

DATED THIS 01st DAYS OF OCTOBER 2025

BETWEEN

GOLDEN PENINSULAR PROPERTIES SDN BHD
Registration No: 201001021132 (904902-M)
No. 25A, 1st Floor,
Jalan Stesen, 41000 Klang,
Selangor Darul Ehsan.

AND

BLACKBULL TECHNOLOGY
Registration No : 202403021714 (JR0158698-D)
No 14, Jalan 4/7F,
43650 Bandar Baru Bangi,
Selangor Darul Ehsan

TENANCY AGREEMENT

No. B-1-3 Street Mall Bangi Gateway, Jalan Gerbang Wawasan 1, Seksyen 15,
43650 Bandar Baru Bangi, Selangor Darul Ehsan

TENANCY AGREEMENT

(Demised Premises: All that parcel of commercial premises known as No B-1-3, Street Mall Bangi Gateway, Jalan Gerbang Wawasan 1, Seksyen 15, 43650 Bandar Baru Bangi, Selangor Darul Ehsan.)

THIS TENANCY AGREEMENT is made the day and year stated in Section 1 of the First Schedule hereto BETWEEN the party named and described in Section 2 of the First Schedule hereto (hereinafter referred to as "**the Landlord**") of the one part AND the Party named and described in Section 3 of the First Schedule hereto (hereinafter referred to as "**the Tenant**") of the other part.

WHEREAS:-

- (I) The Landlord is the beneficial owner of the property described in Section 4 of the First Schedule hereto (hereinafter referred to as "**Demised Premises**").
- (II) The Landlord has agreed to let and the Tenant has agreed to take a tenancy of the Demised Premises on an as is where is basis for the period specified in Section 5 of the First Schedule hereto (hereinafter referred to as "**Initial Term**") upon the terms and conditions hereinafter set out.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:-

1. Agreement to grant and take a Tenancy

- (a) Subject to the terms and conditions hereinafter contained and in consideration of the payment of the various deposits stated in Section 6 of the First Schedule hereto (hereinafter referred to as "**said Deposits**") by the Tenant to the Landlord upon execution of this Agreement, the Landlord hereby grants and the Tenant hereby takes a tenancy of the Demised Premises for the Initial Term at the monthly rental stipulated in Section 7 of the First Schedule hereto (hereinafter referred to as "**Monthly Rental**").
- (b) The Initial Term shall commence from the date (hereinafter referred to as "**the Commencement Date**") and expire on the date (hereinafter referred to as "**the Expiry Date**") as stated in Section 9 of the First Schedule hereto.

2. The said Deposits

The said Deposits shall be held by the Landlord as security for due observance and performance of the stipulations, covenants, terms and conditions hereinafter contained on the part of the Tenant to observe and perform, subject to the following conditions-

(a) Rental Deposit

- (i) the Rental Deposit shall be the security for due payment of the Monthly Rental by the Tenant and shall not at any time be taken by the Tenant as rental paid for any period and shall not be treated by the Tenant as an automatic set-off against any arrears or future rental without the prior written approval of the Landlord;
- (ii) the Rental Deposit shall be forfeited by the Landlord absolutely in the event that the tenancy hereby granted is terminated due to the Tenant's breach or non-compliance of any of the stipulations, covenants, terms and conditions herein contained;
- (iii) subject to clause 2(a)(ii) hereinabove, the Rental Deposit shall in the absence of any breach or non-compliance by the Tenant of the stipulations, covenants, terms and conditions herein contained be refunded to the Tenant without interest or any

2.

compensation whatsoever within fourteen (14) days after the termination of this Agreement after deducting all lawful deductions AND after the Tenant has yielded up vacant possession of the Demised Premises to the Landlord in its original good and tenable condition (fair wear and tear excepted);

(b) Utilities Deposit

- (i) The Utilities Deposit shall be the security for punctual payment of all utilities bills and charges by the Tenant and shall not at any time be taken by the Tenant prepayment of any utilities bills and charges and/or shall not be treated as an automatic set off against any arrears of current or future utilities bills or charges without the prior written approval of the Landlord;
- (ii) The Utilities Deposit shall in the absence of any breach or non-compliance by the Tenant of the stipulations, covenants, terms and conditions herein contained be refunded to the Tenant without interest or compensation within fourteen (14) days after termination of this Agreement after deducting all lawful deductions and after the Tenant has proven to the Landlord all outstanding utilities bills and charges have been fully paid up to date.

