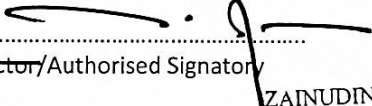


IN WITNESS WHEREOF the parties hereto have hereunto set their hands the day and year written in Part 1 of the First Schedule.

The Common Seal of the Landlord
AMANAHRAYA TRUSTEES BERHAD
(Company No. 200701008892 (766894-T))
(as trustee for Al-Salām REIT)
was hereunto affixed in the presence of

Director/Authorised Signatory


ZAINUDIN SUHAIMI
Chief Executive Officer
AmanahRaya Trustees Berhad

THE TENANT

The Common Seal of the abovenamed
Tenant was hereunto affixed in
the presence of:

Director

Director/Secretary/Authorised Signatory

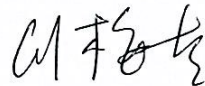

NOOR ANIZA BT MD NOOR
ASSISTANT GENERAL MANAGER
AMANAHRAYA TRUSTEES BERHAD

OR

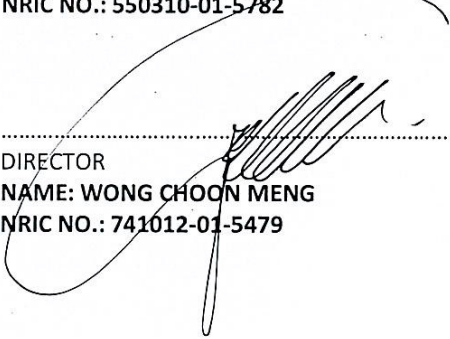
SIGNED by
YUNG FA RETAIL SDN BHD
(Company No. 200001008829(511435-H))
For and on behalf of the abovenamed
Tenant in the presence of:

YUNG FA RETAIL SDN BHD
(Company No. 200001008829 (511435-H))

YUNG FA RETAIL SDN BHD
(Co. No. 511435-H)
LOT 58904, JALAN PEKELILING TANJUNG 27
KAWASAN PERINDUSTRIAN INDAHPUTRA,
81000 KULAJAYA, JOHOR.
TEL: 07-663 4277 FAX: 07-662 6717


DIRECTOR
NAME: WONG MOI LUN @ LIEW MOI LUN
NRIC NO.: 550310-01-5782


NATASHA ADZLIN BINTI MOHD YUSOFF
Advocate & Solicitor
Johor Bahru, Johor
BC / N / 5330


DIRECTOR
NAME: WONG CHOON MENG
NRIC NO.: 741012-01-5479

OR

SIGNED by the abovenamed Tenant
In the presence of:

NAME:
NRIC NO./ PASSPORT NO.:

FIRST SCHEDULE

Part	Item	Particulars
1	Date of This Agreement	04 APR 2024
2	Name, Address, Telephone and Facsimile Numbers of Landlord	AMANAHRAYA TRUSTEES BERHAD (200701008892 (766894-T)) (as Trustee for and on behalf of Al-Salām Real Estate Investment Trust) 14 TH FLOOR, WISMA AMANAHRAYA, NO.2, JALAN AMPANG, 50508 KUALA LUMPUR.
3	Name, Address, Telephone and Facsimile Numbers of Tenant	YUNG FA RETAIL SDN BHD (Company No. 200001008829 (511435-H)) LOT 58905, JALAN PEKELILING TANJUNG 27/2, KAWASAN PERINDUSTRIAN INDAHPUTRA, 81000 KULAIJAYA, JOHOR.
4	Demised Premises	Level: FIRST FLOOR Lot No. 138&139 KOMTAR JBCC, JOHOR BAHRU, JOHOR
5	Lettable Floor Area	The total area consist of :- 17,069 sq ft
6	Term of Tenancy	Two (2) years from the Commencement Date of Tenancy.
7	Commencement Date of Tenancy	4th OCTOBER 2023
8	Expiry Date of Tenancy	3rd OCTOBER 2025
9	Security Deposit	RM64,008.75
10	Utilities Deposit i) Electricity ii) Water	RM1,000.00
11	Rental	Year 1 – Base Rent of RM1.25 per square foot per month OR 7% of Monthly Gross Sales Turnover, <u>WHICHEVER IS HIGHER</u> Year 2 – Base Rent of RM1.25 per square foot per month OR 7% of Monthly Gross Sales Turnover, <u>WHICHEVER IS HIGHER</u>

