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.*	L01K7CA4E0XB016
Jenis Surat Cara *Type Of Instrument*	PERJANJIAN SEWA SURAT CARA UTAMA
Tarikh Surat Cara *Date Of Instrument*	23/10/2026
Balasan *Consideration*	RM 0.00

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

BANGI GATEWAY SDN. BHD., (916273M, 201001032348)

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

LIP LAB ENTERPRISE, (003897858-V, 202603266634)

Butiran Harta / Suratcara *Property / Instrument Description*

R1-8, FIRST FLOOR, BLOCK A, BANGI GATEWAY SHOPPING COMPLEX, PERSIARAN PEKELILING BANDAR BARU BANGI, 43650, SELANGOR

LHDN MALAYSIA

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.*	B1160A262566436
Tarikh Penyeteman *Date of Stamping*	26/10/2026
Duti Setem Dikenakan *Amount of Stamp Duty*	RM 96.00
Penalti *Penalty*	RM 0.00
Pelarasan *Adjustment*	RM 0.00
Jumlah Dibayar *Total Amount Paid*	RM 96.00
Indorsemen *Indorsement (Akta Setem 1949)*	Seksyen 37

LEMBAGA HASIL DALAM NEGERI MALAYSIA

Pemungut Duti Setem

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

Tarikh Cetak *Printed Date :* ***26/10/2026 10:51:56***

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
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--- tamat/end ---

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.* L01K7CA4E0XB016 (SALINAN 1/1)

Jenis Surat Cara *Type Of Instrument* PERJANJIAN SEWA
SURAT CARA UTAMA

Tarikh Surat Cara *Date Of Instrument* 23/10/2026

Balasan *Consideration* RM 0.00

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

BANGI GATEWAY SDN. BHD., (916273M, 201001032348)

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

LIP LAB ENTERPRISE, (003897858-V, 202603266634)

Butiran Harta / Suratcara *Property / Instrument Description*

R1-8, FIRST FLOOR, BLOCK A, BANGI GATEWAY SHOPPING COMPLEX, PERSIARAN PEKELILING BANDAR BARU BANGI, 43650, SELANGOR

LHDN MALAYSIA

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.*	B1160A262566438
Tarikh Penyeteman *Date of Stamping*	26/10/2026
Duti Setem Dikenakan *Amount of Stamp Duty*	RM 10.00
Penalti *Penalty*	RM 0.00
Pelarasan *Adjustment*	RM 0.00
Jumlah Dibayar *Total Amount Paid*	RM 10.00
Indorsemen *Indorsement (Akta Setem 1949)*	Seksyen 12

LEMBAGA HASIL DALAM NEGERI MALAYSIA

Pemungut Duti Setem

No. Kelulusan Perbendaharaan *Treasury Approval No. :* KK/BSKK/10/600-2/1/2(60) **Tarikh Cetak** *Printed Date :* ***26/10/2026 10:51:56***

Pengesahan ketulenan Sijil Setem ini boleh dipastikan di stamps.hasil.gov.my atau melalui aplikasi telefon pintar
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--- tamat/end ---

DATED THIS 23RD DAYS OF OCTOBER , 2026

BETWEEN

BANGI GATEWAY SDN. BHD.
(Company No : 201001032348 [916273-M])
No. 25A, 1st Floor,
Jalan Stesen,41000 Klang,
Selangor Darul Ehsan.
("the Landlord")

AND

LIP LAB ENTERPRISE
(Company No. 202603266634 [003897858-V])
R1-8, First Floor, Block A, Bangi Gateway Shopping Complex,
Persiaran Pekeliling, Seksyen 15,
43650 Bandar Baru Bangi, Selangor.
("the Tenant")

****

TENANCY AGREEMENT

****

Retail 1-8, First Floor,
Block A, Bangi Gateway Shopping Complex,
Persiaran Pekeliling,
43650 Bandar Baru Bangi, Selangor.

