

Our ref : SATSSB/TM/VBSB/6006 (10/24)
Date : 10th October 2024

WELLNESS CULTURE SDN BHD

Lot 23-1, Room 2
Jalan Ros Merah 2/13,
Taman Johor Jaya,
81100 Johor Bahru
Johor

BY MAIL/EMAIL

Attention: Mdm Choo Seok Her – Managing Director

Dear Madam,

Tenancy Agreement dated 29th October 2018 ("Tenancy Agreement")

Landlord/SATSSB : Senai Airport Terminal Services Sdn Bhd (Registration No. 199201010880 (242383-M))

Tenant : Wellness Culture Sdn Bhd (Registration No. 201701034136 (1248307-M))

Demised Premises : Lot GL17, Public Concourse, Passenger Terminal Building, Senai International Airport, 81250 Johor Bahru, Johor

- LETTER OF RENEWAL

We are pleased to inform you that we hereby agree to renew your tenancy at the Demised Premises subject to the following terms and conditions: -

Amended Second Schedule					
1. Tenancy Period	1 st November 2024 – 31 st October 2026				
2. Rent Commencement Date	1 st November 2024				
3. Renewed Tenancy Period	To be determined by SATSSB. There shall be an increase in Rental to be determined by SATSSB				
4. Rental	<table><tr><th>Tenancy Period</th><th>Rental</th></tr><tr><td>1st Year 01/11/2024 - 31/10/2025</td><td>Ringgit Malaysia [REDACTED] [REDACTED] only per month. (Computed based on Ringgit Malaysia [REDACTED] ([REDACTED]) only per sq ft).</td></tr></table>	Tenancy Period	Rental	1st Year 01/11/2024 - 31/10/2025	Ringgit Malaysia [REDACTED] [REDACTED] only per month. (Computed based on Ringgit Malaysia [REDACTED] ([REDACTED]) only per sq ft).
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