



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.*

L01H8A7D59XF023

Jenis Surat Cara

PERJANJIAN SEWA

Type Of Instrument

SURAT CARA UTAMA

Tarikh Surat Cara

07/01/2026

*Date Of Instrument***Balasan** *Consideration*

RM 0.00

Maklumat Pihak Pertama / Penjual / Pemberi *First Party / Vendor / Transferor / Assignor*

NURULLASSYIKIN BINTI RAMLE, (860630025772)

Maklumat Pihak Kedua / Pembeli / Penerima *Second Party / Purchaser / Transferee / Assignee*

SAMTECH DEFENCE SOLUTIONS SDN. BHD., (1584902-X, 202401039055)

Butiran Harta / Suratcara *Property / Instrument Description*

4-01, 4TH FLOOR, PLAZA BANGI PERDANA, JALAN GERBANG WAWASAN 1, SEKSYEN 15, , BANDAR BARU BANGI, 43650, SELANGOR



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>	F0231A260831872
Tarikh Penyeteman <i>Date of Stamping</i>	12/01/2026
Duti Setem Dikenakan <i>Amount of Stamp Duty</i>	RM 348.00
Penalti <i>Penalty</i>	RM 0.00
Pelarasan <i>Adjustment</i>	RM 0.00
Jumlah Dibayar <i>Total Amount Paid</i>	RM 348.00
Indorsemen <i>Indorsement (Akta Setem 1949)</i>	Seksyen 37

LEMBAGA HASIL DALAM NEGERI

Pemungut Duti Setem

No. Kelulusan Perbendaharaan *Treasury Approval No.* : KK/BSKK/10/600-2/1/2(60)Tarikh Cetak *Printed Date* : 12/01/2026 07:07:31

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 ---



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.*

L01H8A7D59XF023 (SALINAN 1/1)

Jenis Surat Cara

PERJANJIAN SEWA

Type Of Instrument

SURAT CARA UTAMA

Tarikh Surat Cara

07/01/2026

*Date Of Instrument***Balasan** *Consideration*

RM 0.00

Maklumat Pihak Pertama / Penjual / Pemberi *First Party / Vendor / Transferor / Assignor*

NURULLASSYIKIN BINTI RAMLE, (860630025772)

Maklumat Pihak Kedua / Pembeli / Penerima *Second Party / Purchaser / Transferee / Assignee*

SAMTECH DEFENCE SOLUTIONS SDN. BHD., (1584902-X, 202401039055)

Butiran Harta / Suratcara *Property / Instrument Description*

4-01, 4TH FLOOR, PLAZA BANGI PERDANA, JALAN GERBANG WAWASAN 1, SEKSYEN 15, , BANDAR BARU BANGI, 43650, SELANGOR



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>	F0231A260831873
Tarikh Penyeteman <i>Date of Stamping</i>	12/01/2026
Duti Setem Dikenakan <i>Amount of Stamp Duty</i>	RM 10.00
Penalti <i>Penalty</i>	RM 0.00
Pelarasan <i>Adjustment</i>	RM 0.00
Jumlah Dibayar <i>Total Amount Paid</i>	RM 10.00
Indorsemen <i>Indorsement (Akta Setem 1949)</i>	Seksyen 12

Pemungut Duti Setem

No. Kelulusan Perbendaharaan *Treasury Approval No.* : KK/BSKK/10/600-2/1/2(60)Tarikh Cetak *Printed Date* : 12/01/2026 07:07:31Pengesahan ketulenan Sijil Setem ini boleh dipastikan di stamps.hasil.gov.my atau melalui aplikasi telefon pintarThe 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

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--- tamat/end ---

7th JANUARY 2026

BETWEEN

NURRULLASSYIKIN BINTI RAMLE

(NRIC: 860630-02-5772)

AND

SAMTECH DEFENCE SOLUTIONS SDN. BHD.

