

Our Ref. : MNP/8.7/LOO/MHSB (2)
Date : 7 March 2025

Mode Healing Sdn. Bhd.

Suite No. 8.7, Level 8
Menara Pelangi
No. 2, Jalan Kuning
Taman Pelangi
80400 Johor Bahru
Johor

Attn. : **Ms. Choo Chew Yong** - 012-4382933
Director

"SUBJECT TO CONTRACT"

Old Name - Mode Aesthetic @RM180 p/m
New rate eff Mar'25 - RM100 p/m
Card - 0310-1507524140
Car - WXC19

Dear Ms. Choo Chew Yong,

MENARA PELANGI ("Said Property")

PROPOSED NEW TENANCY AT SUITE NO. 8.7, LEVEL 8, MENARA PELANGI, NO. 2, JALAN KUNING, TAMAN PELANGI, 80400 JOHOR BAHRU, JOHOR FOR MODE HEALING SDN. BHD.

We write in reference to the above matter and are hereby pleased to offer a tenancy at the Said Property subject to the salient terms and conditions as follows: -

1. Landlord : PNB COMMERCIAL SDN. BERHAD ("PNBC")
Lot 3.6, Level 3
PNB Perdana Commercial Centre
10, Jalan Binjai
50450 Kuala Lumpur
2. Tenant : MODE HEALING SDN. BHD.
[Company No. 202401049982 (1595826-D)]
Suite No. 8.7, Level 8
Menara Pelangi
No. 2, Jalan Kuning
Taman Pelangi
80400 Johor Bahru
Johor
3. The Demised Premises : Suite No. 8.7, Level 8 – approx. 2,310 sq. ft.
4. Permitted Use : The Demised Premises is to be used exclusively as a Specialized Anti-Ageing Clinic / Beauty Centre only.
5. Tenancy Term : Two (2) years
6. Option to renew : After the expiry of the Tenancy, it may be renewed for a further two (2) years subject to terms and conditions to be mutually agreed upon.

The Tenant shall notify its intention to renew the Tenancy in writing to the Landlord three (3) months prior to the expiry of the Tenancy.
7. Monthly Rental : RM6,699.00 per month or RM2.90 per sq. ft. excluding all applicable taxes, payable in advance on or before 7th day of the month.

SPECIAL CONDITIONS

(Refer to item no. 17)

1. Car Park

The Landlord hereby agrees to grant the Tenant season parking throughout the Tenancy Term in the following manner: -

Entitlement (as per area of the Demised Premises): -

- a. One (1) nos. of season parking pass card at RM100.00 per card/month.
- b. One (1) nos. of season parking pass card at RM180.00 per card/month and we also reserve the right to terminate the above entitlement by giving 30 days written notice to the tenant accordingly.

The Landlord has the right to revoke the entitlement of the season parking pass cards by giving thirty (30) days written notice to the Tenant and the Landlord shall be at liberty to revise the season car park charges from time to time.

Upon expiry of the Tenancy Term and in the event the Tenant elects the option to renew this Tenancy, the season parking pass cards shall be chargeable at the rate to be determined by the Landlord at its sole discretion.

2. Extended Usage of Common Area Lighting

RM0.80 per hour calculated after the Business Hours of the said Building to be paid upon receipt of the notice of charges from the Landlord or its representative. The rate shall be based on the prevailing rate charged by the Landlord or its appointed representative.

3. Extended Usage of Air-Conditioning Supply

The Tenant hereby agrees and acknowledges that the Landlord shall provide centralized air-conditioning system to the Tenant during the Business Hours from 8.30am to 5.30pm on Mondays to Fridays and from 8.30am to 1.00pm on Saturday (excluding public holidays).

RM80.00 per hour calculated after the Business Hours of the said Building to be paid upon receipt of the notice of charges from the Landlord. The rate shall be based on the prevailing rate charged by the Landlord.

4. Premature Termination

- (i) The Landlord may terminate this Tenancy before the expiry of the Tenancy Term hereby created by giving six (6) months written notice to the Tenant whereupon the Landlord shall then refund the Tenant, free of interest, the Deposits less whatever sum(s) that maybe owing or payable by the Tenant to the Landlord pursuant to this Tenancy upon the due delivery of vacant possession of the Demised Premises strictly in accordance with the provisions of the Tenancy Agreement and thereafter neither party hereto shall have any claims whatsoever against the other save for any antecedent breach or non-observance of any covenant or provision of the Tenancy Agreement.
- (ii) The Tenant may terminate this Tenancy before the expiry of the Tenancy Term hereby created by giving six (6) months written notice or pay to the Landlord a sum of money equivalent to six (6) months rental in lieu of such notice whereupon the Landlord shall then refund the Tenant, free or interest, the Deposits less whatever sum(s) that may be owing or payable by the Tenant to the Landlord under this Tenancy upon the due delivery of vacant possession of the Demised Premises in strict accordance with the provisions of the Tenancy Agreement and thereafter neither party hereto shall have any claim whatsoever against the other save for any antecedent breach or non-observance of any covenant or provision of the Tenancy Agreement.