Provided always that the Landlord shall have the right and full liberty to use any part of the said Deposits to set-off any money (irrespective of under which category of the deposits) due from the Tenant to the Landlord upon determination or termination of the tenancy hereby granted and that forfeiture of the said Deposits shall be without prejudice to any of the Landlord's right to claim any further sum for which the Tenant may be liable hereafter in the event the said Deposits shall be insufficient to meet the amount outstanding in respect of any arrears of rental or utilities charges, as the case may be.

3. The Tenant's Covenants

The Tenant hereby covenants with the Landlord as follows:-

- (a) to pay to the Landlord the Monthly Rental hereby reserved promptly and punctually and not later than the 7th day of each calendar month without formal demand from the Landlord and in addition to the Monthly Rental, to also pay any SST or GST or any tax of similar nature if imposed by the appropriate authorities;
- (b) to pay late payment interest to the Landlord on any arrear of Monthly Rental to be calculated at the rate of 10% per annum on a daily basis from the 8th day of the calendar month on which the Monthly rental was due until the date of full settlement of the outstanding rental Provided That the imposition of late payment interest shall not prohibit or prejudice the Landlord's other rights and remedies against the Tenant for breach of this Agreement;
- (c) to use the Demised Premises for lawful business of the Tenant only as set out in Section 9 of the First Schedule hereto and the Tenant shall not carry on or permit or suffer to be carried on upon any part of the Demised Premises any other business or purpose without the prior consent in writing of the Landlord;
- (d) to pay and discharge punctually and regularly all bills and charges whatsoever inclusive of charges for sewerage and sanitary disposal, water and electricity supply, telephone and sanitary maintenance levied by the relevant authorities in respect of the Demised Premises during the tenancy term hereby granted. The Tenant shall without any formal request or demand, forward to the Landlord a copy of the payment receipts for the utilities or documentary evidence of such payments, at the end of each calendar month.
- (e) to keep the interior of the Demised Premises and its surrounding areas, in a clean and sanitary condition at all times during the tenancy period hereby granted;

