 2002 Rev Ed) (including all enactment or re-enactment thereof) to enforce or enjoy the benefit of any term of this Lease.

LANDLORD'S PROVISION AS TRUSTEE

Notwithstanding any provision to the

Apéndice B

- (1) La Cláusula 13.3 del Contrato de Arrendamiento Existente se modificará de la siguiente manera

Insertando las palabras "por año" antes de las palabras "sobre la tasa de interés preferencial de United Overseas Bank Limited calculada diariamente a partir de la fecha en que dicho dinero debe ser pagado hasta la fecha en que dicho dinero es pagado al Arrendador", en las líneas 4 a 7.

- (2) La cláusula 24.3(a) del Contrato de Arrendamiento Existente en su totalidad y será sustituida por la siguiente

El contrato de arrendamiento (por duplicado) para el nuevo plazo deberá ser firmado por el Arrendatario y devuelto a los solicitantes del Arrendador dentro de un (1) mes a partir de la fecha de aceptación de la Carta de Oferta emitida por el Arrendador para el periodo posterior o antes de que comience el siguiente periodo, lo que ocurra primero.

- (3) La cláusula 39 del Contrato de Arrendamiento Existente en su totalidad y será sustituida por la siguiente

Una persona que no forma parte de este Contrato de Arrendamiento no tiene ningún derecho bajo la Ley de Contratos (Derechos de Terceros) (Capítulo 53B, 2002 Ed. Rev.) (incluida toda promulgación o nueva promulgación de la misma) para hacer cumplir o disfrutar del beneficio de cualquier término de este Contrato de Arrendamiento.

DISPOSICIÓN DEL ARRENDADOR COMO ADMINISTRADOR LEGAL

Sin perjuicio de lo dispuesto en el

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(4) Clause 40 of the Existing Lease shall be deleted in its entirety and be substituted with the following

contrary herein, it is agreed and acknowledged that HSBC Institutional Trust Services (Singapore) Limited ("HSBCITS") is entering into this Lease only in its capacity as trustee of Suntec Real Estate Investment Trust ("Suntec REIT") and not in its personal capacity. As such, notwithstanding any provisions in this Lease, HSBCITS has assumed all obligations under this Lease in its capacity as trustee of Suntec REIT and not in its personal capacity and any liability of or indemnity, covenant, undertaking, representation and/or warranty given or to be given by HSBCITS under this Lease is given by HSBCITS in its capacity as trustee of Suntec REIT and not in its personal capacity and any power and right conferred on any receiver, attorney, agent and/or delegate shall be limited to the assets of or held on trust for Suntec REIT over which HSBCITS, in its capacity as trustee of Suntec REIT, has recourse and shall not extend to any personal assets of HSBCITS or any assets held by HSBCITS in its capacity as trustee of any other trust. This provision shall survive the termination or rescission of this Lease. The provisions of this provision shall apply, mutatis mutandis, to any notice, certificate or other document which HSBCITS in its capacity as trustee of Suntec REIT issues under or pursuant to this Lease, as if expressly set out in such notice, certificate or document.

(4) La cláusula 40 del Contrato de Arrendamiento Existente será eliminada y su totalidad será sustituida por la siguiente

presente documento, se acordó y reconoció que HSBC Institutional Trust Services (Singapore) Limited ("HSBCITS") celebra este Contrato de Arrendamiento solo en su calidad de administrador legal de Suntec Real Estate Investment Trust ("Suntec REIT") y no en su capacidad personal. Como tal, sin perjuicio de las disposiciones de este Contrato de Arrendamiento, HSBCITS ha asumido todas las obligaciones en virtud de este Contrato de Arrendamiento en su calidad de administrador legal de Suntec REIT y no en su capacidad personal y cualquier responsabilidad o indemnización, acuerdo, compromiso, representación y/o garantía otorgado o que será otorgado por HSBCITS bajo este Contrato de Arrendamiento es otorgado por HSBCITS en su calidad de administrador legal de Suntec REIT y no a título personal, y cualquier poder y derecho conferido a cualquier receptor, abogado, agente y/o delegado se limitará a los activos de o retenido en fideicomiso para Suntec REIT sobre el cual HSBCITS, en su calidad de administrador legal de Suntec REIT, ha recurrido y no se extenderá a ningún activo personal de HSBCITS ni a ningún activo que tenga HSBCITS en su calidad de administrador legal de algún otro fideicomiso. Esta disposición sobrevivirá a la terminación o rescisión de este Contrato de Arrendamiento. Las disposiciones de esta disposición se aplicarán, con los cambios ya hechos, sobre cualquier aviso, certificado u otro documento que HSBCITS en su calidad de administrador legal de Suntec REIT

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<p>By deleting the number "4.5" in line 3 and substituting with the number "2.5".</p> <p>:</p> <p>Paragraph 40 of the Third Schedule of the Existing Lease shall be amended as follows</p>	<p>emita bajo o en virtud de este Contrato de Arrendamiento, tal y como se establece expresamente en dicha notificación, certificado o documento.</p> <p>Eliminando el número "4.5" en la línea 3 y sustituyéndolo por el número "2.5".</p>
<p>[ON THE LETTER HEAD OF THE AMBASSADOR OF CHILE TO SINGAPORE]</p> <p>Letter of Authorisation & Indemnity</p> <p>To: HSBC Institutional Trust Services (Singapore) Limited c/o APM Property Management Pte Ltd [address] (the "Landlord")</p> <p>Dear Sirs, Extension of Term of Existing Lease of 8 Temasek Boulevard #24-01 Suntec Tower Three, Singapore 038988 (the "Premises"). I, the Ambassador of Chile to Singapore (the "Tenant") refer to the Second Variation dated the day of 2017 (the "Second Variation") issued by the Landlord and accepted by the Tenant. Unless otherwise defined or the context otherwise requires, terms defined or incorporated by reference in the Second Variation have the same meanings given to them when used in this Letter of Authorisation &</p>	<p>[EN EL ENCABEZADO DE LA CARTA DEL EMBAJADOR DE CHILE EN SINGAPUR]</p> <p>Carta de Autorización e Indemnización</p> <p>Para: HSBC Institutional Trust Services (Singapore) Limited a/c APM Property Management Pte Ltd [dirección] (el "Arrendador")</p> <p>Estimados señores: Extensión del Plazo del Contrato de Arrendamiento Existente de 8 Temasek Boulevard # 24-01 Suntec Tower Three, Singapur 038988 (las "Instalaciones"). Yo, el Embajador de Chile en Singapur (el "Arrendatario") hago referencia a la Segunda Modificación con fecha del día de de 2017 (la "Segunda Modificación") emitida por el Arrendador y aceptada por el Arrendatario. A menos que se defina lo contrario o el contexto requiera lo contrario, los términos definidos o incorporados por referencia en la Segunda Modificación tienen los mismos significados que se les dan</p>

Indemnity.
Pursuant to the Second Variation, the Landlord has agreed to grant the CAPEX Sum to the Tenant upon the following terms:

1. **Fitting-Out Cost** : (a) Subject to the execution of Second Variation to the Existing Lease (the Second Variation and the Existing Lease shall hereinafter together referred to as the "Lease"), the Tenant shall be granted a fitting-out Cost of up to a sum of S\$125,568.00 (subject to Goods & Services Tax at the prevailing rate) for the purpose of fitting-out the Premises only (excluding equipment, furniture or movable items) [the "CAPEX Sum"]. At the request and authorization of the Tenant, the Landlord shall apply the CAPEX Sum to pay the fitting-out cost of the Premises to the interior designer carrying out the fitting-out works for the Premises (the "Interior Designer") pursuant to paragraph (j)(b) below.

