ORIGINAL

DATED THIS DAY OF 15 MAY 2025 , 20

CERTIFIED TRUE COPY

NURIN ATHIRAH BINTI MOHD ALAM SHAH
Advocate & Solicitor
Johor Bahru, Johor
BC / N / 5493

BETWEEN

AMANAHRAYA TRUSTEES BERHAD
(Company No. (200701008892 (766894-T))
(as Trustee for and on behalf of Al-Salām Real Estate Investment Trust)

AND

LYDIA SKIN CARE CENTRE SDN BHD
(Company No. 201201023824 (1008314-V))

TENANCY AGREEMENT

Solicitor:-

Prepared by:

MESSRS SYED ALWI, NG & CO.
Advocates & Solicitors
Suite 22-03, Level 22
Johor Bahru City Square
106-108, Jalan Wong Ah Fook
80888 Ibrahim International
Business District (IIBD)
Tel: 607-2249128/ Fax: 607-2221373
Email: conv@sangib.com.my

[Ref: NS/NA/J85926/25/C/TA(KOMTAR)/wmd]

KERAJAAN MALAYSIA

IBU PEJABAT
LEMBAGA HASIL DALAM NEGERI MALAYSIA
MENARA HASIL
PERSIARAN RIMBA PERMAI
CYBER 8, 63000 CYBERJAYA
SELANGOR DARUL EHSAN

LHDN
MALAYSIA

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.*	L01G042601XJ001
Jenis Surat Cara *Type Of Instrument*	PERJANJIAN SEWA SURAT CARA UTAMA
Tarikh Surat Cara *Date Of Instrument*	15/05/2025
Balasan *Consideration*	RM 0.00

Maklumat Pihak Pertama / Penjual / Pemberi *First Party / Vendor / Transferor / Assignor*

AMANAHRAYA TRUSTEES BERHAD, (766894-T, 200701008892)

Maklumat Pihak Kedua / Pembeli / Penerima *Second Party / Purchaser / Transferee / Assignee*

LYDIA SKIN CARE CENTRE SDN BHD, (1008314-V, 201201023824)

Butiran Harta / Suratcara *Property / Instrument Description*

LOT NO. 109, FIRST FLOOR, KOMTAR JBCC, IBRAHIM INTERNATIONAL BUSINESS DISTRICT, JOHOR BAHRU, 80888, 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 *Stamp Certificate No.*	J0015A251047429
Tarikh Penyeteman *Date of Stamping*	19/05/2025
Duti Setem Dikenakan *Amount of Stamp Duty*	RM 2,778.00
Penalti *Penalty*	RM 0.00
Pelarasan *Adjustment*	RM 0.00
Jumlah Dibayar *Total Amount Paid*	RM 2,778.00
Indorsemen *Indorsement (Akta Setem 1949)*	Seksyen 37

LEMBAGA HASIL DALAM NEGERI
LHDN
MALAYSIA

Pemungut Duti Setem

No. Kelulusan Perbendaharaan *Treasury Approval No.* : KK/BSKK/10/600-2/1/2(60)

Tarikh Cetak *Printed Date* : ***21/05/2025 02:14:59***

Pengesahan kelulusan 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 ---