Di

- (f) any renovation (other than the renovation permitted at the commencement of the tenancy or subsequent repairs agreed by the Landlord) must have the Landlord's prior consent in written and provided that the relevant plans must be submitted to the appropriate authorities for approval. In the event any prior approval of the Local Authority is required, the Tenant shall not commence any renovation or fitting out works at the Demised Premises before obtaining the said approval;
- (g) to keep the interior of the Demised Premises including the main structure ceiling, drains, pipes, sanitary system, walls and floor, all glass in the windows, all shutters, locks, fastenings, electric wire installations for light and power and other Landlord's fixtures and fittings (if any) in good and tenable condition and repair (fair wear and tear excepted) at the Tenant's own costs and expenses throughout the tenancy period except when the same is damaged by fire (not due to any act or omission on the part of the Tenant or its servants) riot, tempest or war. If any of the aforesaid parts of the Demised Premises shall be broken or damaged due to malicious negligent or act or omission of the Tenant, its servants and/or agents and further that if any injury is caused to the Landlord or to any third party whether directly or indirectly through the said damaged condition of the Demised Premises, the Tenant shall be wholly responsible therefore and the Tenant shall fully indemnify the Landlord against all losses, claims, actions and legal proceedings whatsoever made upon the Landlord by any person in respect thereof;
- (h) to permit the Landlord and or the Landlord's representative to enter upon and view the condition of the Demised Premises during normal office hours with reasonable prior notice and to take note of any damage caused or done to the interior of the Demised Premises;
- (i) to maintain the interior of the Demised Premises including all piping system, sanitary system, electrical wiring, flooring and wall, doors and windows and other fixture and fittings in a good condition throughout the tenancy term and to carry out proper repair on any damage done to the Demised Premises (fair wear and tear excepted) at the Tenant's own cost and expense and to carry out all such repair whenever requested to do so by the Landlord within fourteen (14) days from the Landlord's notice failing which it shall be lawful for the Landlord to enter the Demised Premises in order to execute such repairs and all costs and expenses incurred to effect such repair shall be borne by the Tenant absolutely;
- (j) not to carry on or permit or suffer to be carried on upon the Demised Premises or any part thereof any business or activity directly or indirectly relating to display or sale of coffins, caskets or funeral items or any illegal, immoral, offensive or dangerous trade, business, profession, vocation or purpose;
- (k) not to do or permit to be done upon the Demised Premises anything which may be a nuisance or annoyance to or in any way interfere with the quiet enjoyment and comfort of the other occupiers of any neighboring building or property;
- (l) not to bring or store or permit or suffer to be brought or stored on the Demised Premises or any part thereof arms, ammunition or unlawful goods gunpowder saltpetre or any combustible substance or goods which in the opinion of the Landlord are of a noxious or dangerous or hazardous nature;
- (m) to observe and comply with all Ordinance Enactment's Orders Local Regulations or Bye-Laws affecting the renovation, occupation or use of the Demised Premises which are now in force or may hereafter be enacted and to fully indemnify the Landlord against all fines and penalties arising from any breach thereof

- (n) not to assign, underlet, sublet, license or part with the actual or legal possession of the Demised Premises or any part thereof to any third party or for any business which is not complementary or supplementary to the Tenant's business, unless with the prior written consent of the Landlord, Provided That before approving the sub-letting the sub-tenant and the Tenant shall fulfill the following requirements:-
- (i) a confirmation by the sub-tenant to the Landlord by which the sub-tenant confirms that the sub-tenant is/are fully aware and agree that upon the termination of the tenancy agreement between the Landlord and the Tenant for any reason whatsoever, the sub-tenancy or licence between the Tenant and the sub-tenant shall come to an end automatically and simultaneously with the termination of the tenancy hereby granted;
 - (ii) the sub-tenant undertake(s) to voluntarily and peaceably vacant all his/her/its or their goods and/or belongings from the Demised Premises at sub-tenant's own costs and expense within twenty four (24) hours from the time of termination of the tenancy hereby granted, without any claims or demand for any damages or compensation or reimbursements whatsoever from the Landlord; and
 - (iii) the Landlord shall be entitled to enter into the Demised premises at any time after the expiry of the 24 hours period and re-take vacant possession of the Demised Premises and remove any goods or belongings or furniture or fitting found on the Demised Premises without any notice to the Tenant or sub-tenants and without having to account to the Tenant or sub-tenants or any person or be liable for any compensation to the Tenant, sub-tenant or any party whosoever;
 - (iv) a written undertaking by the Tenant to the Landlord that the Tenant shall be fully liable and responsible for any damage done to the Demised Premises attributable by the sub-tenant as if such damage is/was caused by the Tenant itself and in the event the sub-tenant shall refuse to vacate from the Demised Premises upon the termination of the tenancy hereby granted, the Tenant shall be fully liable to pay the Landlord by way of agreed liquidated damages for the period of over staying by the sub-tenant to be calculated at the rate of two times of the Monthly Rental, computed on a daily basis, and all moneys due from the Tenant to the Landlord shall be deemed a debt from the Tenant to the Landlord.
- (o) at the end or sooner determination of the tenancy term hereby granted, to yield up to the Landlord vacant possession of the whole of the Demised Premises and all Landlord's fixtures and fittings including all electrical wiring, sanitary wares in a good and tenantable condition as shall be in accordance with the Tenant's covenants herein contained. The Tenant shall at its own costs and expense dismantle and remove from the Demised Premises all Tenant's goods, chattels, fixture and fittings and all signages, signboards and other advertising materials installed by the Tenant on or before expiry of the tenancy term Provided Always That where damage is done to the Demised Premises by such dismantling or removal, the Tenant shall at its own costs and expenses make good all the damages before yielding up vacant possession of the Demised Premises to the Landlord;
- (p) not to do anything whereby any insurance of the Demised Premises against fire may be rendered void or voidable or whereby the premium for such fire insurance may be increased in which event the Tenant shall on demand pay to the Landlord the increased premium and all expenses incurred by the Landlord in or about any covering the additional premium or renewal of such policy or policies rendered necessary by a breach or non-observance of this covenant without prejudice to the other rights of the Landlord;

