

Our Ref. : PNBC/TM/LM/LM00036
Date : 15 April 2025

Roti Nanyang Enterprise
89, Jalan Indah 24/6,
Taman Bukit Indah,
79100 Nusajaya,
Johor.

Attn.: Ms. Joanna Tai Wan Yii
Director

Dear Ms. Joanna,

RE.: PELANGI LEISURE MALL - JALAN SERAMPANG, TAMAN PELANGI, 80400 JOHOR BAHRU.
Letter Of Confirmation – Breads, Waffle, Sweet Corn^{Drinks} and Kuih Promotion

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

1. Nature of Promotion : Breads, Waffle, Sweet Corn^{Drinks} and Kuih Promotion only
2. Date of Promotion : 1 May 2025 to 31 May 2025
3. Business Hours : 10.00 a.m. to 10.00 p.m.
4. Promotion Area : A4 (100 sq. ft.) - Level 1
5. Promotion Charges : RM3,000.00
6. Security Deposit : RM500.00
7. Special Conditions : See attachment.

If you are agreeable to the terms and conditions of this letter of confirmation, please confirm your acceptance thereof by signing the acceptance portion below and returning the duly executed duplicate to us within seven (7) days from the date of this letter with a cheque or bank transfer amounting to ~~RM6,500.00~~ ^{RM3,500.00} payable to 'PNB COMMERCIAL SDN. BERHAD'.

Should you require further clarification, please do not hesitate to contact En. Ma'amur Gadafy Bin Abdul Rashid or En. Arif Azhan Bin Ahmad at 07-340 3000.

Thank you.

Yours faithfully,
PNB COMMERCIAL SDN. BERHAD


MOHD. AZMAN MOHAMED SHARIFF
Chief Operating Officer

RE.: PELANGI LEISURE MALL - JALAN SERAMPANG, TAMAN PELANGI, 80400 JOHOR BAHRU.
Letter Of Confirmation – Breads, Waffle, Sweet Corn and Kuih Promotion

ACKNOWLEDGEMENT & ACCEPTANCE

I, JOANNA TAI WAN YII being the authorized representative and signatory of
Roti Nanyang Enterprise [202503067611 (003707951-P)] hereby accept the terms as stipulated in this letter.

Signature

3/8

Name

Joanna Tai Wan Yii

NRIC No.

910713-12-5464

Designation

Director

Tel. No.

0109345327

Date

22/4/2025

Company Stamp



SPECIAL CONDITIONS
(refer to item 7)

1. You are required to make all payments due to "PNB Commercial Sdn. Berhad" at least 3 days prior to the Date of Promotion. Payment shall be made by either cheque or bank transfer (no cash payment shall be accepted).
2. Please take note that the Management has the right to cancel and lease the promotion space to a third (3rd) party without prior notice upon non-confirmation and payment made by the tenant or event organizer within the stipulated period given.
3. You are required to abide to the Occupational Safety & Health Act (OSHA) requirement.
4. You are to ensure that all terms and conditions stated in this Special Conditions are to be complied with strictly. The Management reserves the right to cease the promotion without any prior notice if you fail to comply with any of the conditions.
5. You are strictly required to follow the Standard Operating Procedures (SOPs) that may be imposed by the Ministry of Health and the Local Authority.
6. You shall indemnify PNB Commercial Sdn. Berhad against any loss, expense or damages suffered as a result of your infringing or violating any law, by law, rule, or regulation during your promotion period.
7. You are required to apply for a Temporary License from **Majlis Bandaraya Johor Bahru (MBJB)** for the promotion and a copy of the license should be extended to the Management.
8. Should you intend to play any music, you are required to obtain all necessary entertainment licenses from the following organizations:
 - **Music Authors Copyright Protection (MACP)**
 - **Public Performance Malaysia (PPM)**
9. You are required to adhere to the operation hours for the Shopping Mall from 10:00am - 10:00pm daily.
10. You are not allowed to sub-let the promotion area without prior approval of the Management.
11. No imitation goods are allowed for the promotion. The Management shall not be responsible for any claims from any authorities.
12. No smoking is allowed in the Shopping Mall at all times.
13. No eating is allowed at the promotion area at all times.
14. No hand-written posters are allowed for display at the promotion area.
15. You or any of your staff must not do anything or cause anything to be done which, in our opinion, is likely to cause nuisance, annoyance or harassment to other promoters or shoppers in offering services or products during your promotion period. We will take firm action against you for any nuisance, annoyance or harassment that is caused. This includes the use of any words or the performance of any acts which are likely to be abusive or insulting on any grounds including colour, race, nationality, sexual orientation, gender, religion, or disability.
16. You are required to ensure that all delivery, loading and unloading of goods are done only at the designated loading/unloading bays and strictly no transporting of goods through the main entrances is allowed.

17. You are advised to take up all necessary insurance for the promotion.
 18. It is your responsibility to secure your goods during your promotion period at all times.
 19. You are required to station at least one staff to manage your counter and to ensure smooth running of your promotion throughout the operation hours.
 20. You are required to always keep the place clean to the satisfaction of the Management.
 21. You are to make good any damage caused by the promotion to the satisfaction of the Management.
 22. Should you fail to clear your promotion area within 24 hours after the promotion, the Management reserves the right to dispose your merchandise or/and any other structure/stand without further notice.
 23. You are required to ensure that your promotion items are always within the designated area and in a presentable condition.
 24. The following name for the Shopping Mall shall be used for every advertisement: -

English and Malay Advertisement: **PELANGI LEISURE MALL**
 25. The Management reserves the right to stop the promotion without prior notice if you fail to comply any of the above regulations.
-