

DATED THIS 05 DAY OF JULY , 2024

BETWEEN

PNB COMMERCIAL SDN. BERHAD
[Company No. 200001015419 (518026-P)]
("THE LANDLORD")

AND

ARTHUR LEE & COMPANY
[Company No. 000020000045]
("THE TENANT")

TENANCY AGREEMENT
OF THE DEMISED PREMISES DESCRIBED IN
SECTION 4 OF THE FIRST SCHEDULE



KERAJAAN MALAYSIA

IBU PEJABAT
LEMBAGA HASIL DALAM NEGERI MALAYSIA
MENARA HASIL
PERSIARAN RIMBA PERMAI
CYBER 8, 63000 CYBERJAYA
SELANGOR DARUL EHSAN

**SIJIL SETEM**

ASAL

STAMP CERTIFICATE

(Sila lekatkan sijil setem ini ke atas surat cara sebagai bukti penyeteman)
 Please attach this stamp certificate to the instrument as evidence of stamping

Cara Bayaran *Payment Method* FPX TRANSACTIONS
No. Adjudikasi *Adjudication No.* L01EC02A40XJ001
Jenis Surat Cara *Type Of Instrument* PERJANJIAN SEWA
Tarikh Surat Cara *Date Of Instrument* 05/07/2024
Balasan *Consideration* RM 0.00
Maklumat Pihak Pertama / Penjual / Pemberi *First Party / Vendor / Transferor / Assignor*
 PNB COMMERCIAL SDN. BERHAD, (518026-P, 200001015419)
Maklumat Pihak Kedua / Pembeli / Penerima *Second Party / Purchaser / Transferee / Assignee*
 ARTHUR LEE & COMPANY, (000020000045)
Butiran Harta / Suratcara *Property / Instrument Description*
 SUITE NO. 13A.01, LEVEL 13A MENARA PELANGI-NO. 2 JALAN KUNING, TAMAN PELANGI, JOHOR
 BAHRU, 80400, JOHOR

LHDN
MALAYSIA

Dengan ini disahkan surat cara ini disetem dan diindors seperti maklumat di bawah:
 This is to certify this instrument is stamped and indorsed as below:

No. Sijil Setem <i>Stamp Certificate No.</i>	J00.17A240870313
Tarikh Penyeteman <i>Date of Stamping</i>	16/07/2024
Dutir Setem Dikenakan <i>Amount of Stamp Duty</i>	RM 596.00
Penalti <i>Penalty</i>	RM 0.00
Pelarasan <i>Adjustment</i>	RM 0.00
Jumlah Dibayar <i>Total Amount Paid</i>	RM 596.00
Indorsemen <i>Indorsement (Acta Setem 1949)</i>	Seksyen 37



Pemungut Dutir Setem

No. Kelulusan Perbendaharaan *Treasury Approval No.* : KK/BSKK/10/600-2/1/2(60)Tarikh Cetak *Printed Date* : 18/07/2024 10:49:15

Pengesahan ketulenan Sijil Setem ini boleh dipastikan di stamps.hasil.gov.my atau melalui aplikasi telefon pintar
 The authenticity of this Stamp Certificate can be verified at stamps.hasil.gov.my or by mobile app

Ini adalah cetakan komputer dan tidak perlu ditandatangani
 This is a computer generated printout and no signature is required

--- tamat/end ---

THIS TENANCY AGREEMENT is made this 05 day of JULY, 2024 between:

- (1) The party described in Section 1 of the First Schedule (hereinafter called "the Landlord") of the one part; and
- (2) The party described in Section 2 of the First Schedule (hereinafter called "the Tenant") of the other part.

The express provisions to which this Tenancy Agreement is subject to are as follows:

ARTICLE I - INTERPRETATION

Section 1.01 Definitions

Where used in this Tenancy Agreement unless the context shall otherwise require, the following expressions shall have the following meanings:

- (a) "Appendix" means the appendices to this Agreement;
- (b) "Appropriate Authority" means any governmental, semi or quasi-governmental and/or statutory departments, agencies or bodies;
- (c) "Building Management" means the Management of Johor Bahru City Square;
- (d) "Business Hours" means the hours as described under Section 12 of the First Schedule;
- (e) "Commencement Date" means the date stated in Section 6 of the First Schedule;
- (f) "Common Property" means those parts of the Said Building which are provided by the Building Management for the common use by the tenants of premises in the Said Building and their respective customers, employees, invitees and licensees in common with all other persons having the like right to use the same which parts shall include without limiting the generality of the foregoing, all roads, walkways, pavements, passages entrances, courts, vestibules, halls, lavatories, water closets, stairways, elevators, escalators and gardens and such other areas, amenities, grounds and conveniences from time to time provided, prescribed or made available by the Building Management for the common or general use or benefit of the tenants, customers, employees invitees and licensees aforesaid;
- (g) "Demised Premises" means the premises as specified under Section 4 of the First Schedule and as shown in the plans annexed hereto as the Second Schedule;
- (h) "Deposit" means collectively the Deposits as specified under Article IV, Section 4.01, Section 4.02, Section 4.03 and Section 4.04 respectively hereof, the amount of which are stated in Section 9 of the First Schedule;
- (i) "First Schedule" means the schedule annexed to this Tenancy Agreement as the First Schedule;