Li

- (q) to indemnify the Landlord against all actions, proceedings, claims, costs, charges, expenses, demands and damages in respect of any injury to the person or damage to the property of any customers, guests, servants, visitors, invitees or licensees of the Tenant while in or upon the Demised Premises including within the verandah area of the Demised Premises;
- (r) within three (3) months prior to the expiry of the tenancy term or sooner determination of this tenancy hereby created, to permit the Landlord as his/its sole discretion to put up advertisement or notices on the Demised Premises or in any media to give public notice of the availability of the Demised Premises or any part thereof for new tenancy or lease or sale. The Tenant shall not do any act or thing to obstruct or prevent such advertising or notices being put up by the Landlord or his/its agent or to tear down or remove any such advertisements or notices otherwise the Tenant shall be liable to compensate the Landlord in full the losses incurred by the Landlord in respect of the advertisements or notices lost or damaged. Upon reasonable prior notice any prospective purchaser or agent instructed in connection with the new letting or lease or sale of the Demised Premises to view the Demised Premises without unreasonable interruption on the part of the Tenant or its servants at any time during normal working hours and to permit the fixing or publication of notices of the impending vacancy of the Demised Premises.
- (r) within three (3) months before the expiration of the Tenancy, the Landlord or his agents shall be permitted to enter the Demised Premises at reasonable times with prior appointment to show the premises for RENT or SALE to any prospective Tenant or Buyer.

4. The Landlord's Covenants

The Landlord hereby covenants with the Tenant as follows:-

- (a) that the Tenant paying the Monthly Rental hereby reserved and observing and performing of all the terms and stipulations herein contained shall peaceably hold and enjoy the Demised Premises during the tenancy term without interruption or interference by the Landlord or any person rightfully claiming under or in trust for the Landlord; and
- (b) to pay all quit rents, rates, assessment and maintenance fee due in respect of the Demised Premises.

5. Landlord's Rights and Remedies on Default of Tenant

- (a) Notwithstanding anything hereinbefore mentioned the Tenant shall be deemed to be at fault or defaulted under this Agreement on the occurrence of any of the following events or circumstance :-
 - (i) if any of the Monthly Rental hereby reserved or any part thereof shall be unpaid for a period of fourteen (14) days after the same has become due and payable, whether formally demanded by the Landlord or not;
 - (ii) if the Tenant shall unilaterally terminate the tenancy without the Landlord's consent prior to the Expiry Date or if the Tenant shall be in breach of any agreements, covenants, stipulations terms and conditions of this Agreement including but not limited to having arrears of rent or non-payment of any utilities bills or charges etc;