Landlord : Bangi Gateway Sdn Bhd
Tenant : Lip Lab Enterprise

TENANCY AGREEMENT

THIS TENANCY AGREEMENT is made the day and year stated in **Section 1** of the First Schedule hereto BETWEEN the party named and described in **Section 2** of the First Schedule hereto (hereinafter referred to as "**the Landlord**") of the one part AND the Party named and described in **Section 3** of the First Schedule hereto (hereinafter referred to as "**the Tenant**") of the other part.

WHEREAS:-

(A) The Landlord is the beneficial owner of all that commercial property with a total gross build up floor area of approximately 162,131.40 square feet which is indentified as the whole of the 4 storey building known as Block A (hereinafter referred to as "**the said Property**") in the development known as Bangi Gateway Shopping Complex (hereinafter referred to as "**the Complex**") erected on land held under Master Title HSD 148856, PT 74293 (formerly part of HSD 109961, PT 61731), Seksyen 15, Bandar Baru Bangi, Daerah Ulu Langat, Negeri Selangor more particularly described in the SPA upon the terms and conditions therein mentioned.

(B) Upon the request of the Tenant, the Landlord has agreed to let to the Tenant part of the said Property described in **Section 4** of the First Schedule hereto (hereinafter referred to as "**the Demised Premises**")

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS: -

1. Agreement to grant and take a Tenancy

1.1 Subject to the terms and conditions hereinafter contained and in consideration of the payment of the various deposits/charges stated in **Section 5** of the First Schedule hereto (hereinafter referred to as "**the said Deposits**") by the Tenant to the Landlord upon execution of this Agreement, the Landlord hereby grants and the Tenant hereby takes a tenancy of the Demised Premises for the fixed term as stated in **Section 6** of the First Schedule hereto (hereinafter referred to as "**Initial Term**") at the monthly rental stipulated in **Section 7 (a)** of the First Schedule hereto (hereinafter referred to as "**Monthly Rental**") and payable in the manner stated in **Section 7 (b)** of the First Schedule hereto.

2. The said Deposits

2.1 The said Deposits shall be held by the Landlord as security for due observance and performance of the stipulations, covenants, terms and conditions hereinafter contained on the part of the Tenant to observe and perform, subject to the following conditions-

2.1.1 Rental Deposit

(a) The Rental Deposit shall be security for due payment of the Monthly Rental by the Tenant and shall not at any time be taken by the Tenant as rental paid for any period and shall not be treated by the Tenant as automatic set-off against any arrears or future rental without the prior written approval of the Landlord;

(b) The Rental Deposit shall be dealt with_forfeited by the Landlord in accordance with the provisions of this Agreement_absolutely in the event the tenancy hereby granted is terminated due to the fault of the Tenant or before completion of the full tenancy period;

(b) The Rental Deposit shall in the absence of any breach or non-compliance by the Tenant of the stipulations, covenants, terms and conditions herein contained be refunded to the Tenant without interest or compensation thirty (30) days after termination of this Agreement AND

after the Tenant has yielded up vacant possession of the Demised Premises to the Landlord in good state and condition (fair wear and tear excepted).

2.1.2 Utilities Deposit

(a) The Tenant shall register a new account under the Tenant's own name with Tenaga Nasional Berhad for the supply of electricity to the Demised Premises during the tenancy term hereby granted not later than seven (7) days from the Commencement of Initial Term of this Agreement and the Tenant shall pay the relevant deposits and all other charges directly to Tenaga Nasional Berhad;

(b) The Utilities Deposit shall be as security for due performance of the Tenant's obligations to pay and discharge punctually and regularly all whatsoever utilities charges inclusive of sanitary and sewerage disposal charges, telephone, water and electricity bills during the tenancy period. For avoidance of doubt, the sanitary and sewerage, telephone, water and electricity charges shall be borne by the Tenant effective from the date of delivery of vacant possession of the Demised Premises to the Tenant.