- (j) "Landlord" means the party as described under Section 1 of the First Schedule;
- (k) "Rent" means the rental payable by the Tenant to the Landlord in accordance with Section 5.01 hereunder;
- (l) "Said Building" means the building as specified under Section 3 of the First Schedule;
- (m) "Second Schedule" means the schedule annexed to this Tenancy Agreement as the Second Schedule;
- (n) "Tenancy Agreement" means this tenancy agreement including the schedules and appendices hereto and any variation, amendment, modification or extension thereof or supplement thereto made between the parties hereto in writing from time to time in force;
- (o) "Tenant" means the party as described under Section 2 of the First Schedule.

Section 1.02

Words importing the masculine gender shall include the feminine and neuter genders and words importing the singular shall include the plural and vice versa.

Section 1.03

Recitals and Schedules referred to in this Tenancy Agreement shall form an integral part of this Tenancy Agreement.

Section 1.04

Headings are inserted for convenience only.

ARTICLE II - RECITALS

Section 2.01

The Landlord is desirous of letting the Demised Premises to the Tenant, who is desirous of accepting the same, which has been inspected by the Tenant, for the sole purpose as specified under Section 11 of the First Schedule, subject to the terms and conditions of this Tenancy Agreement.

ARTICLE III - GRANT OF TENANCY

Section 3.01

Grant of Tenancy

The Landlord agrees to let and the Tenant agrees to take on a tenancy of the Demised Premises together with the use and enjoyment in common with other persons entitled as to the entrances, vestibules, staircases, landings, corridors, passages, water closets, lavatories and conveniences and other like amenities during such hours hereto subject to the terms and conditions hereinafter contained.

Section 3.02

Term of Tenancy

The tenancy hereby created shall be for the period stated in Section 5 of the First Schedule which commences on the Commencement Date as stated in Section 6 of the First Schedule.



SPECIAL CONDITIONS

(as referred to in Section 9.17 of this Tenancy Agreement)

1. Car Park

The Landlord hereby agrees to grant the Tenant season parking throughout the Tenancy Term in the following manner: -

Entitlement (as per area of the Demised Premises): -

a. Four (4) nos. of season parking pass cards at RM100.00 per card/month.

Additional: -

b. Thirteen (13) nos. of season parking pass cards at RM100.00 per card/month.

The Landlord has the right to revoke the entitlement of the season parking pass cards by giving thirty (30) days written notice to the Tenant and the Landlord shall be at liberty to revise the season car park charges from time to time.

Upon expiry of the Tenancy Term and in the event the Tenant elects the option to renew this Tenancy, the season parking pass cards shall be chargeable at the rate to be determined by the Landlord at its sole discretion.

2. Extended Usage of Common Area Lighting

RM0.80 per hour calculated after the Business Hours of the said Building to be paid upon receipt of the notice of charges from the Landlord or its representative. The rate shall be based on the prevailing rate charged by the Landlord or its appointed representative.

3. Extended Usage of Air-Conditioning Supply

The Tenant hereby agrees and acknowledges that the Landlord shall provide centralized air-conditioning system to the Tenant during the Business Hours from 8.30am to 5.30pm on Mondays to Fridays and from 8.30am to 1.00pm on Saturday (excluding public holidays).

RM80.00 per hour calculated after the Business Hours of the said Building to be paid upon receipt of the notice of charges from the Landlord. The rate shall be based on the prevailing rate charged by the Landlord.

4. Variations to the Letter of Offer

It is hereby agreed that the Letter of Offer dated 7 March 2024 ("Appendix I") has been amended and to be read and construed as one with the Variations to Letter of Offer for New Tenancy dated 26 March 2024 ("Appendix II").

