



KERAJAAN MALAYSIA

IBU PEJABAT
LEMBAGA HASIL DALAM NEGERI MALAYSIA
 MENARA HASIL
 PERSIARAN RIMBA PERMAI
 CYBER 8, 63000 CYBERJAYA
 SELANGOR DARUL EHSAN

**SIJIL SETEM**

ASAL

STAMP CERTIFICATE

(Sila lekatkan sijil setem ini ke atas surat cara sebagai bukti penyeteman)
 Please attach this stamp certificate to the instrument as evidence of stamping

Cara Bayaran *Payment Method*

FPX TRANSACTIONS

No. Adjudikasi *Adjudication No.*

L01FCA97A8XJ001

Jenis Surat Cara

PERJANJIAN SEWA

Type Of Instrument

SURAT CARA UTAMA

Tarikh Surat Cara

18/03/2025

*Date Of Instrument***Balasan** *Consideration*

RM 0.00

Maklumat Pihak Pertama / Penjual / Pemberi *First Party / Vendor / Transferor / Assignor*

SENAI CENTREPOINT SDN.BHD., (941503-X)

Maklumat Pihak Kedua / Pembeli / Penerima *Second Party / Purchaser / Transferee / Assignee*

ORIENTAL COFFEE (SK) SDN.BHD., (202101012937 (1413236-A))

Butiran Harta / Suratcara *Property / Instrument Description*

5, JALAN TERMINAL 1 81400 SENAI JOHOR, JOHOR BAHRU, 81400, JOHOR



Dengan ini disahkan surat cara ini disetem dan diindors seperti maklumat di bawah:

This is to certify this instrument is stamped and indorsed as below:

No. Sijil Setem <i>Stamp Certificate No.</i>	J0013A251105885
Tarikh Penyeteman <i>Date of Stamping</i>	18/03/2025
Duti Setem Dikenakan <i>Amount of Stamp Duty</i>	RM 462.00
Penalti <i>Penalty</i>	RM 0.00
Pelarasan <i>Adjustment</i>	RM 0.00
Jumlah Dibayar <i>Total Amount Paid</i>	RM 462.00
Indorsemen <i>Indorsement (Akta Setem 1949)</i>	Seksyen 37

LEMBAGA HASIL DALAM NEGERI

Pemungut Duti Setem

No. Kelulusan Perbendaharaan *Treasury Approval No.* : KK/BSKK/10/600-2/1/2(60)Tarikh Cetak *Printed Date* : 18/03/2025 10:11:07

Pengesahan ketulenan Sijil Setem ini boleh dipastikan di stamps.hasil.gov.my atau melalui aplikasi telefon pintar

The authenticity of this Stamp Certificate can be verified at stamps.hasil.gov.my or by mobile app

Ini adalah cetakan komputer dan tidak perlu ditandatangani

This is a computer generated printout and no signature is required

--- tamat/end ---

DATED THIS: 12 MAR 2025

BETWEEN

SENAI CENTREPOINT SDN.BHD.

... LANDLORD

AND

ORIENTAL COFFEE (SK) SDN. BHD.

... TENANT

TENANCY AGREEMENT

An Agreement Of Tenancy made the day and year stated in Section 1 of the Schedule hereto between the first party whose name and particulars are stated in Section 2 of the Schedule hereto (hereinafter called "the Landlord") of the one part and the second party whose name and particulars are stated in Section 3 of the Schedule hereto (hereinafter called "the Tenant") of the other part.

Whereas the Landlord is letting the premises described in Section 4 of the Schedule hereto (hereinafter referred to as "the said Premises") in his capacity as described in Section 5 of the Schedule hereto.

Whereby it is agreed subject to the accompanying General and Special Conditions, the Landlord lets and the Tenant takes the said premises for a term stated in Section 6 of the Schedule hereto commencing on/deemed to have commenced on the date stated in Section 7 of the Schedule hereto at the monthly rent stated in Section 8 of the Schedule hereto payable on or before the day stated in Section 9 of the Schedule hereto of every month in advance.

GENERAL CONDITIONS

- I. The Tenant hereby agreed and covenants with the Landlord as follows:-
 1. To deposit with the Landlord, the sum stated in Section 10 of the Schedule hereto as and by way of deposit of security for the due performance and observance by the Tenant of all and singular the several covenants on the part of the Tenant herein contained. The said sum shall not be deemed to be payment for rent in advance nor shall it be treated or used by the Tenant as payment for rent due under this Agreement without prior consent of the Landlord and shall be renewed by the Landlord until the expiration of the term hereby created but the said sum or any part thereof may be applied in or towards payment of fees charges outstanding or for making good any breach of this Agreement on the part of the Tenant BUT SUBJECT as aforesaid shall be refunded to the Tenant upon the expiration of the term hereby created.
 2. To pay the monthly rent at the times and in the manner aforesaid.
 3. To apply at his own expense and to pay for the water, gas power and light and the telephone and all other public utilities supplied to the said premises and any Government taxes thereon.
 4. Not to make any structural alterations in or additions to the said premises without the prior written consent of the Landlord.
 5. Not to do or permit to be done on the said premises anything which will or may infringe any of the by-laws, laws or regulations in force or which may be or become a nuisance or annoyance or inconvenience to the Landlord or to the tenants or occupiers of the adjacent or neighboring buildings or properties.

Landlord: 

Tenant: 

6. Not to store or bring upon the said premises any articles of a specially combustible inflammable explosive or dangerous nature and not to do or suffer anything to be done by reason whereof the present or any future policy of insurance against fire on the said premises may be rendered void or voidable or whereby the rate of premium thereon may be increased and to repay the Landlord all sums paid by way of increased premium occasioned by the permitted user by the Tenant of any gas or electrical machinery or other appliances in the Tenant's business.
7. To keep the said premises and all the Landlord's installations therein in good and tenantable repair and proper working order, fair wear and tear expected.
8. To keep the said premises clean and to be responsible for the locking and securing of the windows, doors and gates of the said premises.
9. Not fell any trees, plants or shrubs and to maintain the gardens and pleasure grounds, if any, in good order and ornamental condition and to use them only as such.
10. To use the surrounding area and environs in a proper manner and to keep clear at all times the driveway and entrance to the said premises and all passageways leading thereto.
11. Not to assign or part with the possession of or share the occupation or use of the said premises or any part thereof.
12. To use the said premises only for the purpose(s) stated in Section 11 of the Schedule hereto.
13. At the Tenant's own expense and responsibility to comply with the requirements of any government or public or local authority under the provisions of any Act, Enactment or of any regulations or by-laws of the public and/or local authorities or of any written law which may be in force at any time during the term hereby granted in so far as such requirements relate to the Tenant.
14. Not without the consent of the Landlord to affix or exhibit or erect or permit or suffer to be affixed or exhibited or erected on or upon any part of the external rails or fences thereof any placard or poster or other advertisement or boarding other than a signboard bearing the Tenant's name, his address, telephone number and the nature of this trade or business.
15. To permit the Landlord and his agents, servants and other to enter the said premises at all reasonable times for the purpose of viewing the state and condition thereof or for any other reasonable purpose and forthwith to make good at the Tenant's own expense within one (1) month any defects caused by the Tenant's occupation of the premises, found upon the said premises of which notice shall be given by or on behalf of the Landlord.

Landlord: 

Tenant: 

