

KIDZ REPUBLIC SDN. BHD. [202201045394 (1491091-U)]

Lot No. 308, 3rd Floor, Komtar JBCC,
Johor Bahru City Centre,
80000 Johor Bahru, Johor Darul Takzim.

Our Ref : KR/JBCC/LOO/250518/305&306/02 – NEW [Meet Me D1Y]
Your Ref :
Date : 28th May 2024

Meet Me D1Y Workshop Sdn. Bhd. [202401026550 (1572399-A)]

No. 36B, Jalan Eko Bontani 3/6,
Taman Eko Botani,
79100 Iskandar Puteri, Johor.

Attention : Ms. Katherine
(+6010-6670636 | meet.me.workshop@gmail.com)

Dear Madam,

LETTER OF OFFER FOR TENANCY

DEMISED PREMISES: LOT 305 & 306, THIRD FLOOR, KOMTAR JBCC, JOHOR BAHRU CITY CENTRE, 80000 JOHOR BAHRU, JOHOR DARUL TAKZIM.

We refer to the above matter and wish to thank you for your interest in our project KIDZ REPUBLIC in KOMTAR JBCC, Johor Bahru. We are pleased to offer you a tenancy of the abovementioned premises, subject to the following terms and conditions hereinafter contained:

1. LANDLORD

AMANAHRAYA TRUSTEES BERHAD [200701008892 (766894-T)]
(as Trustee for and on behalf of Al-Salam Real Estate Investment Trust)
2nd Floor, Wisma Amanahraya II,
No. 21, Jalan Ampang,
50100 Kuala Lumpur.

2. TENANT

MEET ME D1Y WORKSHOP SDN BHD [202401026550 (1572399-A)]
No. 36B, Jalan Eko Bontani 3/6,
Taman Eko Botani,
79100 Iskandar Puteri, Johor.

3. **DESCRIPTION OF PREMISES**

- a.) The abovementioned Demised Premises is located at the 3rd Floor of the KIDZ REPUBLIC in KOMTAR JBCC.
- b.) Known as Lot 305 with an area measuring approximately 690sqft, and Lot 306 with an area measuring approximately 1,045sqft. Total area of 1,735sqft.
- c.) The area of the Demised Premises shall be subjected to a final measurement of the site at which representatives of both parties shall be present.

4. **PERMITTED USE**

Any change in the permitted nature of business, services, merchandise, or trade name stated below is prohibited save with the prior written approval and consent of the Landlord.

- a.) Services / Goods / Merchandise : DIY Workshop
- b.) Trade Name : Meet Me

5. **TERM OF THE TENANCY**

Unless otherwise determined by the Landlord, the period of the tenancy shall be for a term of **Three (3) years** commencing from the Commencement Date of Your Business.

The Landlord hereby agrees that the grant of the initial and/or renewal term for the tenancy of the Demised Premises shall subject to the lease agreement for the shopping centre and the terms and conditions herein contained.

The Tenant further acknowledges that the expiry or termination of the said lease agreement shall determine the initial and/or renewal terms for the tenancy of the Demised Premises and neither party shall have any claim against each other in the relation to the said termination.

6. **HANDOVER FOR FIT-OUT AND FIT-OUT PERIOD**

Handover Date : The date of handover of possession of the Demised Premises (on an "as is where is" basis) by the Landlord to the Tenant for the purpose of the Fit-Out Works will be notified in writing by the Tenant as the Demised Premises was ready to handover. Prior to handover of the Demised Premises, the Tenant shall:

- a.) Execute the Tenancy Agreement
- b.) Submit three (3) sets of fit out & M&E drawings together with a 3D concept of shop front design and internal view arrangement for the Landlord's written consent, endorsement, and approval

- c.) Pay to the Landlord any payments due and/or payable under this Letter of Offer

Fit Out Period : You shall complete the Fit Out Works within 30 days commencing from the Handover Date.

7. TENANCY COMMENCEMENT DATE

The Tenancy shall commence on the date on which vacant possession of the Demised Premise is delivered by the Landlord to the Tenant and duly accepted by the Tenant.

- a.) The day immediately following the last day of the Fit-Out Period
- b.) The day the Tenant commences business at the Demised Premises which shall not be later than **immediate after the fit-out date**.

Option to renew : One (1) term of Two (2) year at the revised rent calculated in accordance with and upon the terms and conditions contained in the Tenancy Agreement.

8. RENT

The total rental shall be the aggregate of the Base Rent or Percentage Rent (whichever is higher) and Service Charge, defined as below:

<u>Item</u>	<u>Amount</u>	<u>Due Date</u>
a.) Base Rent	RM3.00 per sqft (1 st Year) RM3.50 per sqft (2 nd Year) RM4.00 per sqft (3 rd Year)	Payable monthly in advance on or before the seventh (7 th) day of each calendar month save and except that the Base Rent for the first (1 st) month commencing from the Rent Commencement Date shall be paid upon your acceptance of this Offer
b.) Percentage Rent	8% (1 st Year) 9% (2 nd Year) 10% (3 rd Year)	
	of the Gross Sales Turnover per Month	Payable monthly in arrears on or before the fifteenth (15 th) day of each calendar month

- i. The "Gross Monthly Sales" shall be defined all gross revenue and income received or receivable from all merchandise or services sold including merchandising from concessionaires or other parties and all business of any nature whatsoever conducted in, at from or upon the Demised Premises or in any way derived from any business activity of the Tenant thereon during the relevant years' throughout the Fixed Term of Tenancy
- ii. For the avoidance of doubt, the Monthly Gross Sales shall not include GST collected by the Tenant on behalf of government agencies for services rendered and/or goods sold by the Tenant and any form of discount or rebate given by the Tenant

c.) Service Charge RM2.00 per sqft Payable monthly in arrears on or before the fifteenth (15th) day of each calendar month

