

TENANCY AGREEMENT

This Tenancy Agreement is made on this 15th day of October 2025

Between:

CENTURION WORLD SDN BHD, a company incorporated in Malaysia with its registered address at 429, Plaza Bangi Perdana, Jalan Gerbang Wawasan 1, Seksyen 15, 43650 Bandar Baru Bangi, Selangor (hereinafter referred to as “the Landlord”)

And

REDZUAN BIN ROSLEE (NRIC No. 870225-12-5365) of Kampung Brunei, Peti Surat Bil 46, 89720 Membakut, Sabah (hereinafter referred to as “the Tenant”).

1. Premises

The Landlord agrees to let and the Tenant agrees to take the premises known as:

Room 535, Plaza Bangi Perdana, Jalan Gerbang Wawasan 1, Seksyen 15, 43650 Bandar Baru Bangi, Selangor (hereinafter referred to as “the Premises”).

2. Term

The tenancy shall commence on 16th October 2025 and continue for a period of three (3) months, expiring on 15th January 2026, unless earlier terminated in accordance with the terms of this Agreement.

3. Rent and Payment

The monthly rental shall be Ringgit Malaysia Two Thousand (RM2,000.00), payable in advance on or before the 1st day of each calendar month to the Landlord.

Payment Details:

Account Name	: Centurion World Sdn Bhd
Bank	: Maybank
Account No	562508532660

4. Deposits

Upon signing this Agreement, the Tenant shall pay to the Landlord the following sums:

- (a) Security Deposit : One (1) month's rent = RM2,000.00
- (b) Utilities Deposit : Half (0.5) month's rent = RM1,000.00
- (c) Advance Rental : One (1) month's rent = RM2,000.00

Total Payable Upon Signing: RM5,000.00

The Security Deposit and Utilities Deposit shall be refundable to the Tenant within thirty (30) days after the expiry of the tenancy, subject to deductions (if any) for:

- (a) Unpaid rent or utilities
- (b) Damage beyond fair wear and tear

5. Tenant's Covenants

The Tenant hereby agrees:

- (a) To pay rent punctually without demand.
- (b) To keep the Premises clean and in good condition.
- (c) Not to make structural changes or alterations without written consent.
- (d) To pay for all utilities consumed (electricity, water, internet, etc.).
- (e) Not to sublet or assign the Premises to any third party.
- (f) To permit the Landlord or its agent reasonable access for inspection or repair with prior notice.

6. Landlord's Covenants

The Landlord agrees:

- (a) To ensure the Premises are in good and tenantable condition at the start of the tenancy.
- (b) To pay all assessment rates, quit rent, and property-related taxes.
- (c) Not to unreasonably disturb the Tenant's quiet enjoyment of the Premises.

7. Termination

Either party may terminate this tenancy by giving one (1) month's written notice or one (1) month's rent in lieu of notice.

8. Default

If the Tenant fails to pay rent within seven (7) days of the due date, the Landlord may terminate this Agreement and re-enter the Premises after giving due notice.

G. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of Malaysia, and both parties agree to submit to the jurisdiction of the Malaysian courts.

10. Entire Agreement

This document constitutes the entire agreement between the Landlord and the Tenant, and no other promises or representations shall be binding unless made in writing and signed by both parties.

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

Signed by the Landlord

For and on behalf of
Centurion World Sdn Bhd



Name : Yasmynn Yazmi

Designation : Manager

Date : 16/10/2025

Signed by the Tenant



Name : Redzuan Bin Roslee

NRIC : 870225-12-5365

Date : 16/10/2025