16. To permit the Landlord with workmen and other to enter the said premises for the purpose of repairing altering or renewing any part of the said premises or the sewers drains or water-courses of the said premises where such is necessary and no compensation will be entertained by the Landlord in respect of any interruption of occupation or other loss or damaged whatsoever occasioned thereby.
17. During the last three (3) months of the Tenancy to permit the Landlord to affix upon the said premises a notice for re-letting and to permit persons with authority from the Landlord or his agent at reasonable times to view the said premises.
18. Upon the determination of this tenancy to deliver up to the Landlord the said premises in such state of repair condition order and preservation as shall be in strict compliance with the Tenant's stipulations herein contained and with all locks keys and fastenings complete.
19. At the expiration or sooner determination of the term hereby created peaceably and quietly to yield up unto the Landlord the said premises and to remove there from all partitions additions and any other structures and fittings installed by the Tenant with the consent of the Landlord and all damage caused by such removal shall be made good by the Tenant to reasonable satisfaction of the Landlord PROVIDED that if the Landlord or the incoming Tenant has no objections to the same, the Tenant need not remove any such partitions additions and other structures and fittings.
20. To insure and to keep insure the Tenant's own properties and properties under his possession and control from loss or damage by fire in some insurance office or with underwriters of repute and to pay all premiums relating to that purpose.
21. To be wholly responsible for and to indemnify and keep the Landlord indemnified against all claims, demands, loss, damage, cost and/or expenses caused to any person or property whether directly or indirectly through the defective or damaged condition of any part of the Premises or any of the Tenant's fittings, fixtures or decorations whether interior or external or through the act default and/or neglect of the Tenant its servants agents licensees and/or invitees.

II. The Landlord hereby agrees and covenants with the Tenant as follows :-

1. To insure and (unless the insurance so effected shall become void through or by reason of the fault of the Tenant) to keep insured the said premises from loss or damage by fire in some insurance office or with underwriters or repute and to pay all premiums necessary for that purpose.
2. On the Tenant paying the rent hereby reserved and performing and observing the stipulations herein mentioned the Tenant shall peaceably hold and enjoy the said premises during the term hereby created without any interruption or disturbance of or by the Landlord of any person or persons rightfully claiming through or under him.

Landlord : 

Tenant : 

3. To pay all such assessments, taxes, quit rent as are or shall be rated charged assessed or levied in respect of the said premises and not expressly payable by the Tenant herein.

III. PROVIDED ALWAYS and it is hereby agreed as follows :-

1. The Landlord shall upon written request being made by the Tenant three (3) months prior to the expiry of the term herein created grant the Tenant a further term as provided for in Section 12 of the Schedule hereto upon terms and conditions to be mutually agreed upon.
2. If the rent hereby reserved or any part thereof shall remain unpaid for seven (7) days after becoming due (although no formal or legal demand shall have been made therefore) or in the case of a breach or non-performance of any of the stipulations herein mentioned on the part of the Tenant contained or if the Tenant shall go into liquidation then in any such case it shall be lawful for the Landlord at any time thereafter to re-enter the said premises or any part thereof in the name of the whole and thereupon this tenancy shall absolutely cease and determine and the deposit shall be forfeited by the Landlord but WITHOUT PREJUDICE to any right of action the Landlord may have against the Tenant in respect of the unpaid rent or any antecedent breach of the stipulations herein contained.
3. Unless otherwise specifically provided for in Section 13 of the Schedule hereto, the stamp duty and legal fees in respect of this Agreement shall be borne and paid by the Tenant.
4. If the said premises or any part thereof shall at any time during the term hereby created be destroyed or damaged by fire so as to be unfit for occupation and use for a period or more than one (1) calendar month and the policy or policies of insurance affected by the Landlord shall not have been vitiated or payment of the policy moneys refused in whole or in part in consequence of any act or default of the Tenant, the rent hereby reserved or a fair proportion thereof according to the nature and extent of the damage sustained shall be suspended until the said premises shall again be rendered fit for occupation and use subject to the Tenant having the option to determine the Tenancy by giving fourteen (14) days' notice in writing.
5. If through no default of the Tenant, the premises are disallowed for use in the manner as provided for in Section 11 of the Schedule hereto by the government, public or local authority, the Tenant shall be entitled to, by one (1) month's notice in writing to the Landlord, terminate this tenancy.
6. Should the Tenant determine the Tenancy hereby created at any time before the expiration of the term hereby created, the said deposit stated in Section 10 shall then be absolutely forfeited by the Landlord.