- (b) The Tenant shall submit to the Landlord invoice(s) (setting out the full details and specifications of the works for the fitting out of the Premises only) and receipts (collectively, the "Supporting Documents"), all of which satisfactory to the Landlord for disbursement of the CAPEX Sum in accordance with paragraph 2 hereof.

cuando son usados en esta Carta de Autorización e Indemnización.
De conformidad con la Segunda Modificación, el Arrendador acordó otorgar la Suma CAPEX al Arrendatario bajo los siguientes términos:

1. **Costo de acondicionamiento** : (a) Sujeto a la ejecución de la Segunda Modificación del Contrato de Arrendamiento Existente (la Segunda Modificación y el Contrato de Arrendamiento Existente se denominarán en adelante el "Contrato de Arrendamiento"), al Arrendatario se le otorgará un Costo de Acondicionamiento hasta una suma de S\$ 125,568,00 (sujeto al Impuesto sobre Bienes y Servicios a la tasa vigente) únicamente con el propósito de acondicionar las Instalaciones (excluyendo equipos, muebles o artículos móviles) [la "Suma CAPEX"]. A solicitud y autorización del Arrendatario, el Arrendador usará la Suma CAPEX para pagar el costo de acondicionamiento de las Instalaciones al Diseñador de Interiores que realice los trabajos de acondicionamiento para las Instalaciones (el "Diseñador de Interiores") de conformidad con el párrafo (j)(b) a continuación.
- (b) El Arrendatario deberá presentar la(s) factura(s) al Arrendador (mostrando los detalles completos y las especificaciones de las obras para el equipamiento de las Instalaciones únicamente) y los recibos (colectivamente, los "Documentos de Respaldo"), los cuales deberán ser todos satisfactorios para el Arrendador para el desembolso de la Suma CAPEX de acuerdo con el párrafo 2 del presente documento.

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(c) The Landlord has taken into account the disbursement by it of the CAPEX Sum in the Rent payable by the Tenant to the Landlord for the Term as provided in the Second Variation.

d) The disbursement of any part of the CAPEX Sum shall be made by the Landlord to the Interior Designer to pay the amount stated in the Supporting Documents, up to the sum of S\$125,568.00 (subject to Goods & Services Tax at the prevailing rate), provided always that:

- i. the Supporting Documents submitted by the Tenant are in order, with no discrepancy therein;
- ii. the Supporting Documents are satisfactory to the Landlord in its sole and absolute discretion;
- iii. the Tenant has already executed and stamped this Second Variation of the Existing Lease; and
- iv) the Tenant has executed in favour of the Landlord this Letter of Authorization & indemnity, authorizing the Landlord to apply the CAPEX Sum to pay the fitting-out cost to the Interior Designer.

2 (d) In the event of:

any breach of any of the terms of the Lease by

(c) El Arrendador ha tomado en cuenta el desembolso de la Suma CAPEX en la Renta pagadera por el Arrendatario al Arrendador por el Plazo, según lo dispuesto en la segunda modificación.

El Arrendador efectuará el desembolso de cualquier parte de la Suma CAPEX al Diseñador de Interiores para pagar la cantidad que se indica en los Documentos de Respaldo, hasta la suma de S\$ 125.568,00 (sujeto al Impuesto sobre Bienes y Servicios a la tasa vigente), siempre que:

- i. los Documentos de Respaldos presentados por el Arrendatario están en orden y no presentan discrepancias;
 - ii. los Documentos de Respaldo son satisfactorios para el Arrendador a su exclusivo y absoluto criterio;
 - iii. el Arrendatario ya ha legalizado y sellado esta segunda modificación del Contrato de Arrendamiento Existente; y
- el Arrendatario ha ejecutado a favor del Arrendador esta Carta de Autorización e Indemnización, autorizando al Arrendador a aplicar la Suma CAPEX para pagar el costo de acondicionamiento al Diseñador de Interiores.

