

DATED THIS 24 DAY OF JUNE , 2024

BETWEEN

PNB COMMERCIAL SDN. BERHAD
[Company No. 200001015419 (518026-P)]
("THE LANDLORD")

AND

K & T FORWARDING AGENCY (M) SDN. BHD.
[Company No. 200201015235 (0582898-U)]
("THE TENANT")

TENANCY AGREEMENT
OF THE DEMISED PREMISES DESCRIBED IN
SECTION 4 OF THE FIRST SCHEDULE

SPECIAL CONDITIONS

(as referred to in Section 9.17 of this Tenancy Agreement)

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. Three (3) nos. of season parking pass cards at RM100.00 per card/month.

Additional: -

- b. Five (5) nos. of season parking pass cards at RM120.00 per card/month.

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.

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FIRST SCHEDULE

PARTICULARS OF TENANCY

Section	Items	Particulars
1	Particulars of the Landlord	
	(a) Landlord	PNB COMMERCIAL SDN. BERHAD [Company No. 200001015419(518026-P)], a company incorporated under the laws of Malaysia and includes its successors in title and permitted assigns.
	(b) Registered Address	Level 91, Menara Merdeka 118, Presint Merdeka 118, 50118 Kuala Lumpur, Wilayah Persekutuan, Kuala Lumpur.
	(c) Business Address	Lot 3.6, Level 3, PNB Perdana Commercial Centre, 10, Jalan Binjai, 50450 Wilayah Persekutuan, Kuala Lumpur.
2	Particulars of the Tenant	
	(a) Name of Tenant	K & T FORWARDING AGENCY (M) SDN. BHD. [Company No. 200201015235 (0582898-U)] a company incorporated under the laws of Malaysia and includes its successors in title and permitted assigns.
	(b) Registered Address	#01-35, Blok 2, Permas Sentral, Jalan Permas 10, Bandar Baru Permas, 81750 Masai, Johor.
	(c) Business Address	Suite No. 6.3A, Level 6, Menara Pelangi, No. 2 Jalan Kuning, Taman Pelangi, 80400 Johor Bahru, Johor.
	(d) Telephone No.	07-2762577
	(e) Email Address	office@knt.com.my
	(f) Contact person	Mr. Tang Hwee Seah
3	Description of the Said Building and Said Land	A building known as Menara Pelangi, No. 2, Jalan Kuning, Taman Pelangi, 80400 Johor Bahru, Johor excluding such portion or portions of the land as may be surrendered or sold to any appropriate authority from time to time.
4	Details of the Demised Premises	Suite No. 6.3A, Level 6, approximately 1,438 sq. ft. as shown in the Floor Plan attached hereto as part of the Second Schedule.
5	Term	Two (2) years, with an option to renew for a further (2) years.