

Our Ref. : PNBC/TM/MP/S1.1/2024/F1(1)
Date : 7 May 2024

Exsim Development Sdn. Bhd.
D-35-01, Level 35 Exsim Tower
Millerz Square @ Old Klang Road
Megan Legasi
No. 357, Jalan Kelang Lama
58000 Kuala Lumpur

"SUBJECT TO CONTRACT"

Attn. : Mr. Yoong Yeh Yuan
Marketing & Sales Director

Dear Mr. Yoong Yeh Yuan,

MENARA PELANGI ("Said Property")
PROPOSED NEW TENANCY AT SUITE NO. 1.1 AND 1.3, LEVEL 1, MENARA PELANGI, NO. 2, JALAN KUNING, TAMAN PELANGI, 80400 JOHOR BAHRU, JOHOR FOR EXSIM DEVELOPMENT SDN. BHD.

We write in reference to the above matter and are hereby pleased to offer a tenancy at the Said Property subject to the salient terms and conditions as follows: -

1. Landlord : PNB COMMERCIAL SDN. BERHAD ("PNBC")
Lot 3.6, Level 3
PNB Perdana Commercial Centre
10, Jalan Binjai
50450 Kuala Lumpur
2. Tenant : EXSIM DEVELOPMENT SDN. BHD.
[Company No. 200901032054 (0875164-W)]
D-35-01, Level 35, Exsim Tower
Millerz Square @ Old Klang Road
Megan Legasi
No. 357, Jalan Kelang Lama
58000 Kuala Lumpur
3. The Demised Premises : Suite No. 1.1 & 1.3, Level 1 – approx. 7,682 sq. ft.
4. Permitted Use : The Demised Premises is to be used exclusively for Administrative Office and Property showroom only.
5. Tenancy Term : Three (3) years
6. Option to renew : After the expiry of the Tenancy, it may be renewed for a further three (3) years subject to terms and conditions to be mutually agreed upon.

The Tenant shall notify its intention to renew the Tenancy in writing to the Landlord three (3) months prior to the expiry of the Tenancy.
7. Monthly Rental : RM23,046.00 per month or RM3.00 per sq. ft. excluding all applicable taxes, payable in advance on or before 7th day of the month.

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| 8. | Deposits | : | <div style="text-align: right;">(RM)</div> <div style="display: flex; justify-content: flex-end;"> <div style="margin-right: 10px;"> (i) Three (3) months Rental Deposit
 (ii) Utilities Deposit
 (iii) Fit Out & Reinstatement Deposit
 (iv) Mailbox Deposit
 Total Deposits </div> <div style="text-align: right;"> : 69,138.00
 : 1,600.00
 : 10,000.00
 : <u>50.00</u>
 : <u>80,788.00</u> </div> </div> |
| | | | Note: The amount of Deposits shall be increased in accordance with the increase in Monthly Rental, where applicable. |
| 9. | Rental Review | : | Every term of the Tenancy at the prevailing Market Rental or 10% increment of the preceding rental rate whichever is higher. |
| 10. | Commencement Date | : | 2 June 2024. |
| 11. | Rent Free Period ("Fit Out") | : | Three (3) months. |
| 12. | Commencement of Rental Payment | : | 2 September 2024. |
| 13. | Business Hours | : | 8.30 a.m. to 5.30 p.m. (Monday - Friday), Saturday from 8.30 a.m. to 1.00 p.m. except for Sundays and all Federal and Johor State gazetted holidays or such extended hours as may be approved by the Landlord. |
| 14. | Utilities Charges | : | (a) All electricity, water, gas (if any), telecommunications and other utility charges incurred by the Tenant within the Demised Premises will be payable by the Tenant.

(b) Any increment of tariff of utility charges by the relevant authorities shall be borne by the Tenant. |
| 15. | Insurance | : | The Tenant is to take up Public Liability Insurance (inclusive of Workmen's Compensation) indemnifying both the Landlord or its appointed representative and Tenant in the sum of RM150,000.00 during the duration of the Tenancy Term.

The Tenant shall submit a copy of the insurance policy to the Landlord on annual basis, immediately after the subscription or renewal of the insurance policy as the case may be. |
| 16. | Stamp Duty and Processing Fee | : | The stamp duty and the processing fee of the Tenancy Agreement shall be borne by the Tenant, including penalties if any. |
| 17. | Other Terms and Conditions | : | (a) The Tenant shall be responsible to reinstate the Demised Premises to bare condition upon determination of the Tenancy but may be subject to mutual agreement between both parties. |

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- (b) The Tenant to bear all applicable value added, customs and excise and goods and service taxes and any other taxes, levies or charges whatsoever now and hereafter imposed or required to be paid (collectively "the applicable taxes") in relation to this Tenancy or in respect of any payment under this Tenancy (including without limitation to the Monthly Rental) and shall pay the applicable taxes in addition to all other sums payable by the Tenant under this Tenancy. If the Landlord has paid the applicable taxes or is required by law to collect and make payment in respect of the applicable taxes, the Tenant shall reimburse the Landlord for such payments within fourteen (14) days thereof.
- (c) Other terms and conditions shall be stipulated in the Tenancy Agreement.