(d) En el caso de:

cualquier incumplimiento de cualquiera de los

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the Tenant, where the breach is capable of remedy and the Tenant fails to remedy such breach despite notice in writing from the Landlord to remedy such breach within a reasonable time as stated in the Landlord's notice; or

(i) any breach of any of the terms of the Lease by the Tenant which is incapable of remedy; or

(ii) the sooner determination of the Lease under Clause 26 of the Existing Lease by the Landlord;

in addition to the Rent, Service Charge, damages, costs and other moneys payable by the Tenant to the Landlord pursuant to the terms of the Lease, the Tenant undertakes to and shall pay to the Landlord the **Outstanding CAPEX Repayment Amount** (as hereinafter defined) in full to the Landlord.
“**Outstanding CAPEX Repayment Amount**” shall mean at any particular time, the outstanding amount of the CAPEX Sum owing or payable from the Tenant to the Landlord in respect of the total CAPEX Sum, which shall be computed as follows:

términos del Contrato de Arrendamiento por parte del Arrendatario, cuando el incumplimiento pueda remediarse y el Arrendatario no solucione tal incumplimiento a pesar de la notificación por escrito del Arrendador para remediar tal incumplimiento dentro de un plazo razonable según lo establecido en el Aviso del Arrendador; o

(i) cualquier incumplimiento de cualquiera de los términos del Contrato de Arrendamiento por parte del Inquilino que no pueda remediarse; o

(ii) la determinación más temprana del Arrendamiento bajo la Clausula 26 del Contrato de Arrendamiento Existente por el Arrendador;

además de la Renta, Cargo por Servicios, daños, costos y otro dinero que deba pagar el Arrendatario al Arrendador de conformidad con los términos del Contrato de Arrendamiento, el Arrendatario se compromete a pagarle al Arrendador el **Monto de Reembolso del CAPEX Pendiente** (tal y como se define más adelante) en su totalidad al Arrendador.
El “**Monto de Reembolso del CAPEX Pendiente**” significará en cualquier momento particular, el monto pendiente de la suma CAPEX que adeuda o debe pagar el Arrendatario al Arrendador con respecto a la Suma CAPEX total, el cual se calculará de la siguiente manera:

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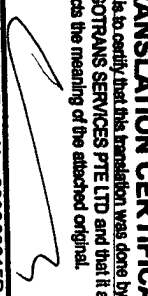
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<p><u>(Number of days of the unexpired Term X the total amount of the CAPEX SUM) divided by the Total number of days of the Term</u></p>	<p><u>(Número de días del Plazo no vencido X el monto total de la SUMA CAPEX) dividido entre el número total de días del Plazo</u></p>
<p>If an event described in paragraph (1)(e) occurs, the Landlord may by notice in writing to the Tenant declare the Outstanding CAPEX Repayment Amount to be immediately due and payable and, whereupon they shall become so due and payable by the Tenant without any set-off, deduction or withholding.</p> <p>For the avoidance of doubt, the Landlord's claim for the Outstanding CAPEX Repayment Amount under this paragraph shall not prejudice the rights and remedies of the Landlord in respect of any breach or default by the Tenant of any provisions of the Lease, including its right to claim for unpaid Rent less the Monthly Repayment Amount.</p> <p>In consideration of you agreeing to grant the Tenant the Capex Sum pursuant to the terms set out in the Second Variation to the Existing Lease of the Premises, the Tenant hereby agrees and undertakes with you as follows:</p> <p>2.1 The Tenant hereby agrees and undertakes to enter into a contract with [name of the ID company] (the "Interior Designer") to appoint the Interior Designer to carry out the fitting-out works of the Premises and the Interior Designer shall undertake to carry out and complete the said fitting-out works in accordance with the timeframe stipulated by us (the "ID Contract"). The ID Contract provides that the fitting-out costs for the Premises (the "Contract Sum") shall be payable to the Interior Designer as follows:</p> <p>(a) 1st payment: 40% of the Contract Sum shall be payable as deposit upon the</p>	<p>Si ocurre un evento descrito en el párrafo (1)(e), el Arrendador puede, notificando por escrito al Arrendatario, declarar que el Monto de Amortización del CAPEX Pendiente debe pagarse de inmediato y, a partir de ese momento, será exigible y pagadero por el Arrendatario sin ninguna compensación, deducción o retención.</p> <p>Con el fin de evitar dudas, el reclamo del Arrendador por el Monto de Reembolso del CAPEX Pendiente bajo este párrafo no prejuzgará los derechos y recursos del Arrendador con respecto a cualquier violación o incumplimiento por parte del Arrendatario de cualquier disposición del Contrato de Arrendamiento, incluido su derecho a reclamar por la Renta no pagada menos el Monto de Reembolso Mensual.</p> <p>Considerando que usted acuerde otorgarle al Arrendatario la Suma Capex de conformidad con los términos establecidos en la Segunda Modificación del Contrato de Arrendamiento Existente de las Instalaciones, el Arrendatario acuerda y se compromete con usted de la siguiente manera:</p> <p>2.1 El Arrendatario acuerda mediante el presente documento y se compromete a celebrar un contrato con [nombre de la empresa ID] (el "Diseñador de Interiores") para designar al Diseñador de Interiores de llevar a cabo las obras de acondicionamiento de las Instalaciones y el Diseñador de Interiores se comprometerá a realizar y completar dichos trabajos de acondicionamiento de acuerdo con el cronograma estipulado por nosotros (el "Contrato ID"). El Contrato ID establece que los costos de acondicionamiento para las Instalaciones (la "Suma del Contrato") serán pagados al Diseñador de Interiores de la siguiente manera:</p> <p>(a) 1.^{er} pago: 40 % de la Suma del Contrato se pagará como depósito al momento</p>