2.1.3 Premises Restoration Deposit

The Premises Restoration Deposit shall be security for the restoration of the Demised Premises to its original state and condition (fair wear and tear excepted) including but not limited to repairing any damaged walls, fittings or fixture in the Demised Premises, removing Tenant's signboards or unwanted materials and repainting the Demised Premises upon determination or termination of the tenancy hereby granted;

2.2 Provided Always That the Landlord shall have the right and full liberty to use all or any part of the said Deposits to set-off any money (irrespective of under which category of the deposits) which are lawfully deductible and legally due from the Tenant to the Landlord upon determination or termination of the tenancy hereby granted and that the forfeiture of the said Deposits shall be without prejudice to any of the Landlord's rights to re-possess the Demised Premises and or to claim any further sum for which the Tenant may be liable hereafter in the event the said Deposits shall be insufficient to meet the amount outstanding in respect of any arrears of rental or utilities charges, as the case may be.

3. The Tenant's Covenants

3.1 The Tenant hereby covenants with the Landlord as follows:-

3.1.1 to pay to the Landlord the Monthly Rental hereby reserved promptly and punctually and not later than the 7th day of each calendar month without formal demand from the Landlord and in addition to the Monthly Rental, to also pay any SST or GST or any tax of similar nature if imposed by the appropriate authorities;

3.1.2 to pay on demand by the Landlord late payment interest to the Landlord on any arrear of Monthly Rental to be calculated at the rate of ten percent (10%) per annum on day to day basis from the 8th day following the expiry of seven (7) days on which the Monthly Rental is due until the date of full settlement of the outstanding Monthly Rental Provided That the imposition of late payment interest shall not prohibit or prejudice the Landlord from exercising other rights and remedies against the Tenant for breach of this Agreement;

3.1.3 to use the Demised Premises for the lawful business of the Tenant as stated in **Section 8** of the First Schedule hereto (hereinafter referred to as **"Lawful Business"**) only and shall not carry on or permit or suffer to be carried on upon any part of the Demised Premises any other business or purpose without the prior consent in writing of the Landlord. The Tenant must

apply and obtain all necessary business licenses or permits for the operation of its business in the Demised Premises and to maintain and renew the same as and when required;

3.1.4 to pay and discharge punctually and regularly all bills and charges whatsoever inclusive of charges for sewerage and sanitary disposal, water and electricity supply, telephone and sanitary maintenance levied by the relevant authorities in respect of the Demised Premises during the tenancy term hereby granted. The Tenant shall without any formal request or demand, forward to the Landlord a copy of the payment receipts for the utilities or documentary evidence of such payments, at an interval of two (2) months;

3.1.5 to keep the interior of the Demised Premises and its surrounding areas, in particular the drains at the front, side and rear parts of the Demised Premises, in a clean and sanitary condition during the tenancy period hereby granted;

3.1.6 other than the necessary renovation or fitting out works to be carried out by the Tenant following the commencement of the Initial Term of the tenancy hereby granted, not to make or permit to be made any further structural or material alteration (other than repairs and maintenance) in or to the Demised Premises without the prior written consent of the Landlord. In the event any prior approval of the Local Authority is required, the Tenant shall not commence any renovation or fitting out works at the Demised Premises before obtaining the relevant approval;

3.1.7 to keep the interior of the Demised Premises including the walls and floor, all glass in the windows, all shutters, locks, fastenings, electric wire installations for light and power and other Landlord's fixtures and fittings (if any) in good and tenantable condition and repair (fair wear and tear excepted) at the Tenant's own costs and expenses throughout the tenancy period except when the same is damaged by fire (not due to any act or omission on the part of the Tenant or its servants) riot, tempest or war. If any of the aforesaid parts of the Demised Premises shall be broken or damaged due to malicious negligent or act or omission of the Tenant, its servants and/or agents and further that if any injury is caused to the Landlord or to any third party whether directly or indirectly through the said damaged condition of the Demised Premises, the Tenant shall be wholly responsible therefor and shall fully indemnify the Landlord and the Landlord's estate against all losses, claims, actions and legal proceedings whatsoever made upon the Landlord by any person in respect thereof;