- (iii) if the Tenant shall become a bankrupt or wound up or is subject to any bankruptcy or winding up proceedings;
 - (v) if the Tenant enters into any composition with his creditors or suffer any distress or execution to be levied on the Tenant's goods;
 - (vi) if the Tenant failed to pay any other money lawfully due to the Landlord pursuant to this Agreement, including but not limited to any late payment interest on overdue Monthly Rental.
- (b) In any of the cases or circumstances mentioned under Clause 5(a) hereinabove, the Landlord shall be entitled to forthwith terminate this Agreement by serving a notice of termination on the Tenant whereupon this Agreement shall be lawfully terminated by the Landlord and the Landlord shall be entitled at the Landlord's sole discretion to do one or more of the following:-
- (i) to put up advertisement or notices on the Demised Premises or in any media to advertise for letting, leasing or sale of the Demised Premises to any third party without any reference to the Tenant;
 - (ii) to enter into the Demised Premises to repossess the same. In the event there is/are goods or fixture and fittings belonging to the Tenant which are still remaining in the Demised Premises, the Landlord shall be at full liberty to remove and to dispose of the same in any manner the Landlord may deem fit without being liable to compensate the Tenant for any loss or damage thereto or to account for the Tenant any of the proceeds arising from the removal and/or disposal;
 - (iii) to break up any doors or windows of the Demised Premises for the purpose or re-entering into the Demised Premises or any part thereof without the need to give any prior notice to the Tenant or lodging any police report or notifying any other party;
 - (iv) to forfeit the said Deposits. In the event the Rental Deposit shall be insufficient to settle in full any outstanding rental and late payment interest and/or if the Utilities Deposits shall be insufficient to settle in full any outstanding utilities bills or charges, to claim the short fall amount(s) from the Tenant and the Tenant shall pay the short fall within ten (10) days of such claim or demand; the need
 - (v) to commence legal proceedings for the recovery of any arrears of rental and late payment interest thereon which may include obtaining a court order for seizure and sale of Tenant's assets and to sue for recovery of damages, compensation and/or interest in respect of any antecedent breach or non-observance on the part of the Tenant of the covenants and conditions herein contained and for this purpose the Landlord shall have a lien on the Tenant's goods and effects found on the Demised Premises. All costs and expenses relating to the legal proceedings shall be borne by the Tenant absolutely.

All costs and expenses relating to the legal proceedings shall be borne by the Tenant absolutely.



6. Damage or destruction of Demised Premises during tenancy period

It is hereby mutually agreed and declared by the Landlord and the Tenant as follows:-

- (a) In the event that the Demised Premises or any part thereof shall at any time during the tenancy term hereby granted be substantially destroyed or damaged by fire, lightning, riot, tempest or other unforeseen cause or causes so as to become unfit for occupation and use, subject to the mutual agreement of both parties hereto the rent hereby reserved or a fair proportion thereof according to the nature and extent of the damage sustained shall forthwith be suspended (the remaining portion shall continue to be payable as usual) until the Demised Premises or the damaged part thereof shall again be fit for occupation and use. Provided However That nothing in this Clause shall be construed as imposing on the Landlord any obligation whatsoever to rebuild or reinstate the Demised Premises or any part thereof in the event of the destruction or damage of the same in the manner contemplated by this Clause.
- (b) In the event the damage is substantial or serious and that the Demised Premises or any part thereof shall not be reinstated or rendered fit and ready for re-occupation by the Tenant within a period of three (3) months from the date of happening of any such event, either party shall be at liberty to serve on the other party a written notice to terminate this Agreement whereupon this tenancy shall absolutely determine and all Rental Deposit and Utilities Deposit, subject to the rights of the Landlord to deduct any arrears of rental or outstanding bills and charges or damages or reimbursement charges payable to the Landlord in respect of any antecedent breach on the part of the Tenant, be refundable to the Tenant within fourteen (14) days after such termination, free of interest.

7. Tenant's Option To Renew Tenancy

Subject to the compliance by the Tenant of the proviso herein provided, the Landlord may at its own absolute discretion grant the Tenant the option to renew the tenancy of the Demised Premises for a further term at a revised monthly rental to be negotiated and mutually agreed by both parties provided always that:

- (a) the Tenant shall have made a written request to the Landlord for renewal of the tenancy not less than sixty (60) days before the expiry date of the tenancy term;
- (b) there shall not be at the time of such request any existing breach which has yet to be remedied by the Tenant or non-observance of any of the Tenant's covenants under this Agreement;
- (c) the additional amount of the said Deposits for the Renewal Term has been paid by the Tenant to the Landlord before the commencement of the Renewal Term; and
- (d) Each Renewal Term shall be on the same terms and conditions herein save and except for the option to renew.

