

Our Ref: ULB/ANC/R5/GF/LOO(new)/2025/tna/003

**ANJUNG NEIGHBOURHOOD CENTRE
TERMS AND CONDITIONS**

No	Item	Particulars
1.	Landlord	UEM Land Berhad (Registration No. 198201011169) (90894-P)
2.	Tenant	YM MG AUTO SDN. BHD. (REGISTRATION NO. 198101002407) (68520-U) Suite 1301, 13 th Floor City Plaza, Jalan Tebrau 80300 Johor Bahru Johor
3.	Trade Name	MG Motor Medini
4.	Demised Premises	Lot No. R5 , located on the Ground Floor of, No. 5, Persiaran Ledang Height, 79250 Iskandar Puteri, Johor and more specifically delineated in red on the Floor Plan in Appendix I. The layout, location, orientation, measurement, and area of the Demised Premises may be subject to changes at the sole and absolute discretion of the Landlord and any changes shall not annul the tenancy granted herein nor be subject to any claim for damages except for the adjustments in the Minimum Rent and the deposits at the rate stated in this letter of offer.
5.	Size of Demised Premises	Measuring approximately 2,713.00 sq ft as more particularly demarcated in red on the Floor Plan attached herewith (subject to final measurement).
6.	Fixed Term	Two (2) years from and including the Tenancy Commencement Date, namely from 1 June 2025 to 31 May 2027 .
7.	Option to Renew	One (1) term of Two (2) years each, subject to the receipt of a written request from the Tenant made not less than Six (6) months before the expiration of the current Fixed Term.
8.	Revised Rate of Rent	At the prevailing market rate at the time of renewal but shall not be less than the prevailing Rent payable during the preceding year.
9.	Permitted Use	The used of Demised Premises shall be strictly operating for the purpose of automotive dealer under the trade name of " MG Motor Medini " only. The Tenant is required to specify its product composition in the Demised Premises. Any changes in use shall at all times be subject to the Landlord's approval in writing.
10.	Rental	Base Rent Plus Service Charge and Promotion Charge.
11.	Minimum Rent	Being the aggregate of the Base Rent and Service Charge and Promotion Charge payable monthly in advance and no later than the seventh [7 th] day of each and every month during the entire Term of Tenancy without demand, deduction or withholding, right of counterclaim or set-off.

**DIRECTOR TO INITIAL
ON ALL PAGES.**
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Tenant	Landlord
	



Outlook

Reserve Parking For 2 Unit Lot

From Abdul Rahman Yakop - UEMS <rahman.yakop@uemsunrise.com>

Date Wed 2025-07-23 10:42 AM

To YUSAINI BIN MD YUSOF <yusaini.yusof@jlandgroup.com.my>; Sales Manager YMMG
<salesmgr@ymmgauto.com>

Cc NORAZRIN BIN SULAIMAN <norazrin.sulaiman@jlandgroup.com.my>; ABDUL SHUKUR BIN MUSA
<shukur.musa@jlandgroup.com.my>; Norhapizah Ali - UEMS <norhapizah.ali@uemsunrise.com>; Nik Noor
Azila Binti Abdullah <azila.abdullah@uemsunrise.com>; Sr Siti Nurkhairiah Mohd Nasir - UEMS
<nurkhairiah.nasir@uemsunrise.com>

Salam En. @YUSAINI BIN MD YUSOF,

As per our tele-conversation just now. Please provide 2 (two) reserve parking for our tenant, YMG in front of their premise. As discussed before, parking lots will be charged at RM70.00/lot/month. Thus, need your cooperation to paint on the said parking lot with yellow color as soon as possible. Thanks

Best Regards,

Abdul Rahman Bin Yakop

Retail, Commercial Division (Southern)



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