(CO. REG. NO: 202401039055 (1584902-X))

TENANCY AGREEMENT

DEMISED PROPERTY:

**OFFICE UNIT WITH THE ADDRESS OF 4-01, 4TH FLOOR, PLAZA BANGI
PERDANA, JALAN GERBANG WAWASAN 1, SEKSYEN 15, 43650 BANDAR
BARU BANGI, SELANGOR**

AN AGREEMENT made on the 7th Day of January 2026

Between the Party named and described under **Section 1 of the First Schedule** hereto (hereinafter called “the First Party”) of the one part and the Party named and described under **Section 2 of the First Schedule** hereto (hereinafter called “the Second Party”) of the other party.

WHEREAS

- a) The First Party is the registered and/or beneficial proprietor of the Demised Premises described under **Section 3 of the First Schedule** hereto (hereinafter referred to as “the said Demised Premises”).
- b) The First Party has agreed to let and the Second Party has agreed to take on let the said Demised Premises on the terms and conditions hereinafter contained

NOW THIS AGREEMENT WITNESSETH as follows: -

1. AGREEMENT TO LET

The First Party hereby demise unto the Second Party the said Demised Premises for a term as specified under **Section 4 of the First Schedule** hereto (hereinafter referred to as “the Term”) commencing on the date as specified under **Section 5 of the First Schedule** hereto (hereinafter referred to as “the Commencement Date”) and expiring on the date as specified under **Section 6 of the First Schedule** hereto (hereinafter referred to as “the Expiry Date”) at the rental as specified under **Section 7 of the First Schedule** hereto (hereinafter referred to as “the Rental”), such rental to be paid monthly in advance, the first of such payments to be made on or before the date as specified under **Section 8 of the First Schedule** hereto and subsequent payments on or before the 5th day of each following month thereafter and subject to the terms and conditions hereinafter appearing and the special terms and conditions contained under Second Schedule.

2. THE SECOND PARTY HEREBY COVENANTS WITH THE FIRST PARTY as follows: -

a. Security Deposit

To pay the First Party a deposit as specified under **Section 9 of the First Schedule** hereto (hereinafter referred to as “the Security Deposit”) upon execution of this Agreement to be held by the First Party as a deposit which will be refunded free of interest within (2) month at the expiry of the term or the Extended term (as defined herein below) hereby created subject to such deductions as are reasonable to off-set any sums of money owing to the First Party from the Second Party in respect of repairs or other outgoings or liabilities which the Second Party is hereunder responsible for.

The Security Deposit shall not be treated or set off by the Second Party as payment of Monthly Rental or other monies due and payable to the First Party at any time during the Term of Tenancy, unless consented to in writing by the First Party.

b. Utility & Bills (if applicable)

- (i) To pay the cost of electricity, water, Indah Water sewerage service charges and telephone charges (if any) whatsoever which are imposed on or be payable in respect of Demised Premises or any part thereof and should be made payable direct to Tenaga Nasional Berhad, Syarikat Bekalan Air Selangor, TM Point, post office outlets, any local bank counter or relevant authority during this tenancy period.
- (ii) To permit the First Party to sight the water, electricity, sewerage service (Indah Water) and other miscellaneous bills upon request by the First Party. The aforementioned bills shall be kept in a designated folder located at the Demised Premises. For the term of the tenancy, the Second Party shall be custodian to the designate folder.
- (iii) Not to tamper and/or install any illegal gadget to the meters for water and electricity. In the event the Second Party and/or its servant commit a breach of this covenant, the First Party shall hold the Second Party liable for all fines, compound, penalties and/or jail imposed by Tenaga Nasional Berhad, Syarikat Bekalan Air Selangor Sdn Bhd (Syabas) and/or other competent authorities.

c. Use of Premises

- (i) To use the said Demised Premises for the purpose as specified under **Section 12 of the First Schedule** hereto and to ensure that there is no overcrowding in the Demised Premises.
- (ii) Not to use the Demised Premises or any part thereof for any illegal, unlawful or immoral purpose and not to do or permit to be done any act or thing which may become a nuisance or give reasonable cause for complaint from any of the Second Partys or occupiers of the same building of the Demised Premises or any other buildings adjoining the Demised Premises but to use the Demised Premises only for the purpose specified in Part 12 of the First Schedule hereto.