For avoidance of doubt, notwithstanding the Tenant's compliance of the provisions set out in Clause 7(a) to (d) above, nothing herein shall render it obligatory or mandatory for the Landlord to renew the tenancy term beyond the Initial Term.

8. Miscellaneous

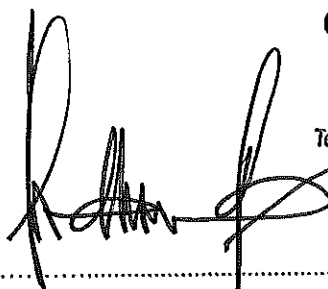
- (a) Without prejudice to the Landlord's right of action against the Tenant in respect of any breach of the Tenant's covenants herein contained, the Landlord shall be entitled at any time during the subsistence of this Agreement or during any Renewal Term to terminate this Agreement by giving the Tenant a three (3) months' notice in advance without assigning any reason for such early determination of the tenancy.
- (b) Any indulgence given by the Landlord to the Tenant shall not constitute a waiver or prejudice the Landlord's rights herein contained;

- (c) Time wherever mentioned in the Agreement shall be of the essence of Agreement.
- (d) The stamp duty and incidental cost for the making of this Agreement shall be borne and paid by the Tenant. Each party shall bear his/its own solicitors fees.
- (e) Any notice to be served hereon shall be in writing and shall sufficiently be served on the Tenant if addressed to the Tenant and sent by registered post to the Tenant's address stated in this Agreement or at the Demised Premises or the last known address or place of business of the Tenant and shall be sufficiently served on the Landlord if addressed to the Landlord sent by registered post to the Landlord's address stated in this Agreement or his/its last known address or place of business. A notice sent by post shall be deemed to be given at the time when it ought in the course of post to be delivered at the address to which it is sent. A notice may be issued or sent and received or accepted by either party's solicitors on behalf of the parties hereto.
- (f) The parties hereto declare, acknowledge and confirm that the contents hereof have been duly, distinctly and audibly translated and explained to them in the appropriate language and dialect which they understand prior to the execution of this Agreement.
- (g) It is hereby expressly agreed by the parties hereto that the "SPECIAL CONDITIONS" annexed in the Second Schedule (if any) shall form part of this Agreement and that should there be any inconsistent or repugnant term or terms, the term or terms contained in the "SPECIAL CONDITIONS" shall prevail over any conflicting term or terms herein above contained.
- (h) In this Agreement where the context so admits:-
- (i) words importing the masculine gender shall be deemed to include the feminine and neuter genders and words importing the singular number shall include the plural and vice versa;
- (ii) where there are two or more persons included in the terms "the Tenant" their liabilities under this Agreement shall be joint and several.
- (i) the Tenant's acceptance of delivery of vacant possession from the Landlord shall be deemed to be the Tenant's acceptance of the Demised Premises in a good and tenantable condition and as such, no subsequent complaints by the Tenant in relation to any defects of the Demised Premises shall be entertained by the Landlord after the delivery of vacant possession of the Demised Premises to the Tenant.
- (j) the Water and Electricity meter readings as at the date of delivery of vacant possession of the Demised Premises to the Tenant is set out in Section 10 of the First Schedule hereto.

[The portion herein below is intentionally left blank]

IN WITNESS WHEREOF the parties hereto have hereunto set their hands the day and year first above written.

