



A better place to be your Office

MENARA HIJAU

Jl. MT. Haryono Kav. 33 - Jakarta 12770

STANDARD LEASING TERMS & CONDITION

Jakarta, 2021

| Rental Rate | | |
|--|------|---------------------------|
| 1. Typical Floor (2 nd - 14 th) | Rp. | 145.000,-/m2/month / Nego |
| 2. Main Lobby | Rp. | 215.000,-/m2/month |
| 3. Semi Basement | Rp. | 115.000,-/m2/month |
| 4. Roof | US\$ | 530,-/point/month |

- Service Charge

Rp. 85.000,- per square meter semi gross per month, subject to be reviewed at every end of one year's periods. Service Charge is including air conditioning, water, building maintenance during normal office hour and 24 hours security (public area).

- Electricity

For power & lighting is provided to be separate meter, that electricity bill will be submitted in monthly due to the consumption.

❖ **V.A.T. (Value Added Tax) :**

The rental and service charge are subject to Value Added Tax and is to be borne by the Lessee.

❖ **Term Of Payment :**

Both the rent and service charge are payable semi annually in advance.

❖ **Lease Term :**

A lease term of 2 years.

❖ **Security Deposit :**

An amount equivalent to 3 (three) month gross rent (base rent plus service charge) shall be payable prior to signing the Lease Agreement. This amount will be fully refundable, interest free at the expiration of the lease provided the Lessee has complied to all the condition of the Lease Agreement.

❖ **Telephones :**

Telephone Lines are available in the building with deposit of Rp. 2.500.000,- per line, being fully refundable, interest free at the expiration of the lease.

❖ **Parking : CAR (Mobil)**

Open Reserved Parking : Rp. 5.280.000/Car/annum + VAT

Daily Parking : Rp. 4.000/hour

❖ **Parking : Motor**

Open Reserved Parking : Rp. 2.400.000/Motor/annum + VAT

Daily Parking : Rp. 2.000/hour

❖ **Normal Office Hours :**

Monday to Friday : 07.00 am - 17.30 pm (AC until 17.00 pm)

Saturday (Extra) : 07.00 am - 11.00 am (without AC)

❖ **Overtime Charge :**

Non-AC Rp. 180.000/hour/tenant/floor + VAT

Air Conditioned (AC) Rp. 280.000/hour/tenant/floor + VAT

❖ **Available Facilities :**

1. Function Room (*Balairung Kijani*)
2. Travel Beureau
3. Bank (BRI, Capital)
4. ATM (BRI, BCA, BNI)
5. Broadband Internet Ready
6. Fiber Optic ready
7. Cafeteria / Canteen
8. Mushalla

❖ **Building Utilities :**

PLN/Genset power supply, PAM/Deep well water supply, Centralized air condition, 4 Passenger lifts & 1 Service lift, Sprinkler & Hydrant fire safety, Smoke & Heat Detector fire alarm system, CCTV, Sewage Treatment Plant.

❖ **Booking Arrangement :**

To reserve accommodation in the building, it is necessary to forward Letter of Intent together with a booking deposit equivalent to 3 (three) months gross rent (base rent plus service charge) which will be held in trust by the Landlord until the Lease documentation is executed.

In the event that the Tenant withdraw from the lease then the deposit will be forfeited to the Landlord by the Tenant. At the same time, if the Lessor is unable to enter into a Lease Agreement with Lessee, the deposit monies will be refunded.

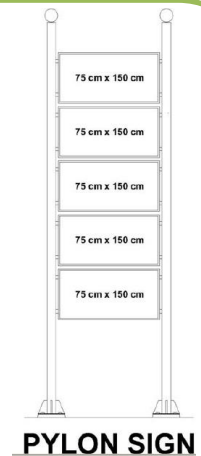
❖ **Pylon Sign :**

Situated at eastern or western front yard of the building.

Specifications : - Sign box size of 75 cm x 150 (single face)

- Looking onto Jl. MT. Haryono
- Stainless steel pole and frame
- Night illumination for 12 hours (18.00 to 06.00)
- Including billboard tax
- Including sign box maintenance / cleaning

Lease Price : Rp. 20.000.000,- + VAT per year/box, prepaid



❖ **Façade Sign :**

Attached to building exterior wall in the manner approved by the Building Management with deposit of 30% of lease price.

| | | |
|-------------|--|------------------------|
| Lease price | : - Anchor Tenant (occupancy 10% up) | = 100% x billboard tax |
| | - Non Anchor Tenant | = 150% x billboard tax |
| | - Non Tenant | = 175% x billboard tax |
| | - Lease price is Prepaid | |

For Further Information :

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