

ANNEXURE I

(To be taken read and construed as an essential part of this Agreement)

1. Date of Agreement :
2. Particulars of Landlord : **KLIA CONSULTANCY SERVICES SD. BHD.**
(Co. Reg. No : 482409-W)
3. Particulars of Tenant : **BURGER RAKYAT SDN. BHD.**
(Co.Reg.No.: 202401020014/
1565863-T)
Name : Azmi Bin Zainal
NRIC : 660912-01-5795
4. Premises : **B-1-G, BANGI GATEWAY SHOPPING COMPLEX,
JALAN PERKELILING, SEKSYEN 15, 43650
BANDAR BARU BANGI, SELANGOR**
5. Fixed Term : Two (2) calendar years calculated from the
Commencement date
6. Security Deposit : Ringgit Malaysia Sixteen Thousand Only
(Two (2) months rental) (RM 16,000.00)
7. Utilities Deposit : Water & TNB Change to Tenant Name
8. Monthly Rental : **Ringgit Malaysia Eight Thousand Only**
RM 8,000.00
(15th October 2024 – 14th October 2025)
Ringgit Malaysia Nine Hundred Only
RM 9,000.00
(15th October 2025 – 14th October 2026)
9. Commencement Date : 15th October 2024
10. Tenant's Business : Fast Food Restaurant (Burger Rakyat)
11. Rental Review : The Monthly Rental payable for the Extend
Term shall be increased a further 10% from
the Existing rental rate or still same last
pervious rental.
12. Rental Term : Option to renew for further term of One
(1) year from the expiration of the hereby
granted ("Extended Term")
13. Handover Keys : 15th August 2024
14. Advance Rental : Ringgit Malaysia Eight Thousand Only
One (1) month rental (RM 8,000.00)