

(1) DASBPM/KMTR/LSG/L6-3/1,775/24

4th September 2024

HOWDEN INSURANCE BROKERS SDN BHD

Suite 2, Level 6
Menara Komtar
Johor Bahru City Centre
80000 Johor Bahru, Johor

Attn : **En. Abd Razak Bin Abd Rashid**
Senior Manager

RE	: SUPPLEMENTAL LETTER OF OFFER FOR TENANCY - RELOCATION
Landlord	: AMANAHRAYA TRUSTEES BERHAD (200701008892 (766894-T))
Managing Agent	: DASB PROPERTY MANAGEMENT SDN BHD (201001022192 (905962-U))
Tenant	: HOWDEN INSURANCE BROKERS SDN BHD (197801001023 (38040-H))
Demised Premises	: SUITE 3, LEVEL 6, MENARA KOMTAR, JOHOR BAHRU CITY CENTRE (JBCC), 80000, JOHOR BAHRU, JOHOR

We refer to your email dated 16th July 2024, our Letter of Offer dated 8th November 2023 and the Tenancy Agreement dated 28th August 2024.

In response to your request, the following terms and conditions on the earlier Letter of Offer (LOO) will be amended as follows: -

- | | | |
|---|---|--|
| 1) Suite/Level | : | S3-L6 |
| 2) Area | : | The total area is 1,775 sq. ft.
The Floor Plan is attached in Appendix A hereinafter. |
| 3) Monthly Rental Rate (RM) | : | RM3.30 psf |
| 4) Monthly Rental (RM) | : | RM5,857.50 |
| 5) Term | : | One (1) year and Seven (7) months
+ 2 years (option for renewal) |
| 6) Commencement date of tenancy & payment of rental | : | 01 st November 2024 |
| 7) Expiry Date | : | 30 th April 2026 (follow the current tenancy expiry date) |
| 8) Payment | : | Details of Schedule Of Payments below in the manner prescribed therein:- |

SCHEDULE OF PAYMENTS

	DESCRIPTION	AMOUNT (RM)	TERMS OF PAYMENTS
A	Security/Rental Deposit		
	i) Rental deposit for S3-L6	RM 17,572.50	Three (3) months rental deposit of the new relocation tenancy
	ii) Paid under previous rental deposit of tenancy (S2-L6)	RM 8,662.50	Paid under previous rental deposit of tenancy will be carried forward into the new relocation tenancy. Additional Rental Deposit for new relocation tenancy: (i) – (ii) = RM8,910.00
B	Utilities Deposit		
	i) Electricity	RM1,000.00	Paid under previous rental deposit of tenancy will be carried forward into the renewal tenancy
	ii) Water	Not Applicable	Not Applicable
C	Restoration Deposit	RM1,000.00	Reclassified from the Fit-Out Deposit. Paid under previous rental deposit of tenancy will be carried forward into the renewal tenancy.
D	TOTAL PAYABLE	RM 8,910.00	To be paid to the Landlord's upon acceptance of this Supplemental Letter of Offer.

This Supplemental Letter of Offer shall hereafter be part of the Letter of Offer dated 8th November 2023. Other terms and conditions stipulated in the Letter of Offer, shall remain unchanged.

Please acknowledge acceptance of this Supplemental Letter of Offer indicating that you have read and agreed with its contents by signing and returning to us the duplicate copy of this letter attached herein.

Yours faithfully,

DASB PROPERTY MANAGEMENT SDN BHD

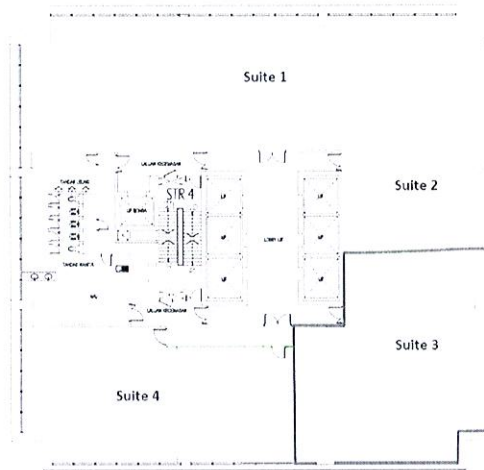

MOHD TAUFIQ BIN SHAMSUDIN
Building Manager



Appendix A

FLOOR PLAN

The basis of area calculation is from the centre of the walls inclusive of all structure, columns and pillars within the Demised Premises. In the event there shall be any difference between the Lettable Floor Area and the actual area of the Demised Premises ("the Actual Lettable Floor Area") after final survey conducted by a qualified building surveyor (appointed by the Landlord upon Tenant's request and at the Tenant's costs and expense), the Tenant shall not be entitled to any claim or compensation nor shall the Tenant be entitled to withdraw from this Tenancy provided that in the event the Actual Lettable Floor Area of the Demised Premises is in excess of the area herein stated, the monthly Rental calculated shall be adjusted accordingly.



Suite 3, Level 6

ACKNOWLEDGEMENT OF ACCEPTANCE

AMANAHRAYA TRUSTEES BERHAD

(200701008892 (766894-T))
(as Trustee for Al-Salam REIT)
Level 14, Wisma AmanahRaya
No. 2, Jalan Ampang
50508 Kuala Lumpur

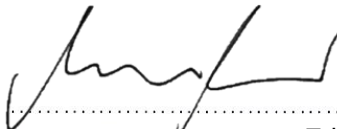
Dear Sir/Mdm,

RE	:	SUPPLEMENTAL LETTER OF OFFER FOR TENANCY - RELOCATION
Landlord	:	AMANAHRAYA TRUSTEES BERHAD (200701008892 (766894-T))
Managing Agent	:	DASB PROPERTY MANAGEMENT SDN BHD (201001022192 (905962-U))
Tenant	:	HOWDEN INSURANCE BROKERS SDN BHD (197801001023 (38040-H))
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I/We Howden Insurance Brokers Sdn. Bhd. hereby confirm that I/We unconditionally accept this Letter of Offer dated 4 Sept 2024 and agree to be bound by the aforesaid terms and such conditions and provisions stipulated in this Letter of Offer.

I/We hereby acknowledge that I/We have read and understood the contents of this Letter of Offer dated 4 Sept 2024 and I/We further warrant that I/We have sought independent legal advice in relation to this matter and acknowledge the obligations arising therefrom.

I/We am/are pleased to forward herewith our _____ (Cheque No. _____) for the sum of **RM8,910.00** being the total payment in the Schedule of payment of the Letter of Offer for Renewal of Tenancy.


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Signed By : Eddy Hon Poh Keong

For and on behalf of : Howden Insurance Brokers Sdn. Bhd.

Co.Stamp :



Date : 12 September 2024