<p>(b) submission of the tax invoice by the Interior Designer; 2nd payment: 60% of the Contract Sum shall be payable upon completion of the fitting-out works for the Premises which are approved by you and the relevant authorities.</p>	<p>(b) en que el Diseñador de Interiores presente la factura fiscal; 2.º pago: 60 % de la Suma del Contrato se pagará una vez que se completen las obras de acondicionamiento de las instalaciones, las cuales son aprobadas por usted y las autoridades pertinentes.</p>
<p>3.1 The Tenant shall furnish to the Landlord the following documents, in form and substance satisfactory to the Landlord, for the Landlord to process the request from the Tenant to make payment(s) of the CAPEX Sum to the Interior Designer:</p> <p>(a) the ID Contract executed by the Tenant and the Interior Designer;</p> <p>(b) the tax invoice from the Interior Designer for the relevant payment under the ID Contract;</p> <p>(c) such other supporting documents as requested by the Landlord.</p>	<p>3.1 El Arrendatario deberá proporcionar al Arrendador los siguientes documentos, en forma y contenido satisfactorio para el Arrendador, para que el Arrendador tramite la solicitud del Arrendatario de hacer los pagos de la Suma CAPEX al Diseñador de Interiores:</p> <p>(a) el Contrato ID ejecutado por el Arrendatario y el Diseñador de Interiores;</p> <p>(b) la factura fiscal del Diseñador de Interiores para el pago pertinente bajo el Contrato ID;</p> <p>(c) otros documentos de respaldo solicitados por el Arrendador.</p>
<p>Provided there is no outstanding rent, service charge and other money due from the Tenant under the Existing Lease and the Lease and no outstanding issue or breach by the Tenant of any provision of the Existing Lease and the Lease, the Landlord shall upon the completion of the processing of the payments requested by the Tenant make the payment of the Capex Sum to the Interior Designer in accordance with clause 2.1 hereof.</p>	<p>Siempre que no exista pendiente una renta, cargo por servicios o ningún otro dinero adeudado por el Arrendatario en virtud del Contrato de Arrendamiento y del Contrato de Arrendamiento Existentes y no haya un problema pendiente o incumplimiento por parte del Arrendatario con ninguna provisión del Contrato de Arrendamiento Existente y del Contrato de Arrendamiento, el Arrendador una vez completado el procesamiento de los pagos solicitados por el Arrendatario hará el pago de la suma Capex al Diseñador de Interiores de acuerdo con la cláusula 2.1 del presente documento.</p>
<p>3.2 The Tenant hereby irrevocably authorises you to apply the CAPEX Sum to make payment(s) of the Contract Sum to the Interior Designer, without any reference to or further authority from us, without enquiry into the justification for them or into the validity, genuineness or accuracy of any statement or certificate or document received by you with respect to the said fitting-out works.</p>	<p>3.2 El Arrendatario por este medio le autoriza a usted de manera irrevocable a aplicar la Suma CAPEX para hacer los pagos de la Suma del Contrato al Diseñador de Interiores, sin ninguna referencia o autoridad adicional por nuestra parte, sin investigar la justificación de los mismos o la validez, autenticidad o exactitud de cualquier declaración, certificado o documento recibido por usted con respecto a dichas obras de acondicionamiento.</p>
<p>4.1 The Tenant agrees that any payment by you pursuant to paragraph 3 above is accepted by it and shall be binding on it.</p>	<p>4.1 El Arrendatario acepta que cualquier pago realizado por usted de conformidad con el párrafo 3 anterior es aceptado por él y será vinculante para él.</p>
<p>4.2 Notwithstanding any breach by the Interior Designer of any term or condition of the ID Contract or that the Interior Designer fails to complete the fitting-out works of the Premises for any reason, we agree to continue to pay the Rent, Service Charge, the CAPEX Sum and any other money payable to the Landlord pursuant to the terms of the Lease.</p>	<p>4.2 Sin perjuicio de cualquier incumplimiento en el que incurra el Diseñador de Interiores sobre cualquier término o condición del Contrato ID o de que el Diseñador de Interiores no complete los trabajos de acondicionamiento de las instalaciones por algún motivo, aceptamos seguir pagando la Renta, el Cargo por Servicios, la Suma CAPEX y cualquier otro dinero que deba pagarse al Arrendador de conformidad con los términos del Contrato de Arrendamiento.</p>

