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Our ref : SATSSB/TM/LLLLFSH/6244 (10/25)
Date : 30th October 2025

LU LA LA LOCAL FOOD SWEET HOUSE
23,
Jalan Kempas 2/1,
Taman Tanah Tampoi,
81200 Johor Bahru.

BY MAIL/EMAIL

Attention: Mdm Chang Weng Peng – Director

Dear Sir,

Tenancy Agreement dated 08th January 2020 ("*Tenancy Agreement*")

Landlord/SATSSB	:	**Senai Airport Terminal Services Sdn Bhd (Registration No. 199201010880 (242383-M))**
Tenant	:	**Lu La La Local Food Sweet House (Registration No. 201003261229 (JM0585110-K))**
Demised Premises	:	**Lot GL18A, Public Concourse, Passenger Terminal Building, Senai International Airport, 81250 Johor Bahru, Johor**

- LETTER OF RENEWAL

We are pleased to inform you that we hereby agree to renew your tenancy at the Demised Premises subject to the following terms and conditions: -

Amended Second Schedule	
1. Tenancy Period	15th November 2025 – 14th November 2027
2. Rent Commencement Date	15th November 2025
3. Renewed Tenancy Period	To be determined by SATSSB. There shall be an increase in Rental to be determined by SATSSB
4. Tenancy Rental	**Ringgit Malaysia Seven Thousand Eight Hundred Eleven and Cents Ninety (RM7,811.90)** only per month (computed based on Ringgit Malaysia Nineteen and Cents Ten (RM19.10) only per sq ft. AND A revenue sharing of a sum equivalent to two percent (2%) of the monthly gross sales per month. <u>Monthly Sales Performance Report</u>: The Tenant shall submit to SATSSB the Monthly Sales Performance Report on the 5th day of every following month without demand by filling up the form as attached in the Fifth Schedule. Failing which SATSSB shall impose a penalty of Ringgit Malaysia One Hundred (RM100.00) for

	each day of such delay and the Tenant shall pay within seven (7) days from the date of receipt of the written demand. SATSSB shall be allowed to audit the Tenant's monthly sales from time to time.
5. Security Deposit	a) Security Deposit for the Renewal (Equivalent to 4 month's rental) Ringgit Malaysia Thirty-One Thousand Two Hundred Forty-Seven and Cents Sixty (RM31,247.60) only. b) Existing Security Deposit Ringgit Malaysia Twenty-Nine Thousand Two Hundred Two and Cents Sixty (RM29,202.60) only. c) Additional Security Deposit to Be Paid for Renewal: Ringgit Malaysia Two Thousand and Cents Forty-Five **(RM2,045.00)** only.
6. Service Charge	Ringgit Malaysia Four Hundred Ninety and Cents Eighty (RM490.80) only per month (computed based on Ringgit Malaysia One and Cents Twenty (RM1.20) only per sqft).
8. Applicable Tax	Service Charge: Ringgit Malaysia Thirty-Nine and Cents Twenty-Six **(RM39.26)** only per month (computed based on SST charge 8% from Service Charge)

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Clause	Amended/inserted new clause in Tenancy Agreement
3.4(a) Service Charge Deposit	The Tenant shall pay to SATSSB upon signing of this Agreement and shall maintain without any deduction during the Tenancy Period the Service Charge Deposit specified in Section 6 of the SECOND SCHEDULE as security for the payment by the Tenant of the Service Charge PROVIDED ALWAYS that SATSSB shall at any time be entitled to increase such Service Charge inclusive of the Deposit by notice in writing to the Tenant.
16 Point of Sale	SATSSB shall reserve the right to impose a point of sale ("POS") system towards the Tenant, whereby the costs and expenses for the installation and implementation of the POS system shall be borne entirely by the Tenant. The sales report from the POS systems shall be automatically connected to SATSSB's system through an Electronic Data Interface ("EDI") of which the format shall be determined by SATSSB. The cost for such connection and/or integration to SATSSB's system through the EDI shall be borne entirely by the Tenant and the Tenant shall abide by the terms and conditions as imposed by SATSSB from time to time.
21 Revenue Sharing	SATSSB shall reserve the right to impose Revenue Sharing as set out in Section 2 of the Second Schedule towards the Tenant at a rate that shall be determined by SATSSB based on the Tenant's monthly gross sales.
<u>Fifth Schedule</u> (Integrity Pact)	Integrity Pact for Tenant's signature
<u>Sixth Schedule</u> Monthly Sales Performance Report	SenaiAirport **Monthly Sales Performance Report** Company Name : Mailing Address : Person In Charge : Retail Unit No : Month / Day / Gross Sales Per Day (RM) 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 Total (RM) - Submission Date : Approved By : Company Stamp : * This form should be submitted to Tenant Management Department on 5th of every month before 12 noon.