9. **SPECIAL CONDITIONS**

- a.) All monthly Sales Transaction Records for the preceding month shall be submitted to the Landlord within **SEVEN (7) days** after the expiration of each month (or any portion thereof) during the term of the tenancy. Each such Sales Transaction Records shall be provided to Kidz Republic in such format as mutually agreed upon and shall be deemed to be Confidential Report.
- b.) The Tenant hereby agree and undertake to keep and maintain the said demised premises, the Landlord's furniture, fittings and fixtures etc as it is (which shall listed in the inventory list in official tenancy agreement with photo attached) in a good and tenantable repair condition and to replace or repair any for the aforesaid items and any part of the demised premises and the Landlord's furniture, fittings and fixtures etc which shall be damages, at the cost and expense of the Tenant.

10. **SCHEDULE OF PAYMENTS**

	ITEMS	AMOUNT (RM)	DESCRIPTIONS
A	Security Deposit (Refundable)	RM17,350.00	A sum equivalent to two (2) months Rental and two (2) months Service Charge, as security for the due observance and performance by the Tenant of the Tenant's covenants and refundable free of interest at the expiry of the Tenancy after deducting all sums as may be found owing to the Landlord, if any.

B	Utilities Deposit (Refundable)	RM2,000.00	As security for the due payment of all Utilities Charges incurred, the amounts shall be reviewable from time to time at the absolute discretion of the Landlord and refundable free of interest at the expiry of the Tenancy after deducting all sums as may be found owing to the Landlord, if any.
C	Advance Base Rent	RM5,205.00	The sum equivalent to One (1) month Base Rent. If the Tenant duly observes, performs, and complies with all the terms hereof on the part of the Tenant to be performed, observed, and complied with, the Advance Base Rent shall be treated and utilised towards the payment of the first month's Base Rent upon the Tenancy Commencement Date.
D	Advance Service Charge	RM3,470.00	The sum equivalent to One (1) month Service Charge. If the Tenant duly observes, performs, and complies with all the terms hereof on the part of the Tenant to be performed, observed, and complied with, the Advance Service Charge shall be treated and utilised towards the payment of the first month's Service Charge upon the Tenancy Commencement Date.
E	Fit-Out Deposit (Convertible)	RM2,000.00	As security for the due observance and performance by the Tenant during the Fit-Out Period, and refundable free of interest at the expiration of the fit-out works after deducting all sums as may be found owing to the Landlord, if any.
F	Restoration Deposit (Refundable)	RM2,000.00 <i>To convert Fit-Out Deposit as Restoration Deposit upon the expiration of the Fit-Out Works</i>	As security for the due observance and performance by the Tenant to restore the Demised Premises to its original condition at the expiration of Tenancy, and refundable free of interest after the expiration of Tenancy after deducting all sums as may be found owing to the Landlord, if any.
G	Facility Deposit (Refundable)	RM0.00	As security for the due observance and performance by the Tenant to restore the facility to good and tenantable repair condition at the expiration of Tenancy, and

			refundable free of interest after the expiration of Tenancy after deducting all sums as may be found owing to the Landlord, if any.
H	Mail Box Deposit (Refundable)	RM100.00	For the use of our allocated mailbox during the term of Tenancy, and refundable free of interest at the expiration of the Tenancy after deducting all sums as may be found owing to the Landlord, if any.
I	Fit-Out Fees	RM1,000.00	A non-refundable payment for water and electricity supplied by the Landlord to the Tenant during the Fit-Out Period.
J	Processing Fees	RM2,934.98	The processing fee is inclusive of the Admin Charges, Postage & Courier, Transportation Charges, Stamp Duty and Legal Fee, if any payable on the Tenancy Agreement to be signed by the Parties.
TOTAL		RM34,059.98	To be paid upon acceptance of this Letter of Offer, details as provided below: Bank : RHB Bank Name : Kidz Republic Sdn. Bhd. Account No.: 2-51085-0002156-0

11. Special / Other Conditions

Tenant is allowed to instalment the deposit as per below schedule:

- a.) Once the acceptance of this Letter of Offer = RM9,059.98
- b.) Before 31th July 2024 = RM5,000.00
- c.) Before 31th August 2024 = RM5,000.00
- d.) Before 30th September 2024 = RM5,000.00
- e.) Before 31th October 2024 = RM5,000.00
- f.) Before 30th November 2024 = RM5,000.00

12. Tenant's Statutory Documents

g.) For Company: -

- i. Memorandum and Articles of Association
- ii. Latest Form 24, 44 and 49
- iii. Board of Directors' Resolution authorising the Tenant to take up the Tenancy of the Demised Premises

h.) For Sole Proprietor / Partnership: -

- i. Business Registration Certificate
- ii. NRIC of Tenant / all Partners

We trust that the offer is acceptable to you and would appreciate if you could indicate your acceptance by signing and returning to us the Duplicate Copy of the Letter of Acceptance within **FOURTEEN (14) Calendar days** from the date hereof together with the payment.

Your faithfully,

KIDZ REPUBLIC SDN. BHD.



YISS TOH

Managing Director

KR/JBCC/LOO/250518/305&306/02 – NEW [Meet Me D1Y]

ACCEPTANCE OF TENANCY

I/We, _____ on behalf of **Meet Me D1Y Workshop Sdn. Bhd. [202401026550 (1572399-A)]**, hereby accept the above tenancy based on the terms and conditions as stipulated above.

Signature :

Name / NRIC No. :

Designation :

Date :

Company Stamp :