

Our Ref: ULB/ANC/R10A-2/GF/TA/tna/052

3 November 2023

ASIANAZZ SDN. BHD.

Unit 02-02, Level 2, CIMB Leadership Academy
No. 3, Jalan Medini Utara 1, Medini Iskandar
79200 Iskandar Puteri
Johor

By Email / Courier

Attention: Mr. Muhammad Zahier Zakwan

Dear Sir,

EXECUTION OF TENANCY AGREEMENT

Demised Premises : Lot No. R10A-2, Ground Floor, Anjung Neighbourhood Centre
Landlord : UEM Land Berhad (Registration No. 198201011169) (90894-P)
Tenant : Asianazz Sdn. Bhd. (Registration No. 202301035202) (1529125-W)
Trade Name : Selebirti Café

Reference is made to the above matter and your acceptance to our Letter of Offer dated 19 October 2023.

We are pleased to enclose herewith **two (2)** sets of the Tenancy Agreement for your kind execution. Please **initial on all the pages and sign on the execution page**. Kindly return both sets of the duly executed Tenancy Agreement on or before **17 November 2023** in order for us to proceed accordingly.

Please take note that the Stamping Fee is estimated at **RM386.00** subject to Notis Taksiran to be issued by Lembaga Hasil Dalam Negeri (LHDN). Upon receipt of Notis Taksiran, we will notify you to pay the stamping fee online through LHDN Stamps Website, i.e. <https://stamps.hasil.gov.my> and quote Nombor Adjudikasi as payment reference and do extend a copy of the payment proof in order for us to proceed with the necessary.

Kindly acknowledge receipt by signing and returning the duplicate copy of this letter.

Please contact our Ms Tinagarani Alagi (Tina) at 03-2718 7637 or 017-712 2032 should you require further clarification.

Thank you.

Yours sincerely
For and on behalf of
UEM LAND BERHAD



Nooizah Safi'ei
Authorised Signatory

We, hereby acknowledge receipt of
the above documents



Name : *Zahier Zakwan*
Date : *05/11/23*
Co. Rubber Stamp :