d. Keep the demised clean and in good conditions

- (i) Not to use the Demised Premises or any part thereof so as to cause the accumulation of dirt rubbish or debris of any sort in or outside the Demised Premises or to cause an unreasonable amount of noise.
- (ii) To keep the Demised Premises, the flooring and interior plaster or other surface material or rendering on walls and ceilings and the First Party's fixtures thereon including doors, windows, glass shutters, lock fastenings, electric wires, installations and fittings for the light and power and other fixtures and additions therein (if any) in good and Second

Party repair and clean condition and to replace or repair such part of the Demised Premises and the First Party's fixtures and fittings therein (fair wear and tear is accepted) which shall be broken or damaged due to malicious, negligent or careless acts or omission of the Second Party his servants, agents, workers, invitees or otherwise and further that if any damage is caused to the First Party or to any person whomsoever directly or indirectly through the said damaged condition of any part of the interior of the Demised Premises (including floorings, walls, ceilings, doors, windows and other First Party's fixtures) the Second Party shall be wholly responsible therefor and shall fully indemnify the First Party against all claims, demands, actions and legal proceedings whatsoever made upon the First Party by any person in respect thereof.

e. Signboard

The Second Party shall be entitled to affix signboard(s) or signages on the structure and/or fitting on the exterior walls of the Demised Premises to indicate its existence on the Demised Premises.

f. Obtain the First Party's Written Consent

- (i) Not to make or permit to be made any alteration or addition or partition to the Demised Premises or to the First Party's fixtures, fittings and decorations therein without having first obtained the written consent of the First Party therefore and upon the determination of the term hereby created, if so requested by the First Party, to restore the Demised Premises to its original state and condition at the own cost and expense of the Second Party.
- (ii) Not without prior consent of the First Party first having obtained to affix, paint or otherwise exhibit on the exterior of the Demised Premises or the windows thereof or any part thereof or any name plate, signboard, placard, poster or advertisement of any flagstaff or other thing whatsoever or use the outer wall of the Demised Premises for the purpose of any public announcement or to exhibit anywhere outside the Demised Premises any indication of business or otherwise except upon the written consent of the First Party.
- (iii) Not without prior consent of the First Party first having obtained nail, screw, drill, glue and paste any items or things on the wall. Any damages or loss relating to the wall the Second Party shall bear the cost of the damages, replacement or repair.
- (iv) Not to install or caused to be installed in the said Demised Premises any heavy equipment or electrical appliances consuming high voltage without the prior written consent of the First Party first had and obtained.

g. Inventory List

To be responsible for the repair and maintenance of all the items listed in the inventory list of the

Appendix A during the tenancy period.h. Compliance with Bye Laws

Not to do or permit or suffer to be done on the said Demised Premises any act or thing which shall or may be an annoyance or nuisance to be First Party or the occupiers of any adjoining premises or which shall be an infringement of any of the covenants contained in any agreement or agreements which are binding on the Demised Premises lord in respect of the said Demised Premises.

i. Notice serves by Authorities

To notify the First Party in writing of any notices served by any competent authority and with all due speed to comply with the terms of the said notice as are effective and to keep the First Party indemnified from and against all actions, costs, claims, demands and liability in respect thereof.

j. First Party Right of Entry

To permit the First Party and the First Party's servants, agents and workmen and with all necessary equipment and appliances at all reasonable time after prior notice to the Second Party to enter upon the Demised Premises and to view the condition thereof and to do such works and things as may be required for any repairs, alterations or to any other part or parts of the said building and forthwith to repair and amend in a proper and workman like manner any defect for which the Second Party is liable and of which written notice shall be given to the Second Party or left in the Demised Premises and to pay the costs of the First Party's quantity surveyor or otherwise in respect of the preparation of the notice.

k. Notice for Re-Letting

Not to assign, underlet, sublet or part with the actual or legal possession or the use of the Demised Premises for any term whatsoever without the prior consent in writing of the First Party first having obtained and in the event if an underlet or sublet is effected, the Second Party shall cause and procure that the term of period of such underlet or sublet shall determine or terminate upon the determination or termination of this Agreement failing which the Second Party shall be liable to the First Party for all loss and damages resulting from the holding over of the said premises by any the sub-Second Party.