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FIRST SCHEDULE

PARTICULARS OF TENANCY

Section	Items	Particulars
1	Particulars of the Landlord	
	(a) Landlord	PNB COMMERCIAL SDN. BERHAD [Company No. 200001015419(518026-P)], a company incorporated under the laws of Malaysia and includes its successors in title and permitted assigns.
	(b) Registered Address	Level 91, Menara Merdeka 118, Presint Merdeka 118, 50118 Kuala Lumpur, Wilayah Persekutuan, Kuala Lumpur.
	(c) Business Address	Lot 3.6, Level 3, PNB Perdana Commercial Centre, 10, Jalan Binjai, 50450 Wilayah Persekutuan, Kuala Lumpur.
2	Particulars of the Tenant	
	(a) Name of Tenant	ARTHUR LEE & COMPANY [Malaysian Bar Registration No. 000020000045] registered law firm with the Bar Council of Malaysia, a professional body that regulates the profession of lawyers in Peninsular Malaysia.
	(b) Registered Address	Suite No. 3.1 & 3.2, Bangunan Pelangi, Jalan Biru, Taman Pelangi, 80400 Johor Bahru, Johor.
	(c) Business Address	Suite No. 13A.01, Level 13A, Menara Pelangi, No. 2 Jalan Kuning, Taman Pelangi, 80400 Johor Bahru, Johor.
	(d) Telephone No.	07-3351928
	(e) Email Address	henrykang@arthurlee.my
	(f) Contact person	Mr. Henry Kang Fang Hawe
3	Description of the Said Building and Said Land	A building known as Menara Pelangi, No. 2, Jalan Kuning, Taman Pelangi, 80400 Johor Bahru, Johor excluding such portion or portions of the land as may be surrendered or sold to any appropriate authority from time to time.
4	Details of the Demised Premises	Suite No. 13A.01, Level 13A, approximately 3,048 sq. ft. and 360 sq. ft. of storage area as shown in the Floor Plan attached hereto as part of the Second Schedule.
5	Term	Two (2) years, with an option to renew for a further (2) years.

Section	Items	Particulars
6	Commencement Date	1 June 2024
	Expiry Date	31 May 2026
7	Fit-Out Period	The Tenant shall be given a six (6) months Fit-Out Period to complete the fitting out and other works which the Tenant may carry out at the Demised Premises, which shall also be regarded as the rent-free period.
8	Commencement of Rental Payment	1 December 2024
9	Deposits	(a) Advance Rental Not applicable. (b) Rental Deposit Three (3) months' rent – Ringgit Malaysia Twenty Thousand Eight Hundred Twenty-Two and Cents Forty (RM20,822.40) only. (c) Utilities Deposit Ringgit Malaysia One Thousand Three Hundred (RM1,300.00) only. (d) Fit-Out & Reinstatement Deposit Ringgit Malaysia Three Thousand (RM3,000.00) only. (e) Mailbox Deposit Ringgit Malaysia Fifty (RM50.00) only.
10	Rent	(a) A total of Ringgit Malaysia Six Thousand Four Hundred and Cents Eighty (RM6,400.80) only per month, excluding any applicable taxes. (b) For the avoidance of doubt, in the event of change in any applicable taxes as gazetted by the relevant authorities, the Landlord shall notify the Tenant of the same in writing and upon service of such written notice, the Tenant shall pay to the Landlord the Rent together with the new applicable taxes amount, commencing from the first rental month from the effective date of such new applicable taxes rate.
11	Permitted Use	The Demised Premises is to be used exclusively for Advocates & Solicitors Office only.