3.1.8 to permit the Landlord and or the Landlord's representative to enter upon and view the condition of the Demised Premises during normal office hours with reasonable prior notice and to take note of any damaged caused or done to the interior of the Demised Premises;

3.1.9 to repair any damage to the interior of the Demised Premises which are caused by the Tenant within fourteen (14) days of a notice given by the Landlord which requires the Tenant to carry out such repair failing which it shall be lawful for the Landlord to enter upon the Demised Premises to execute such repairs and to charge the Tenant for all costs and expenses reasonably incurred to effect such repair and such costs and expenses shall be duly supported by the relevant invoices and receipts;

3.1.10 not to carry on or permit or suffer to be carried on upon the Demised Premises or any part thereof any business or activity directly or indirectly relating to display or sale of coffins, caskets or funeral items or any illegal, immoral, offensive or dangerous trade, business, profession, vocation or purpose;

3.1.11 not to do or permit to be done upon the Demised Premises anything which may be a nuisance or annoyance to or in any way interfere with the quiet enjoyment and comfort of the other occupiers of any neighboring building or property;

3.1.12 not to bring or store or permit or suffer to be brought or stored on the Demised Premises or any part thereof arms, ammunition or unlawful goods gunpowder saltpetre or any combustible substance or goods which in the opinion of the Landlord are of a noxious or dangerous or hazardous nature;

3.1.13 to observe and comply with all Ordinance Enactment's Orders Local Regulations or Bye-Laws affecting the renovation, occupation or use of the Demised Premises which are now in force or may hereafter be enacted and to fully indemnify the Landlord against all fines and penalties arising from any breach thereof;

3.1.14 not to sub-let or part with the actual or legal possession of the Demised Premises or any part thereof to any third party without the prior written consent of the Landlord.

3.1.15 at the end or sooner determination of the tenancy term hereby granted, to yield up to the Landlord vacant possession of the whole of the Demised Premises and all Landlord's fixtures and fittings including all electrical wiring, sanitary wares in such good and tenantable condition as shall be in accordance with the Tenant's covenants herein contained. The Tenant shall at its own costs and expense dismantle and remove from the Demised Premises all Tenant's goods, chattels, fixture and fittings and all signages, signboards and other advertising materials installed by the Tenant before the expiry date of the tenancy term Provided Always That where damage is done to the Demised Premises by such dismantling or removal the Tenant shall at the Tenant's own costs and expenses make good all the damage before redeliver the Demised Premises to the Landlord;

3.1.16 not to do anything whereby any insurance of the Demised Premises against fire may be rendered void or voidable or whereby the premium for such fire insurance may be increased in which event the Tenant shall on demand pay to the Landlord the increased premium and all expenses incurred by the Landlord in or about any covering the additional premium or renewal of such policy or policies rendered necessary by a breach or non-observance of this covenant without prejudice to the other rights of the Landlord;

3.1.17 to indemnify the Landlord against all actions, proceedings, claims, costs, charges, expenses, demands and damages in respect of any injury to the person or damage to the property of any customers, guests, servants, visitors, invitees or licensees of the Tenant while in or upon the Demised Premises including within the verandah area of the Demised Premises, save and except the injury is attributable to the structural defects of the Building or the the Landlord's own negligence;

3.1.18 to permit the Landlord at his/its sole discretion to put up advertisement or notices on the Demised Premises or in any media to give public notice of the availability of the Demised Premises or any part thereof for new tenancy or lease or sale upon notice of termination of the tenancy hereby granted being served on the Tenant. The Tenant shall not do any act or thing to obstruct or prevent such advertising or notices being put up by the Landlord or his/its agents or to tear down or remove any such advertisements or notices otherwise the Tenant shall be liable to compensate the Landlord in full the losses incurred by the Landlord in respect of the advertisements or notices lost or damaged. Upon reasonable prior notice any prospective purchaser or agent instructed in connection with the new letting or lease or sale of the Demised Premises to view the Demised Premises without unreasonable interruption on the part of the Tenant or its servants at any time during normal working hours and to permit the fixing or publication of notices of the impending vacancy of the Demised Premises;

