



Private & Confidential

Date : 01 SEPTEMBER 2024

Lee Lu Hwei
No. 47,
Jalan Bayu 3/8,
Taman Nusa Bayu,
79250, Nusa Jaya, Iskandar Puteri, Johor.

Dear Mr. Lee Lu Hwei,

Letter Of Appointment For The Position Of Sales Advisor

We refer to the above and hereby pleasure to inform that our company is please to offer you the above-mentioned post with the following term and conditions.

1. Position : You will be designated as **Sales Advisor**
2. Date Of Commencement : 01 September 2024
3. Probation : You will be required to serve a probationary period of (3) months from the date of your commencement of service. Following completion of the probationary period, you shall be advised in writing by the company whether you have been confirmed for regular employment.
4. Salary : Your salary will be RM1500 per month.
5. Annual Leave And Public Holiday : You will be entitled for 10 days annual leave as in accordance with the company's prevailing policy. The annual leave entitlement changes depending on the number of years of service rendered to the company. As the company observes all the gazette public holiday by the government, you are also similarly entitled for the stipulated public holidays.

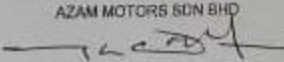
6. Working Hours : **Monday To Fridays** **Saturdays & Sunday**
8am to 7pm According to showroom duty
- Lunch Hour** : One (1) hour
- Public Holiday**
According to company's circular

7. Notice Of Termination : During your probationary period EITHER party may serve the other one (1) day's Notice Of Termination without having to give any reason to either party concerned. After confirmation One (1) month's notice shall be required by either party or in lieu of notice of One (1) month's salary.

If you agree to the above Term and Conditions, kindly sign the duplicate copy of this letter and return same to us.

Your Faithfully,

AZAM MOTORS SDN BHD


Mr Ong Teck Cheng
(Sales Manager)

I hereby agree with the above term and conditions and accept the offer.


Name : Lee Lu Hwei
IC no : 850106-99-5168
Sales Advisor

CC: Mr. Lim Tien Song, General Sales Manager
Azam Motors Sdn. Bhd. 19840103238 (115757-0)
Lot 103394, Jalan Permas 7 (Off Jalan Permas Utara),
Bandar Baru Permas Jaya, 81750 Masai Johor.
Tel: 07-387 1188 Fax: 07-386 0692
Email: sales@azammotors.com.my

DATED THIS

DAY OF

BETWEEN

UEM LAND BERHAD

(Reg. No: 198201011169) (90894-P)

AND

AZAM MOTORS SDN. BHD.

(Reg. No: 198401003238) (115757-D)

TENANCY AGREEMENT
(ANJUNG NEIGHBOURHOOD CENTRE)

Lot No. R6, R7 & R8, Ground Floor
Anjung Neighbourhood Centre
Persiaran Ledang Heights
79250 Iskandar Puteri, Johor

IN WITNESS whereof the parties hereto have hereunto set their respective hands and seals the day and year first above written.

Signed by)
for and on behalf of the Landlord)
UEM LAND BERHAD)
Registration No: 198201011169 (90894-P) in)
the presence of:)

.....
Name:

Signature of Witness :
Name of Witness :

Signed by)
for and on behalf of the Tenant)
AZAM MOTORS SDN. BHD.)
Registration No: 198401003238 (115757-D) in)
the presence of:)

Director



.....
Name: TEE SIONG GUAN

Signature of Witness :
Name of Witness :

LIEW BEN SONG



← company chop

Schedule 1 Particulars

Sections	Item	Particulars
1.	Date, month and year of this Tenancy Agreement	The day of 20
2.	Particulars of Tenant	Name : AZAM MOTORS SDN. BHD. (REG. NO. 198401003238) (115757-D) Registered Office : No. 55-A, Jalan Perang Taman Pelangi 80400 Johor Bahru Johor Principal Place of Business : Lot 103394 (Ptd 147001) Jalan Permas 7(Off Jalan Permas Utara) 81750 Masai Johor Tel No : 012-707 0855 Fax No : NIL E-mail : tee@azammotors.com.my Attn : Mr. Tee Siong Guan (Director)
3.	Description of Demised Premises	A retail lot provisionally known as Lot No. R6, R7 & R8 is rented on an "as is where is" basis with a main area measuring in area of approximately 4,391.00 square feet delineated in red on the Floor Plan annexed to the Tenancy Agreement as Schedule 3 thereto which said retail lot is to be located on Level no. Ground Floor within the retail centre known as " Anjung " at the project known as " Anjung Neighbourhood Centre ".
4.	Fixed Term	One (1) term of two (2) years from and including the Tenancy Commencement Date, namely from 1 December 2024 until 30 November 2026 .
5.	Tenancy Commencement Date	1 December 2024 Notwithstanding anything to the contrary herein contained, this date shall be subject to changes at the absolute discretion of the Landlord.
6.	Business Commencement Date	1 December 2024 or upon the completion of Fit-Out works, whichever is earlier. For the avoidance of doubt, completion of Fit-Out works means the date the approval to commence business form is issued by the Landlord. Notwithstanding anything to the contrary herein contained, this date shall be subject to changes at the absolute discretion of the Landlord.

Tenant	Landlord
	