

Our Ref : SATSSB/BD/TS- JRENT/25-1215
Date : 06/06/2025

JAYA RESTU ENTERPRISE
NO 25, JALAN HANG LEKIU 11,
TAMAN SKUDAI BARU
81300 SKUDAI
JOHOR
MALAYSIA

(Attention: Mr. Mohamad Haminuddin Faiz bin Shamsuri)

Dear Sir,

**RE: PROPOSED TENANCY AGREEMENT FOR KIOSK OF JAYA RESTU ENTERPRISE
AT LOT KA11, AEROMALL, SENAI INTERNATIONAL AIRPORT**

-TERM SHEET (SUBJECT TO EXECUTION OF TENANCY AGREEMENT)

We refer to the above matter.

Please find below the salient terms and conditions for your further consideration: -

1.	Company	:	JAYA RESTU ENTERPRISE 202203017164 (003360941-U)
2.	Purpose	:	The Demised Premises shall be used solely and exclusively for the operation of KUWEH, a brand dedicated to the sale of traditional Malaysian kuih ONLY . Any addition to the above, the Tenant shall need to obtain further approval from SATSSB.
3.	Area size	:	Approximately 100.0 square feet
4.	Tenancy Period	:	One (1) year Term 1: 15 th July 2025 – 14 th July 2026
5.	Option to Renew Tenancy Term	:	One (1) year Term 2: 15 th July 2026 – 14 th July 2027
6.	Tenancy Commencement Date	:	15th July 2025 and subject to the execution of The Tenancy Agreement
7.	Renovation Period (Rental Waiver)	:	One (1) month 15 th July 2025 – 14 th August 2025
8.	Rental Commencement Date	:	15th August 2025
9.	Renovation Deposit (Equivalent to 1-month rental)	:	NIL

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10.	Monthly Rental	:	<u>Term 1: RM2,000.00 @RM20.00/sqft</u> Ringgit Malaysia Two Thousand per month
			<u>Term 2: RM2,140.00 @RM21.00/sqft (7% increase)</u> Ringgit Malaysia Two Thousand One Hundred Forty per month
11.	Revenue Sharing	:	2% Sales Performance every month
12.	Security Deposit (Equivalent to 3-months Rental of Term 1)	:	RM6,000.00 Ringgit Malaysia Six Thousand only
13.	Monthly Service Charge (RM1.20 x 100.0 sqft)	:	RM120.00 Ringgit Malaysia One Hundred Twenty
14.	Monthly SST Charge (8% from service charge)	:	RM9.60 Ringgit Malaysia Nine and Cent Sixty
15.	Service Charge Deposit (Equivalent to 3-months service charge)	:	RM360.00 Ringgit Malaysia Three Hundred Sixty only
16.	Utilities Deposit (Electricity)	:	RM500.00 Ringgit Malaysia Five Hundred only
17.	Termination Notice	:	This License may be terminated by the Licensor upon giving three (3) months written notice to the Licensee upon the happening of any of the following events: a) if at any time any payment due hereunder is unpaid; b) if the Licensee shall have failed to remedy any breach of any of the stipulations and conditions herein contained immediately upon receiving a written notice from the Licensor; c) on any breach by the Licensee of the stipulations and conditions herein contained which is in the opinion of the Licensor incapable of being remedied and is stated so to be in the notice given by the Licensor; or d) the Tenant is bankrupt, or the Tenant's business has received a winding up notice.

19.	Business Hours	:	8:00 AM – 9:00 PM
20.	Special Condition	:	NIL

Please note that this Term Sheet is subject to the execution of the Tenancy Agreement and all the payments as stipulated above.

Please note that this Term Sheet has no effect if we do not receive a duly executed Form & Acceptance & Acknowledgement by **(14) days** from the date of this Term Sheet and failure to deliver the Acceptance & Acknowledgement herein the above Term Sheet shall be deemed to be null and void and of no effect.

Kindly make payment by online transfer payable to **Senai Airport Terminal Services Sdn Bhd- Maybank Account A/C No: 564155427285** in the amount of **RM6,860.00 (Security Deposit + Service Charge Deposit + Utilities Deposit)** before **15th July 2025**.

We look forward to a continued and rewarding relationship. Please do not hesitate to contact our Business Development Department on 07-599 4500 should you require further clarification.

Yours faithfully,
SENAI AIRPORT TERMINAL SERVICES SDN BHD

A blue ink signature of Noor Safura Suib, written in a cursive style.

NOOR SAFURA SUIB
General Manager, Commercial

ACCEPTANCE & ACKNOWLEDGMENT

We, **JAYA RESTU ENTERPRISE (202203017164 (003360941-U))** acknowledge receipt of this Term Sheet, understand, and accept its contents. We hereby state our agreement with the terms and conditions herein.

Signature :  _____

Name : MOHAMAD HAMINUDDIN FAIZ BIN SHAMSURI

Designation : MANAGER

Date : 18 JUNE 2025

Company Stamp



JAYA RESTU ENTERPRISE



Jaya Restu Enterprise,
No 25 jalan hang lekiu 11,
Taman skudai Baru,
81300 Skudai Johor.

018-9744143
faezshmsuri@gmail.com
8/07/2025

Kepada :
Pengurusan Metro Parking

Tuan / Puan,

PEMOHONAN METRO PARKIR UNTUK PEKERJA

Dengan segala hormat perkara di atas dirujuk.

Kami, pihak Jaya Restu Enterprise, ingin memohon kemudahan parkir untuk pekerja kami untuk bertugas di dalam senai airport.

Berikut adalah butiran pekerja yang memerlukan kemudahan parkir :

NO	NAMA	NO. KAD PENGENALAN	NO. KENDERAAN	JENIS KENDERAAN
1	MOHAMAD HAMINUDDIN FAIZ BIN SHAMSURI	931230 - 01 - 6143	JDE 6678	MOTORKAR
2	NUR AFIQAH BINTI SHARUDDIN	931230 - 01 - 5668	JTY 185	MOTORKAR

Kerjasama dan perhatian daripada pihak tuan/puan kami dahului dengan ucapan terima kasih.



018 9744143



faezshmsuri@gmail.com