3.1.19 to open the Demised Premises for business operation every day for not less than twelve (12) hours per day between 10.00 am and 10.00 pm and not to close the Demised Premises for

business operation for more than three (3) consecutive days and not more than seven (7) days in one (1) year without the prior written approval of the Landlord.

3.1.20 to operate the Tenant's business operation within the allotted area as fixed by the Landlord;

3.1.21 strictly not to disclose to any third party (other than for the purposes of compliance of statutory requirements) the rental or deposit or any other money payable by the Tenant pursuant to this Agreement.

4. The Landlord's Covenants

4.1 The Landlord hereby covenants with the Tenant as follows:-

4.1.1 that the Tenant paying the Monthly Rental hereby reserved and observing and performing of all the terms and stipulations herein contained shall peaceably hold and enjoy the Demised Premises during the tenancy term without interruption or interference by the Landlord or any person rightfully claiming under or in trust for the Landlord;

4.1.2 to insure and keep insured the Demised Premises from loss or damage by fire up to an adequate value for the Demised Premises only and to pay all premiums necessary for that purpose;

4.1.3 to pay all quit rents, rates, assessment due in respect of the Demised Premises;

4.1.4 to maintain and keep the main structures, the exterior walls and roofs of the Demised Premises but excluding all internal sanitary or electrical fixture and fittings, in good and tenantable repair and condition throughout the tenancy term and to execute any such repairs within fourteen (14) days of receipt of a notice from the Tenant;

4.1.5 to maintain the Complex business operating hours every day except any day or days the Landlord announced or declared as a closing day for the Complex provided that the operating policy of the Complex may be reasonably changed or varied from time to time by the Landlord if any new circumstance arises which necessitates any such change or variation.

5. Landlord's Rights and Remedies on Default of Tenant

5.1 Notwithstanding anything hereinbefore mentioned the Tenant shall have defaulted or deemed to be at fault or defaulted under this Agreement on the occurrence of any of the following events or circumstances :-

5.1.1 if any of the Monthly Rental hereby reserved or any part thereof and/or any late payment interest shall be unpaid for a period of seven (7) days after the same has become due and payable, whether formally demanded by the Landlord or not;

5.1.2 if the Tenant unilaterally terminates the tenancy without the Landlord's consent before the full tenancy term hereby granted is completed or if the Tenant breaches any agreements, covenants, stipulations terms and conditions of this Agreement;

5.1.3 if the Tenant shall become bankrupt or is wound-up or subject to any petition for its winding up ;

5.1.4 if the Tenant enters into any composition with his creditors or suffer any distress or execution to be levied on the Tenant's goods;

5.1.5 if the Tenant failed to pay any utility bills or charges for more than thirty (30) days after the same became due for payment;

5.1.6 if the Tenant failed to pay any other money lawfully due to the Landlord pursuant to this Agreement, including but not limited to any late payment interest on overdue Monthly Rental;

5.1.7 if the Tenant is in breach of the provisions under Clause 3.1.19 hereinabove.

5.2 In any of the cases or circumstances mentioned under Clause 5.1.1 to 5.1.6 hereinabove, the Landlord shall by a notice to the Tenant give the Tenant a seven (7) day period to remedy the breach, fault or default at the Tenant's own cost and expense.

5.3 In the event of occurrence of any of the cases or circumstances under Clause 5.1.7 hereinabove, the Landlord reserves the full rights to terminate this Agreement if the Tenant fails to open and operate its business as usual within three (3) working days after a notice has been served on the Tenant by the Landlord requiring the Tenant to remedy the breach.