Landlord: _____

Tenant: _____

7. Any notice required to be given under this Agreement shall be in writing and any notice to the Landlord shall be deemed to be sufficiently served if addressed to the Landlord and left at or sent by registered post to the address herein stated and any notice to the Tenant shall be deemed to be sufficiently served if left at or sent by registered post to the Tenant at the address herein stated. Any notice sent by registered post shall be deemed to be given at the time when in due course of post it would be expected to be delivered to the address to which it is sent.
 8. In this Agreement unless there be something in the subject matter or context inconsistent therewith words importing the singular number or the masculine gender only shall include the plural number of feminine gender and vice versa and words importing individual person shall also be deemed to include corporations and the expression "his" shall mean and include "her" "their" and "its".
 9. This Agreement shall be binding upon the heirs, personal representatives, assigns and successors in title of the parties hereto.
- IV. IT IS HEREBY EXPRESSLY AGREED BY THE PARTIES HERETO THAT THE "SPECIAL CONDITIONS" annexed hereto (if any) SHALL FORM PART OF THIS AGREEMENT and that should there be an inconsistent or repugnant term or terms, the term or terms contained and inserted in the "SPECIAL CONDITIONS" herein referred shall prevail over the same contained in clauses I to III of the General Conditions.

Landlord: _____



Tenant: _____



IN WITNESS WHEREBY the parties hereto have hereunto set their hands the day and year first above stated.

SIGNED BY THE LANDLORD
In the presence of :-

SENAI CENTREPOINT SDN BHD
(941503-X)
28-01, Jalan Terminal 5,
81400 Senai,
Johor Darul Takzim, Malaysia.
Email: a1senaicentrepoint@gmail.com



SENAI CENTREPOINT SDN.BHD.
Company Registration No: 941503-X

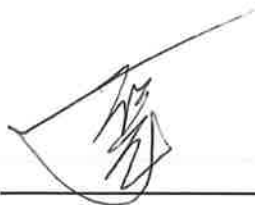
SIGNED BY THE TENANT
In the presence of :-



ORIENTAL COFFEE (SK) SDN. BHD.
Company Registration No: 202101012937(1413236-A)

1. The Tenant hereby irrevocably confirms that he shall pay his share of the electricity and water charges as stipulated above within seven (7) days from the date of receipt of the bills concerned from the Landlord or the relevant authority, for which the failure to do so shall be deemed to be a breach of this Agreement. The Landlord shall have the right to inspect the bills concerned to ensure the same have been paid up to date by the Tenant who shall also forward photocopy of the bills concerned so paid to the Landlord every month without demand or noticed.
2. Free Renovation Date: 15 Mar 2025 to 31 Mar 2025

Landlord: _____



Tenant: _____



Section		
1.	Date of Agreement	12/03/2025
2.	Landlord	SENAI CENTREPOINT SDN.BHD. (Co.Reg.No: 941503-X) Of No: 28-01, Jalan Terminal 5, 81400 Senai, Johor.
3.	Tenant	ORIENTAL COFFEE (SK) SDN. BHD. (Co.Reg.No. 202101012937 (1413236-A) Of No:11-02. Jalan Austin Heights 8/1, Taman Mount Austin,81100 Johor Bahru, Johor.
4.	The Said Premises	No. 5G, Jalan Terminal 1, 81400 Senai, Johor.
5.	Landlord Capacity	Registered owner.
6.	Term	Two (2) Years
7.	Date Of Commencement	01 st of April 2025 – 31 th of March 2027 (01/04/2025 – 31/03/2027)
8.	Monthly Rent	Ringgit Malaysia Three Thousand Two Hundred (RM3,200.00) Only.
9.	Time For Payment	On 1 st OR before 7 th day of the month.
10.	Deposit	<u>Security Deposit</u> (a) Deposit: Ringgit Malaysia Six Thousand Four Hundred (RM 6,400.00) Only. (b) Utilities Deposit: Ringgit Malaysia One Thousand Six Hundred (RM 1,600.00) Only
11.	Permitted Purpose(s)	As Store Only
12.	Further Term	One (1) Year
13.	Fees And Disbursement	Stamp duty and legal fees in respect of this agreement shall be borne and paid by the Tenant.
14.	Renewal Rental	Prevailing market rate subject to a maximum of 15% increase of Monthly Rental of the existing Term.

Landlord:



Tenant:

