



SIJIL PEMILIKAN KENDERAAN

JABATAN PENGANGKUTAN JALAN

PHXAZJXD

No. Pendaftaran : JWK238
No. ID : 115757-D
Nama Pemunya Berdaftar : AZAM MOTORS SDN BHD
Alamat : NO 2 (LOT 103394) JALAN PERMAS 7 (OFF JALAN PERMAS UTARA)
81750 MASAI JOHOR
No. Chasis/No. Enjin : PRXNC81BMN1000126 / D4HEMH711128
Buatan>Nama Model : KIA / CARNIVAL 2.2D S8
Keupayaan Enjin : 2151
Bahan Bakar : DIESEL
Status Asal : PEMASANGAN TEMPATAN
Kelas Kegunaan : PSDN-JIP/VAN/BAS/KVN SYKT
Jenis Badan/Tahun Dibuat : WINDOW VAN / 2022
Tarikh Pendaftaran : 05/10/2023
B.D.M/B.G.K/BTM : -
Syarat Pendaftaran 1 : -
Syarat Pendaftaran 2 : -
Syarat Pendaftaran 3 : -

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
	