5.4 In the event the Tenant shall fail to remedy the breach or fault or default properly and fully within the said seven (7) days period, the Landlord shall be entitled at the Landlord's sole discretion to give a notice of termination to the Tenant to terminate the tenancy term hereby granted immediately and to enter into the Demised Premises to repossess the same. In the event there is/are goods or fixture and fittings belonging to the Tenant still remained in the Demised Premises, the Tenant hereby irrevocably authorizes, empowers and instructs the Landlord to remove and to dispose of or destroy the same in any manner the Landlord may deem fit without being liable to compensate the Tenant for any loss or damage thereto.

5.5 Upon termination of the tenancy, in the event the Tenant fails or refuses to return all the keys to the Demised Premises to the Landlord, the Landlord shall be entitled to break up any doors or windows of the Demised Premises for the purpose of re-entering into the Demised Premises or any part thereof and/or to change the locks and lock up the Demised Premises.

5.6 The Landlord shall be entitled to forfeit the said Deposits in the event the Rental Deposit shall be insufficient to settle in full any outstanding rental and late payment interest and/or if the Utilities Deposits (if any) shall be insufficient to settle in full any outstanding utilities bills or charges, to claim the short fall amount(s) from the Tenant and the Tenant shall pay the short fall within seven (7) days of such claim or demand.

5.7 The Landlord shall be entitled to commence legal proceedings for the recovery of any arrears of rental and late payment interest thereon which may include obtaining a court order for seizure and sale of the Tenant's assets and to sue for recovery of damages, compensation and/or interest in respect of any antecedent breach or non-observance on the part of the Tenant of the covenants and conditions herein contained and for this purpose the Landlord shall have a lien on the Tenant's goods and effects found on the Demised Premises.

6. Damage or destruction of Demised Premises during tenancy period

6.1 It is hereby mutually agreed and declared by the Landlord and the Tenant as follows:-

6.1.1 In case the Demised Premises or any part thereof shall at any time during the tenancy term hereby granted be destroyed or damaged by fire, lightning, riot tempest or other unforeseen cause or causes so as to become unfit for occupation and use, the rent hereby reserved or a fair proportion thereof according to the nature and extent of the damage sustained shall forthwith be suspended (the remaining portion shall continue to be payable as usual) until the Demised Premises or the damaged part thereof shall again be fit for occupation and use Provided However That nothing in this Clause shall be construed as imposing on the Landlord any obligation whatsoever to rebuild or reinstate the Demised

Premises or any part thereof in the event of the destruction or damage of the same in the manner contemplated by this Clause.

6.1.2 In the event the damage is substantial or serious and that the Demised Premises or any part thereof shall not be reinstated or rendered fit and ready for re-occupation by the Tenant within a period of three (3) months from the date of happening of any such event, either party shall be at liberty to serve on the other party a written notice to terminate this Agreement whereupon this tenancy shall absolutely determine and all Rental Deposit and Utilities Deposit, subject to the rights of the Landlord to deduct any arrears of rental or outstanding bills and charges or damages or reimbursement charges payable to the Landlord in respect of any antecedent breach on the part of the Tenant, be refundable to the Tenant within fourteen (14) days after such termination, free of interest.

7. Tenant's Option To Renew Tenancy

7.1 The Landlord hereby agrees to grant the Tenant an option to renew the tenancy of the Demised Premises for the number of terms stated in **Section 9 (a)** of the First Schedule hereto (hereinafter referred to as "**the New Term(s)** ") upon the expiry of the Initial Term, subject to any increment in monthly rental as stated in **Section 9 (b)** of the First Schedule hereto (hereinafter referred to as "**the Revised Rental Rate**") and also subject always to the following conditions precedent being complied with or fulfilled :-

7.1.1 the Tenant shall have made a written request to the Landlord for renewal of the tenancy not less than thirty (30) days before the expiry date of the tenancy term immediately before the intended renewal term;