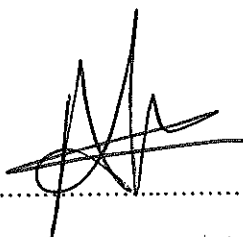
SIGNED by)
for and on behalf of)
the Landlord)
in the presence of)



GOLDEN PENINSULAR PROPERTIES SDN. BHD.
(Co. No. 904902-M)
No. 25A, Tingkat 1, Jalan Stesen,
Bandar Klang, 41000 Klang, Selangor.
Tel: 603-3374 6888 / 7888 Fax : 603-3374 0888

.....
GOLDEN PENINSULAR PROPERTIES SDN BHD
Reg No: 201001021132 (904902-M)

SIGNED by)



Tenant in the presence of)

.....
BLACKBULL TECHNOLOGY
Company No : 202403021714 (JR0158698-D)

FIRST SCHEDULE

(which is to be taken, read and construed as an essential part of this agreement)

SECTION	PARTICULARS
1.	<u>The date of this Agreement</u> The 01st day of October, 2025
2.	<u>The Landlord</u> GOLDEN PENINSULAR PROPERTIES SDN BHD Registration No: 201001021132 (904902-M) No. 25A, 1st Floor, Jalan Stesen, 41000 Klang, Selangor Darul Ehsan.
3.	<u>The Tenant</u> BLACKBULL TECHNOLOGY Registration No : 202403021714 (JR0158698-D) No 14, Jalan 4/7F, 43650 Bandar Baru Bangi, Selangor Darul Ehsan
4.	<u>The Demised Premises</u> The whole of First Floor within a three (3) storey shop office building and bearing the postal address of ; No B-1-3, Street Mall Bangi Gateway, Jalan Gerbang Wawasan 1, Seksyen 15, 43650 Bandar Baru Bangi, Selangor Darul Ehsan.
5.	<u>The Initial Term</u> Two (2) years from the Commencement Date of the tenancy. <u>Renewal Option</u> One (1) consecutive new terms as follows:- First new term : One (1) years following the day next after the expiry of the initial term

h

6. The said Deposits

(a) Rental Deposit :-

Ringgit Malaysia Five Thousand Four Hundred Only (RM5,400.00) which is equivalent to two (2) months of the Monthly Rental.

Ringgit Malaysia Two Thousand Seven Hundred Only (RM2,700.00) being the Earnest Deposit and the first month rental shall be paid immediately upon the Purchaser's acceptance of the Letter Of Offer.

(b) Utilities Deposit

Ringgit Malaysia One Thousand Three Hundred and Fifty Only (RM1,350.00) as security deposit for payment of water, sewerage and electricity bills or charges.

(c) Restoration Deposit

Ringgit Malaysia One Thousand Three Hundred and Fifty Only (RM1,350.00) which is equivalent to half (1/2) month's Monthly Rental.

Upon vacating the unit, the Tenant must restore the unit to its original state and condition and all additional constructions / renovations must be dismantled or removed completely. All costs to restore the unit to its' original condition / state must be borne by the Tenant, failing which the Restoration Deposit shall be utilised by the Landlord for the restoration works and any shortfall in the restoration costs shall be immediately become due and payable by the Tenant on demand.

If the Tenant shall fail refuse or neglect to carry out the aforementioned restoration works at the Tenant's own costs and expenses prior to yielding up the premises to the Landlord upon the expiry or sooner determination of the tenancy, the Tenant shall be fully liable for all costs losses or damages suffered or to be suffered by the Landlord. Additionally, the Tenant hereby indemnifies and keep the Landlord fully indemnified against all costs claims actions proceedings penalties fines howsoever and/or whatsoever arising from the aforesaid restoration works and all other matters related thereto without prejudice to the Landlord's rights for other remedies in law or at equity.

7. Monthly Rental

The monthly rental during the Initial Term shall be **Ringgit Malaysia Two Thousand Seven Hundred Only (RM2,700.00)** which shall be due on the seventh (7th) day of each calendar month.

