

Tenancy Agreement

This Agreement is made on this 1 day of September 2025.

Between

Landlord/Owner: Ahmad Sallehuddin Bin Yaacob

And

Tenant: Nik Hamzah Nik Mohd

1. Premises

The Landlord agrees to let, and the Tenant agrees to rent, the premises located at:
Address: OV-9C1-4, Kelantan Trade Centre, Kota Bharu 15200, Kelantan ("the Premises").

2. Term

The tenancy shall commence on 1 October 2025 and shall continue until 1 October 2026 ("the Term"). Both parties may discuss and execute a further tenancy agreement if they wish to continue beyond this period.

3. Rent

The tenant agrees to pay rent of RM 1050 per month, payable in advance on the first day of each month.

4. Holding Deposit

The Tenant shall pay a holding deposit of RM 1050, which shall be:

- Applied towards the rental payment during the Term; or
- Forfeited if the tenant withdraws without valid reason.

If the Landlord withdraws, the deposit shall be fully refunded to the Tenant.

5. Utilities

The tenant shall be responsible for all utility charges including electricity, water, internet, and other services consumed during the tenancy.

6. Use of Premises

The Tenant agrees to use the Premises for residential purposes only and shall not engage in illegal or unlawful activities.

7. Maintenance & Repairs

- The Tenant shall maintain the Premises in good condition.
- Minor repairs shall be borne by the tenant.
- Major repairs due to wear and tear shall be borne by the Landlord.

8. Termination

This agreement shall automatically terminate at the end of the Term. Either party may also terminate early by giving 7 days written notice.

Termination

- 1) This agreement shall automatically terminate at the end of the Term.
- 2) Either party may also terminate early by giving 7 days written notice.
 - a) if the landlord initiated the termination, then the deposit money must be returned in full to tenant.
 - b) if the tenant initiated the termination, then the deposit money will be forfeited.

9. Governing Law

This Agreement shall be governed by the laws of Malaysia.

Signed by the Parties:



(Landlord/Owner)

Name: Ahmad Sallehuddin Bin Yaacob

Date: 11/9/2025



(Tenant)

Name: Nik Hamzah Nik Mohd

Date: 1/9/2025