I. Compliance of Law

- (i) Not to do or permit to be done on the Said Demised Premises anything which in the opinion of the First Party may constitute nuisance or anything which will or may infringe any if the laws, by-laws or regulations made by the Government, the Local Authority or any other Competent Authority affecting the Said Demised Premises.
- (ii) The Second Party shall not bring or store or permit or suffer to be brought or stored in the Demised Premises or any part of the building's arms ammunition or unlawful goods, gunpowder, sulphate or any goods which are of noxious or dangerous.
- (iii) At all times during the term hereby created to comply with all such requirements as may be imposed on the Second Party by any ordinance or Act of Parliament now or hereafter in force and any orders, rules, regulations, requirements and notices thereunder.
- (iv) At the Second Party's own expense and responsibility to comply with the requirement of any Government or Local Authority under the provisions of any Act or any regulations or by-laws of the Local Authorities or of any written law which may be force at any time during the term hereby granted insofar as such requirements related to the Second Party.

m. Insurance Policy

Not to do or permit or suffer to be done anything whereby the policy or policies of insurance on the Demised Premises against damage by fire may become void or voidable or whereby the premiums thereon may be increased provided always that such damage is due to the Second Party negligence and to make good all damage suffered by the First Party and to repay to the First Party on demand all sums paid by them by way of increased premium and all expenses incurred by the First Party in or about any 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 First Party.

n. Second Party to Indemnify Demised Premises

To indemnify and keep indemnified the First Party against any summonses actions proceedings claims demands costs damages or expenses which may be levied brought or made against the First Party or which the First Party may pay sustain or incur by any reason directly as a result of any act or omission of the Second Party or use of the Said Demised Premises.

o. Application for Permission of User

The Second Party shall be responsible for obtaining the proper consent registration or license for the Said Demised Premises and indemnify the Demised Premises against any claim loss or liability arising from the breach of this clause.

p. Surrender of Expiration Termination

(i) To yield up the Demised Premises at the expiration or sooner determination of the tenancy hereby good clean and proper state of Second Party condition and repair together with all keys, lock and fastening and to reinstate the fixtures, fittings, and decorations thereto (if any or other that the Second Party's fixtures) in the Demised Premises to its original state and condition at the Second Party own costs and expense.

(ii) That at any time during the two (2) calendar months immediately preceding the expiration or early termination of this Tenancy as herein provided the Second Party shall permit the First Party or his agents to affix and retain without interference upon any part of the Demised Premises a notice for the re-letting of the Demised Premises and shall permit intending Second Party(s) and other with authority from the First Party or his agents at all reasonable times of the day to enter view the Demised Premises.

q. Make Good of Damage

Upon the expiration or termination of the said Term, Second Party shall remove all fixtures and effects belonging to the Second Party and to restore the Demised Premises to its original state and good condition failing which the First Party may remove such fixtures and effects and restore the Demised Premises as aforesaid and the costs of such removal and restoration shall be a debt due from the Second Party to the First Party and the Second Party shall be deemed to continue in occupation of the Demised Premises until such removal and restoration has been completed and shall be liable to pay rent for such period.

3. THE FIRST PARTY HEREBY COVENANTS WITH THE SECOND PARTY as follows: -

a. Quit Rent & Assessment

To pay the quit rent, rates, assessment, and the maintenance fee imposed on and payable in respect of the Demised Premises.

b. Maintain the Main Structure

To maintain and keep the main structure including the walls, floors and roofs of the Demised Premises in good and Second Party repair and condition throughout the term hereby created PROVIDED ALWAYS THAT where repair under this covenant becomes necessary by reason of the negligence or willful default of the Second Party then the Second Party shall carry out such repair at its own costs and expenses.