Monthly Rental is to be paid in 12 (twelve) post-dated cheques, every 12 (twelve) months in advance, in accordance to each and every succeeding month in effect with each date to be on the first (1st) day but not later than the seven (7th) day of the month. Any late payment will be subjected to interest at 10% per annum against the total outstanding amount until the total outstanding amount is fully received by the Landlord in cleared funds in the Landlord's following bank account:

OCBC Bank Account No : 7051170601
GOLDEN PENINSULAR PROPERTIES SDN BHD

8. Permitted Lawful Business / Purpose

Photoshoot studio and office

h

9. Commencement Date & Expiry Date

This tenancy shall commence on the 01st October 2025 and expire on 30th September 2027.

10. TNB's meter reading :

Water's meter reading :

[The portion herein below is intentionally left blank]

SECOND SCHEDULE

(which is to be taken, read and construed as an essential part of this agreement)

SECTION

SPECIAL CONDITIONS

1. **Rent Free Renovation Period**

- (a) The Landlord hereby grants to the Tenant a **rent free renovation period of One (1) month from the 01st October 2025 to 31st October 2025** for the tenant to carry out renovation and fitting out works only.
- (b) The Tenant shall not to do any addition relating to the structure of the Demised Premises without prior consent from the Landlord.
- (c) The Tenant shall be fully responsible for all electricity and water and sewerage bills and other charges or deposits payable in connection with such renovation or fitting out works.

2. **Not For Residential Use**

The Tenant shall not use any part of the Demised Premises as a residential place for any of the Tenant's employees or servants or any other person.

3. **Business Licenses and Permits**

The Tenant shall use the Demised Premises for the Lawful Business of the Tenant and shall be fully responsible for applying, obtaining all necessary business licenses or permits for the operation of its business in the Demised Premises and to maintain and renew the same as and when the same is required.

4. **Double Rental for Holding Over**

Upon determination or termination of the tenancy hereby granted, if the Tenant shall fail to vacate from the Demised Premises and to yield up vacant possession of the same to the Landlord in accordance with the provisions of this Agreement or the Landlord's notice stipulating the same, the Tenant shall be liable to pay the Landlord double rental for holding over or over staying in the Demised Premises for the holding over or over staying period. The Tenant shall be fully liable to pay the Landlord's legal costs for all legal actions taken to recover all outstanding moneys and the repossession of the vacant possession of the Demised Premises from the Tenant. For this purpose, in the event any part of the Demised Premises is subletted or licensed to any sub-tenant, the holding over by the sub-tenant shall be deemed holding over or overstaying by the Tenant and the Tenant shall be fully responsible for the act or omission of the sub-tenant.

5. **Restoration of Utilities Supply**

In the event due to failure on the part of the Tenant to settle in full any outstanding utilities bills or charges resulting in the relevant utilities providers refusing to re-instate or re-connect the supply of water and/or electricity to the Demised Premises after determination or termination of the tenancy term, the Tenant shall be liable to reimburse in full all costs incurred and losses suffered by the Landlord to procure the reinstallation or reconnection of

B.

any such utilities to the Demised Premises, and the amount shall immediately become a debt due and payable to the Landlord by the Tenant.

6. Free To Sell, Convey, Transfer the Demised Premises by Landlord

The landlord is entitled to sell, convey, transfer or dispose the Demised Premises during the subsistence of the Tenancy hereby created or its renewal thereof (if any) provided that the new owner or purchaser shall be subjected to the terms and conditions of this Agreement.

7. Termination of Water and Electricity and other utilities supplies to the Demised Premises

The Landlord shall be entitled to instruct the utilities providers to terminate, suspend or cut off the supply of water and electricity and other utilities to the Demised Premise in the event of the Tenant shall fail to pay the Monthly Rental and/or the utility bills punctually.. The Landlord shall also be entitled to lock up the Premises at its sole discretion without being liable for any manner whatsoever for any losses and damages suffered or to be suffered by the Tenant.

The Landlord shall not be liable to compensate or pay any damages to the Tenant for the termination or suspension of any utilities supply.

Upon the full settlement of the arrears of rental or utilities bills, the Tenant shall at his own costs and expenses cause the supply of such utility(ies) to the Demised Premises to be restored or re-connected to the Demised Premises.

[The remaining of this Page is intentionally left blank]