

**SOCIALIST REPUBLIC OF VIETNAM**  
**Independence – Freedom – Happiness**

**AMENDMENT**

- Based on the Office Room rental service contract No. **VP-1540107/DMC-PVN** signed by DMC Corporation and Proteus Vietnam Co., Ltd on Jan 02<sup>nd</sup>, 2007.
- Based on the amendment dated Feb 29<sup>th</sup>, 2008 between Proteus VN and Dang Minh Corporation.
- Based on the amendment dated Oct 22<sup>nd</sup>, 2009 between Proteus VN and Dang Minh Corporation
- Based on the amendment dated Dec 31<sup>st</sup>, 2010 between Proteus VN and Dang Minh Corporation
- Based on the Minutes of Meeting between Dang Minh Corporation and Proteus VN Ltd. at Proteus Office on Friday 29<sup>th</sup> July 2011.

Today, August 01<sup>st</sup>, 2011 at DMC corporation, we are include:

**Party A : DANGMINH CONSULTANT AND INVESTMENT CORPORATION**

Business Registration No: 4103001122 issued on July 27, 2002 by the Ho Chi Minh City Planning and Investment Service

Address : 223 (96A1) Dien Bien Phu St., Ward 15, Binh Thanh District,  
Hochiminh City.

Tel : 08.35123171 Fax: 08.35123181

Account No. : 1841096 Dai A Joint Stock Commercial Bank - Hang Xanh  
Branch, 341-343 Dien Bien Phu St., Dist. Binh Thanh, HCMC

Tax code : 0302681806

Representative by : **Mrs. BUI THI MONG DIEP**

Position : Director

Identity Card No. : 022992795 issued on March 19<sup>th</sup>, 2008 in HCM City.

Hereinafter called as the "Rental Supplier"

**Party B : PROTEUS VIETNAM CO.,LTD**

Investment License : 411043000757 dated Aug 9, 2008 issued by the HCM City People  
Committee.

Representative by : LUONG THI PHUC : Director


Identity card No. : 020583990 issued on Mar 04, 1999 by HCM Interior Service Dept.

Tel No : 08- 3517 2192 Fax : 08-3517 2192

Tax Code : 0304076297 -

A/C No : 053.100.213 0082 at VCB - Binh Thanh Branch.

Position : Director

Hereinafter called as "The User" 



Both parties have agreed to amend the Office Room Rental Service Contract above mentioned with following terms and conditions :

**I- Rental office – Contract period – Price** : will be amended as follows :

**Clause 1** : Rental office includes 4 rooms from Room 401, room 402, room 403 to room 404 on the 4<sup>th</sup> Floor of Dang Minh Building Office, No L11-L12, KDC Mieu Noi, Ward 3, Binh Thanh Dist., HCMC.

**Clause 2** : Rental space is amended to 134m2 (One hundred and thirty four square meters)

**Clause 7** : The contract price : USD1,682/month including 10% VAT is fixed in 8 months from May 01, 2011 to Dec 31, 2011. Contract price for 2012 will be reviewed if office rent fluctuates. New office rent will be limited  $\pm$  10% on the previous office rent.

**Clause 8** : Contract price includes water charge, room service, security charge, daytime motorbikes parking, <sup>seven</sup> four (07) air conditioners (electricity expenses will be paid by the User based on actual consumption)


**II – Term of payments :**

**Clause 3** : The user is able to deposit 3 month of rental office cost as followings :

- a) Room 401-402: Rental office deposit at USD2,400 (USD Two thousand four hundred), foreign exchange rate at VND16,109/USD, equivalent VND 38.661.500 (VND Thirty eight million six hundred sixty one thousand and five hundred only)
- b) Room 403-404 : Rental office deposit at USD2,269 (USD Two thousand two hundred sixty nine only), foreign exchange rate at VND20,610/USD on May 27, 2011, equivalent VND46.766.000 (VND Forty six million seven hundred sixty six thousand only)
- c) This Rental Supplier security deposit of VND85,427,500 is <sup>the</sup> guarantee for Rental office Use Right of the User during rental contract period and the User's right priority for extension the Rental contract when it expires.

**II – Responsibility of Rental Supplier:**

**Clause 5** : The Rental Supplier commits to get the Dang Minh Buildings Insurance policy not later than the end of year 2011.

Other clauses in Clause I, Clause II, Clause III and other Clauses in the Office room rental Service Contract No. **VP-1540107/DMC-PVN** are remain unchanged. 

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This amendment is an inseverable part of the Office Room rental service Contract VP-1540107/DMC-PVN dated Jan 02, 2007, the Amendment dated Dec 31, 2010, and Meeting Minutes dated July 29, 2011. It becomes effective as from the signing date and is made in two equally copies in the English language and Vietnamese language. Each party shall keep one copy of each version for implementation.

The Rental Office Supplier 



The User 