c. Quiet Enjoyment

To permit the Second Party if he punctually pays the rent hereby reserved and other charges and observes the stipulations on his part herein contained to peacefully enjoy the Demised Premises without any interruption or disturbance by the First Party or those lawfully claiming title under or in trust for them.

d. Fire Insurance by Management Building

In the event that the building is covered by fire insurance, the First Party shall at all times throughout the tenancy to insure and keep insured the Demised Premises but excluding the Second Party's fixtures fittings and chattels from loss or damage by fire and to pay all premiums necessary for that purpose.

e. Inventory List

To provide prior to commencement of term all the items listed in the inventory list of the **Appendix A** and to ensure that they are in good proper and Second Party working order and condition and to pay the cost of any major repairs which are not caused by mishandling and negligence of the Second Party.

4. PROVIDED ALWAYS AND IT IS HEREBY AGREED BETWEEN THE PARTIES HERETO

as follows: -

a) To Pay Rent

The Second Party shall pay the monthly rental to the First Party within fifth (5) days of each month. If the rental hereby reserved or any part thereof shall at any time be unpaid for fifth (5) days after the same shall have become due (whether formally demanded for or not) or any covenant on the Second Party's part herein contained shall not be performed or observed or if the Second Party shall have a receiving order made against him or shall have made any assignment for the benefit of his creditors or enter into any agreement or made any arrangement with his creditors by composition or otherwise or

suffered any distress or attachment or execution to be levied against his good or if the Second Party for the time being shall be a company and shall go into liquidation whether compulsory or otherwise except for the purpose of reconstruction or amalgamation then and in any such case it shall be lawful for the First Party at any time thereafter to re-enter upon the Demised Premises or any part thereof in the name of the whole and thereupon the tenancy shall absolutely determine but without prejudice to the right of action of the First Party in respect of any antecedent breach of the conditions on the part of the Second Party herein contained.

b) Damage By Fire

If the Demised Premises or any part thereof shall be destroyed or damaged by fire (except where such fire has been caused by the fault or negligence of the Second Party) so as to be unfit for human habitation or use, then the rent hereby covenanted to be paid or a fair proportion thereof according to the nature and extent of the damage sustained shall be suspended until the Demised Premises shall again be rendered fit for habitation and use and provided always that nothing in this clause shall render it obligatory on the First Party to restore, reinstate or rebuild the Demised Premises or any part thereof if the First Party in his absolute discretion does not desire to do so in which event the First Party shall be entitled to terminate this tenancy by giving two (2) month notice in writing to the Second Party and upon expiration of the said notice neither party shall have any claim against the other save and except in respect of any antecedent breach.

c) Frustration Beyond First Party Control

Subject to Clause 4(b) hereof, in the event of frustration whether due to by act of God, war or acquisition of the said Demised Premises by governmental action (s) beyond the control of the Demised Premises lord then this Agreement shall automatically become terminated and be of no further effect and in such case neither party hereto shall have any claim against the other but without prejudice to the right of the First Party in respect of any antecedent breach (es) of any covenants(s) or condition (s) herein contained.

d) Termination Clause

Either party shall not terminate this Agreement during first three (3) years term of tenancy period.

In the event that the First Party terminate this Agreement before three (3) years term of tenancy period end, the First Party shall refund all monies paid by the Second Party toward the security deposit and shall be liable to pay the Second Party an amount equivalent to the security deposit liquidated damages, not by way of penalty.

In the event that the Second Party terminates this Agreement before three (3) years tenancy period ends, the First Party is entitled to forfeit the security deposit as liquidated damages, not by way of penalty.

- e) The parties hereby covenant and agree that in the event the First Party sells and /or assigns the said Demised Premises, the First Party shall subject such sale and/or assignment strictly to the tenancy herein and to the terms and conditions of this agreement and the tenancy herein shall not be terminated by reason of such sale/ or assignment.

f) Notice

Any notice under this Agreement or this Tenancy shall be in writing. Any such notice shall be sufficiently served on the Second Party if left addressed to the Second Party at the said Demised Premises or if forwarded to the Second Party by registered post at its last known address and shall be sufficiently served on the First Party at the above-mentioned address by registered post. A notice by registered post shall be deemed to be given at the address to which it is sent.