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This Letter of Renewal is supplemental to the Tenancy Agreement. Save and except as otherwise expressly set forth above, all other terms and conditions of the Tenancy Agreement shall remain unchanged and enforceable. However, in the event of any discrepancies between the provisions of the Tenancy Agreement and this Letter of Renewal, the latter will prevail.

Kindly signify your acknowledgment and agreement to the contents of this letter by signing and returning to us the duplicate of this Letter of Renewal, duly executed by your authorised signatory(ies) at the Form of Acceptance & Acknowledgement enclosed herein below.

Please note that this Letter of Renewal shall have no effect if we do not receive a duly executed Form of Acceptance & Acknowledgement by fourteen (14) days from the date of this Letter of Renewal and failure to deliver the Acceptance and Acknowledgement herein may results to a discontinuance of the tenancy.

Thank you.

Yours faithfully,
SENAI AIRPORT TERMINAL SERVICES SDN BHD

KENNEDY AYU
Chief Executive Officer

Enclosures:
a) Appendix 1 (Form of Acceptance & Acknowledgment)

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ACCEPTANCE & ACKNOWLEDGEMENT

We, **LU LA LA LOCAL FOOD SWEET HOUSE (REGISTRATION NO. 201003261229 (JM0585110-K))** acknowledges receipt of this Letter of Renewal, understand, and accept its contents. We state our agreement to the terms herein.

Signature : _____

Name : _____

Designation : _____

Date : _____

Company Stamp :

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FIFTH SCHEDULE

(INTERGRITY PACT FORM)

SenaiAirport A member of MMC Group	Doc No	NAO-CRP-TEN-A335
	Revision	
	Effective Date	
	Page	< 6 > of < 6 >

Title	
Contract Reference No	
Contract Title	Letter Of Renewal

I..... NRIC No .....the personnel representing **Lu La La Local Food Sweet House ("Tenant")** Co No: **201003261229 (JM0585110-K))** hereby solemnly declare that I and/or other personnel representing Tenant will not, directly or through any other person involved, offer, promise to any individual in Senai Airport Terminal Services Sdn Bhd ("SATSSB")) Co No: 1992010103880 (242383-M) and/or any other individual, any material, or other benefit which they are not legally entitled and/or as a bribe in order to obtain, in exchange of any advantages of any kind whatsoever in relation to the Contract as mentioned above. A letter of Delegation of Power from the Tenant is appended herewith authorizing the abovenamed personnel to represent the Tenant as stated above to make this declaration.

2. If I or any personnel representing the Tenant is found guilty of offering and/or giving any material, or other benefit which they are not legally entitled and/or as a bribe to any individual in SATSSB or any other individual in order to obtain , in exchange of any advantages of any kind whatsoever in relation to the Contract as above mentioned, then I as the representative of the Tenant hereby consent and agreed to the following actions to be taken against the Tenant y:

2.1 termination of the contract; and
2.2 other legal action as deem fit by SATSSB

Any individual attempting to seek any material, or other benefits which they are not legally entitled and/or as a bribe from me and/or by any individual associated with the Company in order to obtain, in exchange of any advantages of any kind whatsoever in relation the Contract as above mentioned, then I undertake to promptly report the said action to the Employer. I am also aware that failure to do so is an offence under the Malaysian Anti-Corruption Commission Act 2009 [Act 694].

Yours Sincerely,

(Tenant's Signature)

.....

(Name and NRIC/Passport No.)

Company Stamp: