



YIHAI NATURAL FOOD MANUFACTURING SDN. BHD.

(1337820-W)

BLOCK C, PLO 81, JALAN CYBER 5, KAWASAN PERINDUSTRIAN,
SENAI III, 81400 SENAI, JOHOR, MALAYSIA.

Email: yihainatural@yihchina.com TEL: 07-5955006

Dear Sir/Madam,

I am writing to officially declare that Mr Low Wee How (781010-01-5041) is our employee.

If you have any question in the interim, please feel free to get in touch with us at yihainatural@yihchina.com

Thank you

Sincerely,

YENNIE MAI

ADMIN & HR EXECUTIVE

SENAI CENTREPOINT SDN BHD

(941503-X)

28-01, Jalan Terminal 5,
81400 Senai,

Johor Darul Takzim, Malaysia.

Email: a1senaicentrepoint@gmail.com

颐海天然食品制造有限公司
Yihai Natural Food Manufacturing Sdn Bhd



刘伟浩
Low Wee How

厂长
Factory Manager

Mobile : +6016 355 0550

E-mail : liuw@yihchina.com

Address : Block C, Plo 81, Jalan Cyber 5,
Kawasan Perindustrian Senai III, 81400 Senai, Johor, Malaysia.

颐海国际食品



海底捞调味料

厨手小厨

For Netvo Parking (M) Sdn Bhd Only



SENAI CENTREPOINT SDN BHD

(941503-X)

28-01, Jalan Terminal 5,

81400 Senai,

Johor Darul Takzim, Malaysia.

Email: a1senaicentrepoint@gmail.com

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81.

DATED THIS (日期): 01 MAR 2024

BETWEEN (之间)

SENAI CENTREPOINT SDN.BHD.

... LANDLORD (业主)

AND (和)

YIHAI NATURAL FOOD MANUFACTURING SDN BHD
颐海天然食品制造有限公司

... TENANT (租户)

TENANCY AGREEMENT
(租赁协议)



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.* **L01E4FB60BXJ001**
Jenis Surat Cara *Type Of Instrument* **PERJANJIAN SEWA**
Tarikh Surat Cara *Date Of Instrument* **01/03/2024**
Balasan *Consideration* **RM 0.00**
Maklumat Pihak Pertama / Penjual / Pemberi *First Party / Vendor / Transferor / Assignor*
SENAI CENTREPOINT SDN BHD, (941503X)
Maklumat Pihak Kedua / Pembeli / Penerima *Second Party / Purchaser / Transferee / Assignee*
YIHAI NATURAL FOOD MANUFACTURING SDN BHD, (1337820W)
Butiran Harta / Suratcara *Property / Instrument Description*
NO 12-01 JALAN TERMINAL 1,, SENAI, 81400, JOHOR



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>	J0013A240104382
Tarikh Penyeteman <i>Date of Stamping</i>	04/03/2024
Duti Setem Dikenakan <i>Amount of Stamp Duty</i>	RM 149.00
Penalti <i>Penalty</i>	RM 0.00
Pelarasan <i>Adjustment</i>	RM 0.00
Jumlah Dibayar <i>Total Amount Paid</i>	RM 149.00
Indorsemen <i>Indorsement (Akta Setem 1949)</i>	Seksyen 37




Pemungut Duti Setem

No. Kelulusan Perbendaharaan *Treasury Approval No.* : KK/BSKK/10/600-2/1/2(60)Tarikh Cetak *Printed Date* : 04/03/2024 12:33:56

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 ---

An Agreement Of Tenancy made the day and year stated in Section 1 of the Schedule hereto between the first party whose name and particulars are stated in Section 2 of the Schedule hereto (hereinafter called "the Landlord") of the one part and the second party whose name and particulars are stated in Section 3 of the Schedule hereto (hereinafter called "the Tenant") of the other part.

第一方与第二方之间订立了本附表第 1 节中所述的日期和年份的第一方，其名称详细信息在本附表的第 2 节中（以下称为“业主”）之间其名称和详细信息在另一部分的附表第 3 节（以下称为“租户”）中说明。

Whereas the Landlord is letting the premises described in Section 4 of the Schedule hereto (hereinafter referred to as "the said Premises") in his capacity as described in Section 5 of the Schedule hereto.

鉴于业主正按照本附表第 5 条所述的身份出租本附表第 4 条所述的房屋（以下称“上述房舍，所述处所”）。

Whereby it is agreed subject to the accompanying General and Special Conditions, the Landlord lets and the Tenant takes the said premises for a term stated in Section 6 of the Schedule hereto commencing on/deemed to have commenced on the date stated in Section 7 of the Schedule hereto at the monthly rent stated in Section 8 of the Schedule hereto payable on or before the day stated in Section 9 of the Schedule hereto of every month in advance.

据此，在遵守随附的一般和特殊条件的前提下，业主出租且租户租用上述房舍的期限为附表第 6 节规定的期限，自/视为自该房协第 7 节规定的日期开始。附表以本附表第 8 条所述的月租，在每月本附表第 9 条所述的日期或之前支付。

GENERAL CONDITIONS 概括条件

I. The Tenant hereby agreed and covenants with the Landlord as follows:-

租户在此与业主达成如下协议和约定:-

1. To deposit with the Landlord, the sum stated in Section 10 of the Schedule hereto as and by way of deposit of security for the due performance and observance by the Tenant of all and singular the several covenants on the part of the Tenant herein contained. The said sum shall not be deemed to be payment for rent in advance nor shall it be treated or used by the Tenant as payment for rent due under this Agreement without prior consent of the Landlord and shall be renewed by the Landlord until the expiration of the term hereby created but the said sum or any part thereof may be applied in or towards payment of fees charges outstanding or for making good any breach of this Agreement on the part of the Tenant BUT SUBJECT as aforesaid shall be refunded to the Tenant upon the expiration of the term hereby created.

Landlord : 

Tenant : 

1. 向业主交存本附表第 10 节中规定的款项，并作为保证金。未经业主事先同意，上述款项不应被视为预付租金，也不得由租户将其视为根据本协议应支付的房租付款，并应由业主续签，直至租约期满为止。特此创建此条款，但上述款项或其任何部分可用于支付未付的费用，或用于弥补租户但因上述情况而违反本协议的任何费用，在期满时退还给租户。
2. **To pay the monthly rent at the times and in the manner aforesaid.**
按上述时间和方式支付月租金。
3. **To apply at his own expense and to pay for the water, gas power and light and the telephone and all other public utilities supplied to the said premises and any Government taxes thereon.**
自费申请并支付向上述处所供应的水，煤气，电和电话以及所有其他公用事业的公用事业费用，以及政府对该处所征收的任何税款。
4. **Not to make any structural alterations in or additions to the said premises without the prior written consent of the Landlord.**
未经业主事先书面同意，不得对上述处所进行任何结构性改造或增建。
5. **Not to do or permit to be done on the said premises anything which will or may infringe any of the by-laws, laws or regulations in force or which may be or become a nuisance or annoyance or inconvenience to the Landlord or to the tenants or occupiers of the adjacent or neighboring buildings or properties.**
不得在上述处所内进行或允许进行任何可能会或可能会违反任何现行细则，法律或法规的行为，或可能会对业主或相邻任何事物或邻近建筑物或物业的租户或占用人所造成的滋扰或烦扰。
6. **Not to store or bring upon the said premises any articles of a specially combustible inflammable explosive or dangerous nature and not to do or suffer anything to be done by reason whereof the present or any future policy of insurance against fire on the said premises may be rendered void or voidable or whereby the rate of premium thereon may be increased and to repay the Landlord all sums paid by way of increased premium occasioned by the permitted user by the Tenant of any gas or electrical machinery or other appliances in the Tenant's business.**
不得在上述处所内存放或携带任何特别易燃易爆或危险性质的物品，并且不得由于当前或将来在该处所内的任何可能影响火灾保险政策而导致保单变得无效或作废，或由此而增加的保费，并支付所有额外保费于业主。
7. **To keep the said premises and all the Landlord's installations therein in good and tenantable repair and proper working order, fair wear and tear expected.**
明确规定您在租赁协议中的维修和维护责任。您有责任保持处所处于可租赁状态，并支付因滥用或疏忽造成的任何损坏。

Landlord :



Tenant :



8. To keep the said premises clean and to be responsible for the locking and securing of the windows, doors and gates of the said premises.

时刻保持处所清洁，并负责锁好处所的窗户，门和大门。

9. To maintain and service all the air-conditioning units and all the other electrical appliances (if any) within the Demised Premises as and when necessary during the Term of Tenancy at the Tenant's own costs. Provided always nothing herein shall make it incumbent on the Tenant to compensate for any major replacement or extensive repairs to the air-conditioning units and all the other electrical appliances (if any) save and except where replacement or repairs are caused by the negligence of or misuse by the Tenant, its servants and/or agents or through lack of maintenance.

在租赁期限内，必要时定期维修处所中的所有空调和其他家用电器（如果有），并由租户自费。任何情况下，租户都有责任对空调和其他家用电器的任何更换或维修进行赔偿，在任何租户误用或滥用的情况下 一概维修或更换皆由租户负责。

10. Not fell any trees, plants or shrubs and to maintain the gardens and pleasure grounds, if any, in good order and ornamental condition and to use them only as such.

不得砍伐任何树木，植物或灌木，并保持花园和游乐园（如果有）处于良好的秩序和观赏状态，并且只能照此使用。

11. To use the surrounding area and environs in a proper manner and to keep clear at all times the driveway and entrance to the said premises and all passageways leading thereto.

以适当的方式使用周围区域和周围环境，并始终保持车道和通往所述处所的入口以及通向该处所的所有通道的畅通。

12. Not to assign or part with the possession of or share the occupation or use of the said premises or any part thereof.

租户不得自行转让或转租上述房舍。

13. To use the said premises only for the purpose(s) stated in Section 11 of the Schedule hereto.

仅将本房屋用于本附表第 11 节所述目的。

14. At the Tenant's own expense and responsibility to comply with the requirements of any government or public or local authority under the provisions of any Act, Enactment or of any regulations or by-laws of the public and/or local authorities or of any written law which may be in force at any time during the term hereby granted in so far as such requirements relate to the Tenant.

根据任何法案，成文法则，公共和/或地方当局的任何法规或细则或任何书面形式的规定，租户自费并有责任遵守任何政府，公共或地方当局的要求特此在与租户有关的条件下，在特此授予的期限内随时生效的法律。

Landlord :



Tenant :



15. Not without the consent of the Landlord to affix or exhibit or erect or permit or suffer to be affixed or exhibited or erected on or upon any part of the external rails or fences thereof any placard or poster or other advertisement or boarding other than a signboard bearing the Tenant's name, his address, telephone number and the nature of this trade or business.

未经业主同意，不得在外部栏杆或围栏的任何部分上或上面贴上，展示或架设或允许或遭受贴上，展示或竖立的任何标语，海报或其他广告或木板，标有房客姓名，地址，电话号码以及该行业或业务性质的招牌。

16. To permit the Landlord and his agents, servants and other to enter the said premises by giving a 3-day notice for the purpose of viewing the state and condition thereof or for any other reasonable purpose and forthwith to make good at the Tenant's own expense within one (1) month any defects caused by the Tenant's occupation of the premises, found upon the said premises of which notice shall be given by or on behalf of the Landlord.

允许业主及其代理人，仆人或其他人需以三天通知或出于任何其他合理的理由下进入所述处所，以查看其状态和状况。任何由租户所造成的损坏和缺陷，在由业主或其代表人发出通知后一（1）个月内自费进行维修和维护。

17. To permit the Landlord with workmen and other to enter the said premises for the purpose of repairing altering or renewing any part of the said premises or the sewers drains or water-courses of the said premises where such is necessary and no compensation will be entertained by the Landlord in respect of any interruption of occupation or other loss or damaged whatsoever occasioned thereby.

允许业主与工人及他人进入所述处所，目的是修理或更新处所的任何部分，或在必要时对所述处所的下水道或水道进行维修工程时所造成的其他损失或损坏且无需赔偿。

18. During the last three (3) months of the Tenancy to permit the Landlord to affix upon the said premises a notice for re-letting and to permit persons with authority from the Landlord or his agent at reasonable times to view the said premises.

在租赁的最后三（3）个月内，允许业主在上述房舍上贴上重新出租的通知，并允许业主或其代理人在合理的时间授权有权限的人查看上述房屋。

19. Upon the determination of this tenancy to deliver up to the Landlord the said premises in such state of repair condition order and preservation as shall be in strict compliance with the Tenant's stipulations herein contained and with all locks keys and fastenings complete.

在确定毁约或停止租约后，租户应严格遵守规定将所有锁匙和房舍在完好的维修状态下归还给业主。

Landlord :



Tenant :



20. At the expiration or sooner determination of the term hereby created peaceably and quietly to yield up unto the Landlord the said premises and to remove there from all partitions additions and any other structures and fittings installed by the Tenant with the consent of the Landlord and all damage caused by such removal shall be made good by the Tenant to reasonable satisfaction of the Landlord PROVIDED that if the Landlord or the incoming Tenant has no objections to the same, the Tenant need not remove any such partitions additions and other structures and fittings.

在期限届满或更早确定后，特此和平的将房舍交还给业主，并移走所有隔断的增建物以及任何其他构筑物和装置，以使业主合理满意，前提是如果业主或新来的承租人不反对，则租户无需拆除任何此类隔板增建件以及其他结构和装置。

21. To insure and to keep insure the Tenant's own properties and properties under his possession and control from loss or damage by fire in some insurance office or with underwriters of repute and to pay all premiums relating to that purpose.

租户为自己的财产以及在其拥有和控制下的财产向某保险公司承保。以免于火灾造成的损失或损害，并为此目的支付所有保费。

22. To be wholly responsible for and to indemnify and keep the Landlord indemnified against all claims, demands, loss, damage, cost and/or expenses caused to any person or property whether directly or indirectly through the defective or damaged condition of any part of the Premises or any of the Tenant's fittings, fixtures or decorations whether interior or external or through the act default and/or neglect of the Tenant its servants agents licensees and/or invitees.

任何部分或全部，直接或间接的，无论是内部还是外部的，默认行为或疏忽行为而导致配件，固定装置或装饰品的损坏，损失的所有索偿，要求，成本和/或费用，租户全权负责。

II. The Landlord hereby agrees and covenants with the Tenant as follows :-

业主特此与租户达成如下协议和约定：

1. To insure and (unless the insurance so effected shall become void through or by reason of the fault of the Tenant) to keep insured the said premises from loss or damage by fire in some insurance office or with underwriters or repute and to pay all premiums necessary for that purpose.

确保（除非有效的保险因租户的过错或由于租户的过失而作废）使上述房屋在某些保险公司或承保人或声誉受损的情况下免于火灾造成的损失或破坏，并支付必需的保费。

Landlord : 

Tenant : 

2. On the Tenant paying the rent hereby reserved and performing and observing the stipulations herein mentioned the Tenant shall peaceably hold and enjoy the said premises during the term hereby created without any interruption or disturbance of or by the Landlord of any person or persons rightfully claiming through or under him.

在租户支付特此保留的租金并履行并遵守此处提到的规定后，租户应在特此创造的期限内和平地持有并享用上述房舍。

3. To pay all such assessments, taxes, quit rent as are or shall be rated charged assessed or levied in respect of the said premises and not expressly payable by the Tenant herein.

支付所有此类评估，税款，门牌税，或应被评定为就上述处所收取或分摊的费用。

4. Upon expiration of the Tenancy term, and upon confirmation from the Tenant of their intention not to renew the Tenancy, the Landlord shall fully refund to the Tenant the said deposit stated in Section 10, within seven (7) days from the date of Notice of Intention Not To Renew Tenancy given by the Tenant.

业主必须在租期届满以及租户确认没有意愿继续更新租赁的情况下，在收到租户的书信通知后。七（7）天以内把押金 / 保证金全款退给租户。

III. PROVIDED ALWAYS and it is hereby agreed as follows :-
据此达成以下协议:-

1. The Landlord shall upon written request being made by the Tenant three (3) months prior to the expiry of the term herein created grant the Tenant a further term as provided for in Section 12 of the Schedule hereto upon terms and conditions to be mutually agreed upon.

业主应在租户提出的租期届满前三（3）个月提出书面要求后，准予租户按照本协议的附表第 12 节的规定，按照互为条件的条款。

2. If the rent hereby reserved or any part thereof shall remain unpaid for seven (7) days after becoming due (although no formal or legal demand shall have been made therefore) or in the case of a breach or non-performance of any of the stipulations herein mentioned on the part of the Tenant contained or if the Tenant shall go into liquidation then in any such case this tenancy shall absolutely cease and determine and the deposit shall be forfeited by the Landlord but WITHOUT PREJUDICE to any right of action the Landlord may have against the Tenant in respect of the unpaid rent or any antecedent breach of the stipulations herein contained.

如果租金或其任何部分在到期后七（7）天仍未支付（尽管因此未提出任何正式或法律要求），或者在违反或未履行以下任何一项规定的情况下租户所指的此处的规定，或者如果租户要进行清算，则在任何这种情况下，其任何部分均属合法整个租约将完全终止并确定，业主将没收押金，但在不损害业主针对未付租金或任何先前违反此处规定的情况下可针对租户采取的任何诉讼权。

Landlord :



Tenant :



3. Unless otherwise specifically provided for in Section 13 of the Schedule hereto, the stamp duty and legal fees in respect of this Agreement shall be borne and paid by the Tenant.

除非本附表第 13 节中另有明确规定，否则本协议的印花税和律师费应由租户承担和支付。

4. If the said premises or any part thereof shall at any time during the term hereby created be destroyed or damaged by fire so as to be unfit for occupation and use for a period or more than one (1) calendar month and the policy or policies of insurance affected by the Landlord shall not have been vitiated or payment of the policy moneys refused in whole or in part in consequence of any act or default of the Tenant, the rent hereby reserved or a fair proportion thereof according to the nature and extent of the damage sustained shall be suspended until the said premises shall again be rendered fit for occupation and use subject to the Tenant having the option to determine the Tenancy by giving fourteen (14) days' notice in writing.

如果在此期间内上述房屋或其任何部分应在任何时候因火灾被毁坏或损坏，以使其不适合在超过一（1）个日历月内使用，则保单或根据租户的行为或违约，特此保留的租金或其公平比例的一部分，根据业主的行为或违约，业主所影响的保险单应不予废止或全部或部分拒付保险金所遭受的损坏应暂停使用，直到该处所再次适合居住和使用为止，但前提是租户可以选择通过书面通知十四（14）天来确定租期。

5. If through no default of the Tenant, the premises are disallowed for use in the manner as provided for in Section 11 of the Schedule hereto by the government, public or local authority, the Tenant shall be entitled to, by one (1) month's notice in writing to the Landlord, terminate this tenancy.

如果政府，公共或地方当局在租户没有违约的情况下，不允许以本附表第 11 节所规定的用途方式使用该房屋，则租户有权以（1）一个月的书面通知业主，终止此租约。

6. Should the Tenant determine the Tenancy hereby created at any time before the expiration of the term hereby created, the said deposit stated in Section 10 shall then be absolutely forfeited by the Landlord. If through no default of the Tenant, the Tenancy hereby created is terminated before the expiration of the term by reason of Clause 4 and Clause 5 above, the Landlord shall upon written notice from the Tenant, refund to the Tenant within seven (7) days, the said deposit stated in Section 10, as if the Tenancy has expired.

如果租户在期限届满之前终止相关租约或毁约，则第 10 条所述的押金/保证金将由业主完全没收。在租户没有违约的情况下，如果此租赁以第 III 部分第四条以及/或者第五条为理由提前终结，则业主必须在收到书信通知后，七（7）天以内把押金/保证金全款退给租户。

Landlord: _____



Tenant: _____



7. If the Tenancy hereby created is terminated before the expiration of the term through the default of the Landlord, or by any reason whatsoever attributed by the Landlord, the Landlord shall upon written notice from the Tenant, refund to the Tenant within seven (7) days the said deposit stated in Section 10, as if the Tenancy has expired, and to compensate the Tenant for their losses and damages. 如果此租赁在期限届满之前，因业主的原因被提前终止或毁约，则业主必须在收到书信通知后，七（7）天以内把押金/保证金全款退给租户，并且予租户所承担的所有损失做出合理的赔偿。

8. Any notice required to be given under this Agreement shall be in writing and any notice to the Landlord shall be deemed to be sufficiently served if addressed to the Landlord and left at or sent by registered post to the address herein stated and any notice to the Tenant shall be deemed to be sufficiently served if left at or sent by registered post to the Tenant at the address herein stated. Any notice sent by registered post shall be deemed to be given at the time when in due course of post it would be expected to be delivered to the address to which it is sent.

根据本协议要求任何通知均应采用书面形式，发给业主的任何通知如果是寄至由业主所指定的邮寄地址或以挂号邮寄的方式发送至此处所述的地址，将视为有效。

9. In this Agreement unless there be something in the subject matter or context inconsistent therewith words importing the singular number or the masculine gender only shall include the plural number of feminine gender and vice versa and words importing individual person shall also be deemed to included corporations and the expression "his" shall mean and include "her" "their" and "its".

在本协议中，除非在主题或上下文中与之相矛盾，否则输入单数或男性性别的词语应仅包括女性性别的复数，反之亦然，并且将输入个人的词语也视为包含法团“他的”一词的意思是并包括“她的”，“他们的”和“它的”。

10. This Agreement shall be binding upon the heirs, personal representatives, assigns and successors in title of the parties hereto.

本协议对当事人的继承人，个人代表，受让人和继承人具有约束力。

IV. IT IS HEREBY EXPRESSLY AGREED BY THE PARTIES HERETO THAT THE "SPECIAL CONDITIONS" annexed hereto (if any) SHALL FORM PART OF THIS AGREEMENT and that should there be an inconsistent or repugnant term or terms, the term or terms contained and inserted in the "SPECIAL CONDITIONS" herein referred shall prevail over the same contained in clauses I to III of the General Conditions.

双方特此明确同意，本协议所附的“特殊条件”（如有）应构成本协议的一部分，并且如有不一致的条款或字眼，“本文所指的“特殊条件”应优先于“一般条件”第 I 至 III 条中包含的相同条件。

Landlord :



Tenant :



IN WITNESS WHEREBY the parties hereto have hereunto set their hands the day and year first above stated.

在此向当事各方宣告，由上述日期和年份开始。

SIGNED BY THE LANDLORD

In the presence of :-

业主签名

SENAI CENTREPOINT SDN BHD

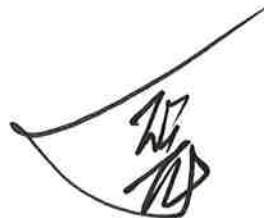
(941503-X)

28-01, Jalan Terminal 5,

81400 Senai,

Johor Darul Takzim, Malaysia.

Email: a1senaicentrepoin@gmail.com



SENAI CENTREPOINT SDN.BHD.

Company Registration No. : 941503-X

见证人:-

SIGNED BY THE TENANT

In the presence of :-

租户签名/

YIHAI NATURAL FOOD MANUFACTURING SDN. BHD.

(Company. No.: 1337820-W)

Block C, PLO 81, Jalan Cyber 5,

Kawasan Perindustrian Senai III,

81400 Senai, Johor, Malaysia.



YIHAI NATURAL FOOD MANUFACTURING SDN. BHD.

颐海天然食品制造有限公司

Company Registration No. : 1337820-W

见证人:-

4A
(Referred to in clause IV of the Agreement)
(在本协议第四节中提及)

1. The Tenant hereby irrevocably confirms that he shall pay his share of the electricity and water charges as stipulated above within seven (7) days from the date of receipt of the bills concerned from the Landlord or the relevant authority, for which the failure to do so shall be deemed to be a breach of this Agreement. The Landlord shall have the right to inspect the bills concerned to ensure the same have been paid up to date by the Tenant who shall also forward photocopy of the bills concerned so paid to the Landlord every month without demand or noticed.

租户在此应自收到业主或有关当局发出的有关票据之日起七（7）天内，按上述规定支付其应付的电费和水费。否则将被视为违反本协议。业主有权检查有关账单，以确保租户已及时付清账单，租户应该在无要求或通知下每月自行将此付清的相关账单影印本转发给业主。

Landlord :



Tenant :



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Section 章节部分		
1.	Date of Agreement 协议日期	01 MAR 2024
2.	Landlord 出租方 (业主)	SENAI CENTREPOINT SDN.BHD. (Co.Reg.No. 公司注册号 941503-X) Address: No.28-01, Jalan Terminal 5, 81400 Senai, Johor.
3.	Tenant 承租方 (租户)	YIHAI NATURAL FOOD MANUFACTURING SDN BHD 颐海天然食品制造有限公司 (Co. Reg. No.公司注册号 1337820-W) Address 地址: Block C, PLO 81, Jalan Cyber 5, Kawasan Perindustrian Senai III, 81400 Senai, Johor.
4.	The Said Premises 房舍/处所地址	Address 地址: No.12-01, Jalan Terminal 1, 81400 Senai, Johor.
5.	Landlord Capacity 业主权限	Registered owner. 法定注册者。
6.	Term 租期	One (1) Year 一 (1) 年
7.	Date Of Commencement 实行日期	1 st of March 2024 – 28 th of February 2025 (01/03/2024 – 28/2/2025) 2024 年 3 月 1 日 – 2025 年 2 月 28 日
8.	Monthly Rent 月租金	Only
9.	Time For Payment 租金支付日期	On 1 st OR before 7 th day of the month. 在每月的 1 号或 7 号之前
10.	Deposit 押金/保证金	<u>Security Deposit</u> (a) Deposit:
11.	Permitted Purpose(s) 用途	For Commercial Used Only 仅供商业用途。
12.	Renewal Rental 续约租金	To be capped on 10% from the latest rental rate or prevailing market rate, whichever is lower, and subject to the other terms and conditions as may be agreed by the parties. 上限为最新租金率或现行市场利率 (以较低者为准) 的 10%，并遵守双方可能同意的其他条款和条件。
13.	Fees And Disbursement 律师费 / 印花税	The stamp duty and legal fees in respect of this Agreement shall be borne and paid by the Tenant. 本协议的印花税和律师费应由租户承担和支付。

Landlord :



Tenant :



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