18. Special Conditions : See attachment (if any)

Please note that these terms and conditions are not intended to be exhaustive, and the full and specific terms and conditions shall be as stated in our prescribed formal Tenancy Agreement.

If you are agreeable to the terms and conditions of this letter of offer, please confirm your acceptance thereof by signing the acceptance portion below and returning the duly executed duplicate to us within seven (7) days from the date of this letter with a cheque amounting to **RM106,338.00** payable to '**PNB COMMERCIAL SDN. BERHAD**' being payment for the following:

(i)	One (1) month Advance Rental	RM	23,046.00
(ii)	Three (3) months Rental Deposit	RM	69,138.00
(iii)	Utilities Deposit	RM	1,600.00
(iv)	Fit Out & Reinstatement Deposit	RM	10,000.00
(v)	Mailbox Deposit	RM	50.00
(vi)	Administration Fee	RM	300.00
(vii)	Estimated ad valorem stamp duty	RM	2,204.00
	AMOUNT PAYABLE	RM	106,338.00

Should you require further clarification, please do not hesitate to contact En. Shahrol Azman Abd Kahar or En. Ishraqi Shah Abu Bakar at 07-340 3000.

Thank you.

Yours faithfully,
PNB COMMERCIAL SDN. BERHAD


MOHD. AZMAN MOHAMED SHARIFF
Chief Operating Officer

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ACKNOWLEDGEMENT & ACCEPTANCE

I, Yoong Yeh Tuan being the authorized representative and signatory of
EXSIM DEVELOPMENT SDN. BHD. [COMPANY NO. 200901032054 (0875164-W)] hereby accept the terms
as stipulated in this letter.

Signature

: 

Designation

: Marketing & Sales Director

Date

: 31 - MAY - 2024

Company Stamp



SPECIAL CONDITIONS

(Refer to item no. 18)

1. Car Park

The Landlord hereby agrees to grant the Tenant season parking throughout the Tenancy Term in the following manner: -

Entitlement (as per area of the Demised Premises): -

- a. Eight (8) nos. of season parking pass cards at RM180.00 per card/month.

The Landlord has the right to revoke the entitlement of the season parking pass cards by giving thirty (30) days written notice to the Tenant and the Landlord shall be at liberty to revise the season car park charges from time to time.

Upon expiry of the Tenancy Term and in the event the Tenant elects the option to renew this Tenancy, the season parking pass cards shall be chargeable at the rate determined by the Landlord at its sole discretion.

2. Advertisement Space

Tenants are permitted to lease the advertising space at Plaza Pelangi and Menara Pelangi, upon space availability and subject to the terms and conditions as Attached. Throughout the tenancy, tenants are responsible for covering utility expenses and obtaining the advertisement license from Majlis Bandaraya Johor Bahru ("MBJB") throughout the lease term: -

No.	Type of Advertisement	Location	Rental Per Annum (Exclude MBJB Advertisement License)
1.	Wall Façade Advertisement Location: C2 (Plaza Pelangi) Material: Lightbox size: 7.50m x 4.00m		RM5,000.00
2.	Pylon Advertisement Location: Pylon Facing Jalan Kuning Material: Lightbox Sticker Size: 580mm (H) x 1,065mm (W)		RM500.00
3.	Outdoor Signage Location: Building Wall Panel (Menara Pelangi) Material: Lightbox Size: 2,360mm x 1,180mm		RM1,000.00
Total			RM6,500.00

3. Extended Usage of Common Area Lighting

RM0.80 per hour calculated after the Business Hours of the said Building to be paid upon receipt of the notice of charges from the Landlord or its representative. The rate shall be based on the prevailing rate charged by the Landlord or its appointed representative.

4. Extended Usage of Air-Conditioning Supply

The Tenant hereby agrees and acknowledges that the Landlord shall provide centralized air-conditioning system to the Tenant during the Business Hours from 8.30 am to 5.30 pm on Mondays to Fridays and from 8.30 am to 1.00 pm on Saturday (excluding public holidays).

RM80.00 per hour calculated after the Business Hours of the said Building to be paid upon receipt of the notice of charges from the Landlord. The rate shall be based on the prevailing rate charged by the Landlord.