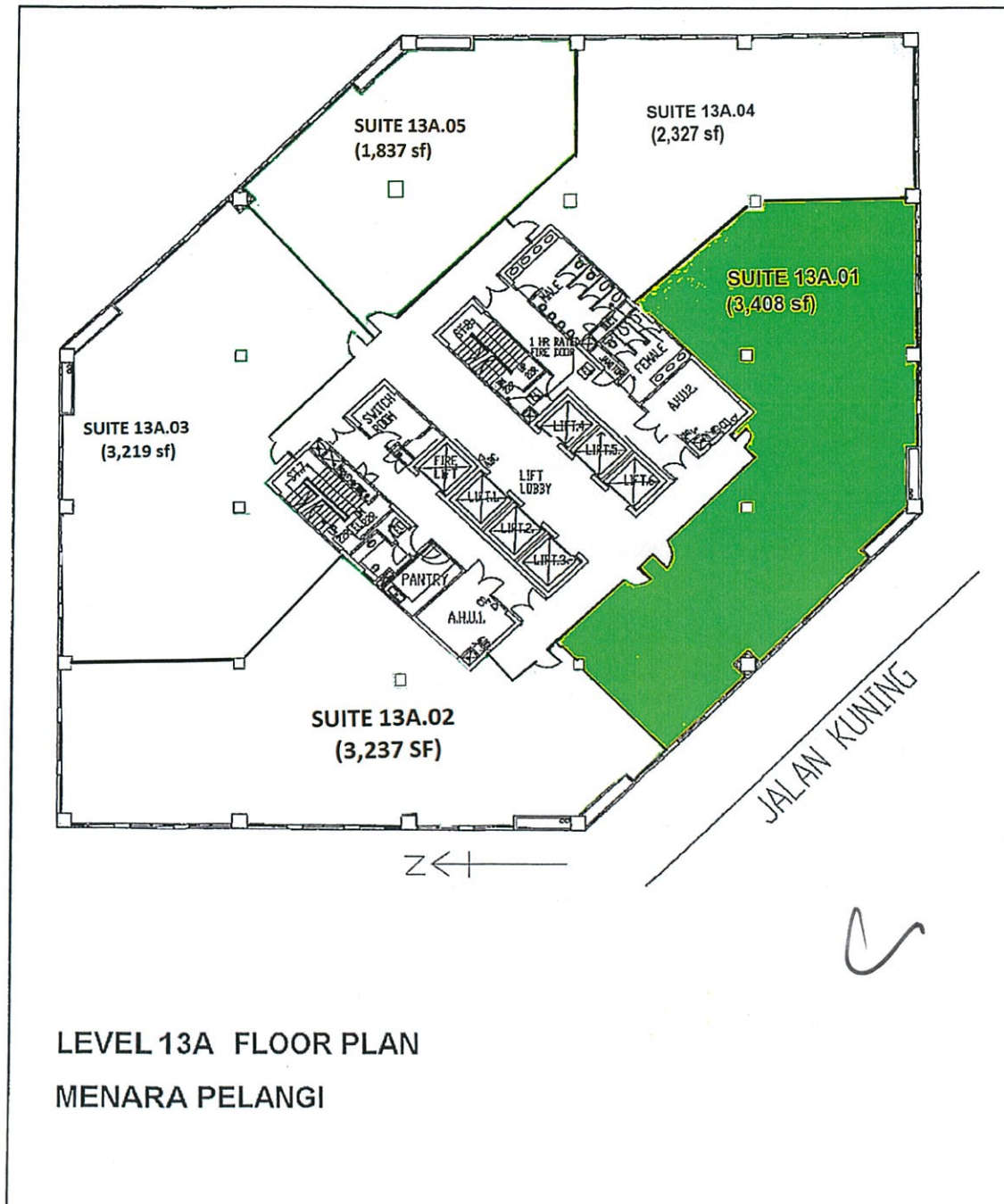
Section	Items	Particulars
12	Business Hours	Monday – Friday from 8.30 a.m to 5.30 p.m., Saturday from 8.30 a.m to 1 p.m, except for Sundays and all Federal and Johor State gazette holidays or such extended hours as may be approved by the Landlord.
13	Insurance Coverage	Ringgit Malaysia One Hundred Fifty Thousand (RM150,000.00) only – in respect of public liability insurance during the term.
14	Other Charges	Not Applicable

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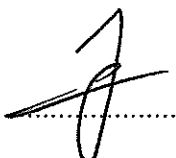
SECOND SCHEDULE

PLAN OF THE DEMISED PREMISES



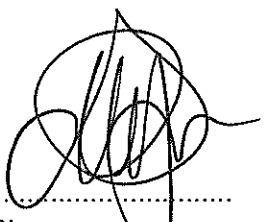
IN WITNESS WHEREOF the parties hereto have hereunto caused this Tenancy Agreement to be executed as the day and year first above written.

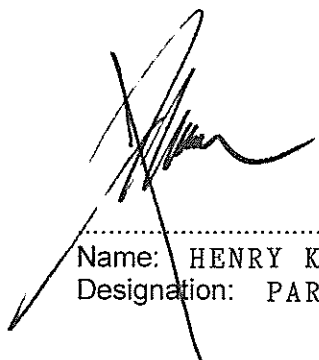
Signed for and on behalf of
PNB COMMERCIAL SDN. BERHAD
(Company No. 200001015419)
in the presence of:


Name: _____
Designation: Farid Afwan Tarmizi
Manager, Legal


Name: _____
Designation: Mohd Azman Mohamed Shariff
Chief Operating Officer
PNB Commercial Sdn. Berhad
(No. 200001015419)

Signed for and on behalf of
ARTHUR LEE & COMPANY
[Company No. 000020000045]
in the presence of:


Name: _____
Designation: TIAN SIN LING
ADVOCATE & SOLICITOR
BC / T / 1921


Name: HENRY KANG FANG HAWE
Designation: PARTNER

(This Tenancy Agreement shall only be executed by the Tenant's authorised signatory)