

**SUPPLEMENTAL AGREEMENT
TO
TENANCY AGREEMENT**

BETWEEN

**PNB COMMERCIAL SDN. BERHAD
(COMPANY REGISTRATION NO. 200001015419)
(LANDLORD)**

AND

**PELANGI BUSINESS CENTRE SDN. BHD.
(COMPANY REGISTRATION NO. 202101027291)
(TENANT)**

THIS SUPPLEMENTAL AGREEMENT TO TENANCY AGREEMENT is dated as of the

2024

Between

PNB COMMERCIAL SDN. BERHAD (Company Registration No. 200001015419), a company incorporated under the laws of Malaysia and having its registered address at Level 91, Menara Merdeka 118, Presint Merdeka 118, 50118 Kuala Lumpur, Wilayah Persekutuan, Kuala Lumpur (hereinafter referred to as "the **Landlord**") of the first part;

And

PELANGI BUSINESS CENTRE SDN. BHD. (Company Registration No. 202101027291), a company incorporated under the laws of Malaysia and having its registered and business address at 38D-2A, Jalan Radin Anum, Bandar Baru Seri Petaling, 57000 Kuala Lumpur (hereinafter referred to as "the **Tenant**") of the other part.

The Landlord and the Tenant shall collectively be referred as the "Parties" and "Party" shall refer to any one of them.

RECITAL:

- A. The Landlord and the Tenant had executed a Tenancy Agreement on 26 October 2021 in respect of the Tenant taking a tenancy over the Demised Premises (as defined therein) (hereinafter referred to as "the **Tenancy Agreement**") upon the terms and conditions contained therein.
- B. The Tenant has agreed to rent a demised premises at Suite 16.1, Level 16, Menara Pelangi, No.2, Jalan Kuning, Taman Pelangi, 80400 Johor Bahru, Johor.
- C. The Parties are now desirous to amend and vary certain terms and conditions of the Tenancy Agreement in the manner hereinafter appearing.

NOW IT IS HEREBY AGREED as follows:

1. INTERPRETATION

1.1 Definitions

In this Supplemental Agreement, the following words and expressions shall have the following meanings:

"Effective Date" means the date of this Supplementary Agreement;