- g) Any waiver by either party of a breach of any terms or conditions of this Agreement shall not constitute a waiver of any subsequent breach of the same terms or conditions of this Agreement.

5. COST

The cost of this Agreement, including the preparation and stamping hereof, shall be borne and paid by the Second Party.

6. SUCCESSORS BOUND

This Agreement is binding upon the permitted assigns and successors-in-title of the parties hereto.

7. TIME OF THE ESSENCE

Time wherever mentioned herein shall be of the essence.

8. VARIATION

No variation or modification of any of the terms of this Agreement shall be valid unless in writing and signed or on behalf of the parties hereto.

9. SPECIAL CONDITIONS

It is expressly agreed between the parties hereto that the terms and conditions as stated in the Second Schedule hereto shall form part of this agreement and shall have equal legal binding effect as if it is set out herein and in the event of any inconsistency (ies) with any terms and conditions herein contained, such terms and conditions as stated in the Second Schedule hereto shall prevail.

10. MISCELLANEOUS

- a) The headings of the clauses are inserted for convenience only and to not affect the construction of this Agreement.
- b) The termination of this Agreement for whatever reason shall not terminate any provision which is expressly or by implication provided to come into or continue in force after such termination and shall be without prejudice to the accrued rights and liabilities and other remedies of both the parties hereto.
- c) If any clause or paragraph of this Agreement is held invalid or is otherwise unenforceable the remainder of this Agreement shall not thereby be invalidated.

11. INTERPRETATION

In this Agreement unless there is something in the subject or context inconsistent with such construction or unless it is otherwise expressly provided: -

- i. Words importing the masculine gender include the feminine gender and neuter gender.
- ii. Words applicable to human beings include any body of persons corporate or unincorporated.
- iii. Words in the singular include the plural and vice versa; and
- iv. The expression "the First Party" includes his personal representative administrators and the expression "the Second Party" includes its successors and permitted assigns and where two or more persons are included in any of the aforesaid expressions this Agreement binds such persons jointly and severally.

The remainder of this page is intentionally left blank

IN WITNESS WHEREOF the parties here of have hereunto set their respective hands/seal the day and year first above written.

The First Party

The execution of this Agreement by the
the First Party,
NURRULASSYIKIN BINTI RAMLE
NRIC: 860630-02-5772
was duly affected
in a manner authorized by its
Constitution under the seal of the
Vendor who said seal was hereunto
affixed in the presence of: -



Name of Witness:
NRIC No.:

The Second Party

The execution of this Agreement by the
the Second Party,
SAMTECH DEFENCE SOLUTIONS SDN. BHD.
CO. REG. NO: 202401039055 (1584902-X)
was duly affected
in a manner authorized by its
Constitution under the seal of the
Vendor who said seal was hereunto
affixed in the presence of: -

[illegible]