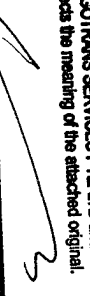
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<p>5. The Tenant shall indemnify you and keep you indemnified against all demands, claims, liabilities, losses, damages, costs and expenses, including all legal and other costs, charges and expenses you may incur in connection with:</p>	<p>5. El Arrendatario deberá indemnizarlo a usted y mantenerlo indemnizado contra todas las demandas, reclamos, responsabilidades, pérdidas, daños, costos y gastos, incluidos todos los costos legales y de otro tipo, cargos y gastos en los que pueda incurrir en relación con:</p>
<p>(a) the payment(s) by you of the CAPEX Sum, or in enforcing, or attempting to enforce, your rights under this indemnity, arising in relation to or out of the payment(s) by you of the CAPEX Sum; and</p> <p>(b) any breach by the Tenant of any of the terms of this Letter of Authorisation & Indemnity.</p>	<p>(a) su(s) pago(s) de la Suma CAPEX, o en hacer cumplir, o intentar hacer cumplir, sus derechos bajo esta indemnización, que surjan en relación con o fuera del pago(s) hecho(s) por usted de la Suma CAPEX; y</p> <p>(b) cualquier incumplimiento que cometa el Arrendatario sobre cualquiera de los términos de esta Carta de Autorización e Indemnización.</p>
<p>6.1 Your rights under this Letter of Authorisation & Indemnity are to be in addition to and are not to be in any way prejudiced or affected by any one or more other indemnities, guarantees, securities or other obligations which you may now or subsequently hold whether from us or from any other person.</p>	<p>6.1 Sus derechos en virtud de esta Carta de Autorización e Indemnización se sumarán y no se verán perjudicados o afectados de ninguna manera por una o más de las otras indemnizaciones, garantías, valores u otras obligaciones que pueda tener ahora o posteriormente, bien sea con nosotros o con cualquier otra persona.</p>
<p>6.2 You may at any time and without reference to the Tenant give time for payment or grant any other indulgence and give up, deal with, vary, exchange or abstain from perfecting or enforcing any other indemnities, guarantees, securities or other obligations held by you at any time and discharge any party to them or any of them and release or realise them or any of them, and compound with, accept compositions from and make any other arrangements with the Interior Designer or any person as you think fit, without affecting our liability under this Letter of Authorisation & Indemnity.</p>	<p>6.2 Usted puede, en cualquier momento y sin referencia al Arrendatario, dar tiempo para el pago u otorgar cualquier otra indulgencia y renunciar, tratar, variar, intercambiar o abstenerse de perfeccionar o hacer cumplir cualquier otra indemnización, garantía, valores u otras obligaciones que tenga en cualquier momento y liberar a cualquiera de las partes de ellas o prescindir de cualquiera de ellas y prescindir de ellas o utilizarlas o cualquiera de esas opciones, y combinarlas con, aceptar combinaciones y hacer cualquier otro arreglo con el Diseñador de Interiores o con cualquier persona que usted considere conveniente, sin afectar nuestra responsabilidad bajo esta Carta de Autorización e Indemnización.</p>
<p>6.3 No delay on your part in exercising any right, power, privilege or remedy in respect of this indemnity is to impair such right, power, privilege or remedy, or be construed as a waiver of it, and no single or partial exercise of any such right, power, privilege or remedy is to preclude any further exercise of it or the exercise of any other right, power, privilege or remedy.</p>	<p>6.3 Ninguna demora de su parte para ejercer algún derecho, poder, privilegio o recurso con respecto a esta indemnización representa menoscabar dicho derecho, poder, privilegio o recurso, ni puede interpretarse como una renuncia a los mismos, y ningún ejercicio único o parcial de tal derecho, poder, privilegio o indemnización representa impedir cualquier ejercicio adicional o el ejercicio de cualquier otro derecho, poder, privilegio o recurso.</p>
<p>6.4 The rights, powers, privileges and remedies provided in this Letter of Authorisation & Indemnity are cumulative and not exclusive of any rights, powers, privileges or remedies provided by law.</p>	<p>6.4 Los derechos, poderes, privilegios y recursos provistos en esta Carta de Autorización e Indemnización son acumulativos y no exclusivos de los derechos, poderes, privilegios o recursos previstos por la ley.</p>
<p>7. This Letter of Authorisation & indemnity shall be governed by and construed in accordance with the laws of Singapore and the parties hereto submit to the non-exclusive jurisdiction of the Courts of Singapore.</p>	<p>7. Esta Carta de Autorización e indemnización se regirá y será interpretada de conformidad con las leyes de Singapur y las partes se someten a la jurisdicción no exclusiva de los Tribunales de Singapur.</p>

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Co. Reg. No. 200903215R

<p>Dated the day of 2017.</p> <p>Yours faithfully</p> <p><u>THE AMBASSADOR OF CHILE TO SINGAPORE</u></p> <p>Name:</p> <p>Passport No:</p> <p>In the presence of:</p> <p>_____</p> <p>Witness:</p> <p>Name:</p> <p>Passport No.</p>	<p>Con fecha del día de de 2017.</p> <p>Atentamente,</p> <p><u>EL EMBAJADOR DE CHILE EN SINGAPUR</u></p> <p>Nombre:</p> <p>N.º de pasaporte:</p> <p>En presencia de:</p> <p>_____</p> <p>Testigo:</p> <p>Nombre:</p> <p>N.º de pasaporte:</p>
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