Name of Witness: Muhammad Afiq Ruzaini Bin Mohd Suhaimi
NRIC No.: 970720-05-5059

Name: Mohd Suhaimi Bin Sumar

Name: Mohd Suhaimi Bin Sumar
NRIC No.: 710116-05-5465
Managing Director

FIRST SCHEDULE

Section	Nature	Particulars
1	The First Party	NURRULLASSYIKIN BINTI RAMLE NRIC: 860630-02-5772 No. 5, Jalan 3/10, Seksyen 3, Bangi Perdana, 43650 Bandar Baru Bangi, Selangor Tel: 010-225 3986 Email: heavensyikin86@gmail.com The Second Party shall deposit the monthly rental for the said Premises into the First Party's designated bank account on/or before the Fifth (5th) day of each month throughout the said term commencing from the date of this Agreement and shall send by way of WhatsApp and/or email the bank deposit slip to the First Party. For the purposes stated herein, the details of the First Party's designated bank account, contact number and email address are as follows: - Payee: NURRULLASSYIKIN BINTI RAMLE Bank : MAYBANK Account No. : 152031521613
2	The Second Party	SAMTECH DEFENCE SOLUTIONS SDN. BHD. CO. REG. NO: 202401039055 (1584902-X) No. 29, Jalan 3/17, Seksyen 3, 43650 Bandar Baru Bangi, Selangor PIC: Mej. (B) MOHD SUHAIMI BIN SUMAR Tel: 012-738 7230 Email: suhaimisumar@samtechdefence.com
3	The Said Demised Premises	One Office Unit with the address of 4-01, 4TH FLOOR, PLAZA BANGI PERDANA, JALAN GERBANG WAWASAN 1, SEKSYEN 15, 43650 BANDAR BARU BANGI, SELANGOR

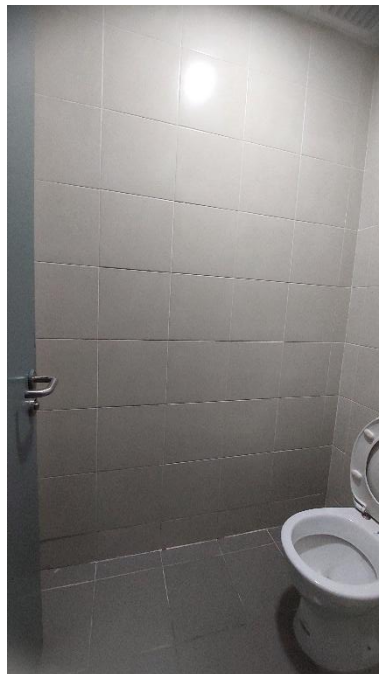
4	The Term	Two (2) years
5	The Commencement Date	10th January 2026
6	The Expiry Date	9th January 2028
7	The Rental	RM2,400.00 (Ringgit Malaysia: Two Thousand Four Hundred Only)
8	The Date of First Rental Payment	10th January 2026
9	The Security Deposit	RM4,800.00 (Ringgit Malaysia: Four Thousand Eight Hundred Only)
10	Renovation Deposit	RM2,000.00 (Ringgit Malaysia: Two Thousand Only)
11	The Utilities Deposit	RM1,200.00 (Ringgit Malaysia: One Thousand Two Hundred Only)
12	Permitted Lawful Business/Purpose	Management and Administration Office
13	The Extended Term	Two (2) years with 10% Rental Rate Increment or Market Rental Value whichever lower or upon mutually agreed on prior discussions

APPENDIX A: Inventory List

No	Item	Qty	Remark
1	Office Space		
	Workstations	4 unit	
	Workstation chairs	4 unit	
	Black Table with 2 chairs	1 set	
	Drawers	5 unit	
	Meeting Table with 6 chairs	1 set	
	2-hp Ceiling Air-condition	2 set	
	Auto-Lock Door	1 set	
	Sink	1 unit	
2	Bathroom		
	Shower	1 unit	
	Water Knob	1 unit	
3	Toilet		
	Seating-style Toilet Set	1 set	

FURNITURE AND FITTINGS LIST

(photos attached)











Tenancy Agreement



Tenancy Agreement




COMPANIES ACT 2016
(ACT 777)

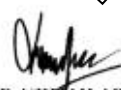
CERTIFICATE OF INCORPORATION
OF PRIVATE COMPANY

This is to certify that

SAMTECH DEFENCE SOLUTIONS SDN. BHD.
202401039055 (1584902-X)

is, on and from the 18th day of September 2024, incorporated under the Companies Act 2016, and that the company is a company limited by shares and that the company is a private company

Dated at **KUALA LUMPUR** this 18th day of September 2024.


DATUK NOR AZIMAH ABDUL AZIZ
 REGISTRAR



UserID: asasadv

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 MENARA SINGSENTRAL, NO. 7, JALAN SENTRAL 5, KUALA LUMPUR SENTRAL, 50922 KUALA LUMPUR.
 Tel: 60-7721 4000 Fax: 60-7721 4003

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Tenancy Agreement