7.1.2 there shall not be at the time of such request any existing breach which has yet been remedied by the Tenant or non-observance of any of the Tenant's covenants under this existing tenancy agreement;

7.1.3 the additional amount of the said Deposits for the New Term(s) have been paid by the Tenant to the Landlord not latter than seven (7) days before the commencement of the New Term(s) and

7.1.4 the renewal of the tenancy for the second year at a fixed monthly rental of RM2,500.00 shall be conditional upon the Tenant's compliance with the terms and conditions of this Tenancy Agreement and provided always that the Tenant shall exercise such option by giving the Landlord written notice of its intention to renew not less than thirty (30) days before the expiry of the immediate preceding tenancy term. The renewal shall be subject to the terms and conditions of this Tenancy Agreement, save for any amendments mutually agreed upon in writing by both parties.

8. Miscellaneous

8.1 Without prejudice to the Landlord's right of action against the Tenant in respect of any breach of the Tenant's covenants herein contained, either party hereto may at any time by giving the other partyone (1) month's notice in writing (which said period shall be calculated from the date of the other party's receipt of the said notice) determine this Tenancy PROVIDED THAT if the Tenant who shall be desirous of terminating this Tenancy prior to the expiry of the Initial Term or the New Term(s), the Tenant may in lieu of such notice pay to the Landlord a sum equivalent to one (1) month's prevailing Monthly Rental to the Landlord.

8.2 Any indulgence given by the Landlord to the Tenant shall not constitute a waiver or prejudice the Landlord's rights herein contained.

8.3 Time wherever mentioned in the Agreement shall be of the essence of this Agreement.

8.4 The stamp duty payable for the making of this Agreement shall be borne and paid by the Tenant. Each party shall bear its own legal fees and costs incurred in connection with the preparation and review of this Agreement.

8.5 Any notice to be served hereon shall be in writing and shall sufficiently be served on the Tenant if addressed to the Tenant and left at or sent by registered post to the Tenant's address stated in this Agreement or at the Demised Premises or the last known address or place of business of the Tenant and shall be sufficiently served on the Landlord if addressed to the Landlord sent by registered post to the Landlord's address stated in this Agreement or his/its last known address or place of business. A notice sent by post shall be deemed to be given at the time when it ought in the course of post to be delivered at the address to which it is sent. A notice may be issued or sent and received or accepted by either party's solicitors on behalf of the parties hereto.

8.6 The parties hereto declare acknowledge and confirm that the contents hereof have been duly distinctly and audibly translated and explained to them or their authorized representative(s) in the appropriate language and dialect which they understand prior to the execution of this Agreement.

8.7 It is hereby expressly agreed by the parties hereto that the "SPECIAL CONDITIONS" annexed in the Second Schedule (if any) shall form part of this Agreement and that should there be any inconsistent or repugnant term or terms, the term or terms contained in the "SPECIAL CONDITIONS" shall prevail over any conflicting term or terms herein above contained.

8.8 In this Agreement where the context so admits :-

(i) words importing the masculine gender shall be deemed to include the feminine and neuter genders and words importing the singular number shall include the plural and vice versa;

(ii) where there are two or more persons included in the terms "the Tenant" their liabilities under this Agreement shall be joint and several.

8.9 The Tenant shall pay the Landlord a service and marketing charge of two per cent (2%) of the monthly Base Rent ("Service and Marketing Charge") throughout the Term. The Service and Marketing Charge shall be payable monthly together with the Base Rent and shall be in addition to all other charges payable under this Agreement. The Service and Marketing Charge shall be used at the Landlord's discretion for the management, maintenance, operation and promotion of the Shopping Complex and its common areas, including marketing, advertising, promotional activities and events. Payment shall not be conditional upon any particular activity or the Tenant's participation therein.

9. Sales and Services Tax (SST) or such similar tax imposed

9.1 The Tenant shall pay the appropriate SST or such similar tax if imposed by the appropriate authority after the date of this Agreement within the time and in the manner prescribed in the relevant legislations/regulations or any amendments thereto.

9.2 The Tenant undertakes to indemnify and keep the Landlord fully indemnified against any costs expenses or claims suffered or made by the Landlord as a result of the non-compliance of the provisions of Clause 9.1 above.

****

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

SIGNED by)
)
for and on behalf of the)
Landlord in the presence of :-)

BANGI GATEWAY SDN. BHD.
(Company No. 201001032348 (916273 -M)

Director
Name : Dato' A. Rahman bin Sastar

SIGNED by)
)
the Tenant in the presence of :-)

LIP LAB ENTERPRISE
(Company No. 202603266634 [003897858-V])

Name : Yap Chau Choon.
840726 05 5230

FIRST SCHEDULE

(which is to be taken, read and construed as an essential part of this agreement)

SECTION	PARTICULARS
1.	The date of this Agreement The 23rd day of October 2026
2.	The Landlord **BANGI GATEWAY SDN. BHD. (Company No. 201001032348 [916273 -M])** No. 25A, Jalan Stesen, 41000 Klang, Selangor Darul Ehsan.
3.	The Tenant **LIP LAB ENTERPRISE (Company No. 202603266634 [003897858-V])** R1-8, First Floor, Block A, Bangi Gateway Shopping Complex, Persiaran Pekeliling, Seksyen 15, 43650 Bandar Baru Bangi, Selangor.
4.	The Demised Premises **RETAIL 1-8, FIRST FLOOR, BLOCK A, BANGI GATEWAY SHOPPING COMPLEX, PERSIARAN PEKELILING, 43650 BANDAR BARU BANGI, SELANGOR and measuring approximately 505.90 SQ FT in area** and which said lot is delineated in RED on the Floor Plan annexed hereto as Schedule Three.
5.	The said Deposits The following deposits and charges to be paid by the Tenant to the Landlord upon execution of this Agreement. a) Rental Deposit Ringgit Malaysia **Four Thousand Only (RM4,000.00)** which is equivalent to 2 months' rental. b) Premises Restoration Deposit Ringgit Malaysia **Two Thousand Only (RM2,000.00)** as security for proper repairing and restoration by the Tenant of any damage to the Demised Premises caused or created by the Tenant or its servants during the tenancy term hereby granted.

c) Utilities Deposit

This shall comprise of:-

(i) Utilities Deposit : Ringgit Malaysia **Two Hundred Only (RM200.00)**; and

(i) Electricity Deposit: The Tenant need not have to pay electricity deposit to the Landlord but shall have to pay all the requisite deposits directly to Tenaga Nasional Berhad not later than seven (7) days from the commencement date of this tenancy, for the supply of electricity to the Demised Premises and the Tenant shall register and maintain an account with Tenaga Nasional Berhad under the name of the Tenant for the supply of electricity to the Demised Premises during the tenancy term.

d) Administration Charges

Not Applicable.

6. The Initial Term

One (1) year from the 19th day of November 2026 until the 18th day of October 2027.

Notwithstanding the above, the Tenant shall be granted a rent-free period from 19 October 2026 to 18 November 2026, both dates inclusive, during which no rental shall be payable the Tenant

7. (a) Monthly Rental

For the avoidance of doubt, the Monthly Rental is excluding of any tax. Where any tax shall become payable then the Tenant shall pay such tax to the Landlord in addition to the Monthly Rental.

Monthly Rental Schedule		
Year	**Period**	**Monthly Rental (RM)**
1	19/11/2026 to 18/10/2027	2,000.00 per month
	Option to Renew Period	**Monthly Rental (RM)**
1	~~19/11/2027~~ to 18/10/2028	2,500.00 per month

19/10/2027

(b) Service and Marketing Charge

As stipulated under Clause 8.9 of the Tenancy Agreement, the Tenant shall pay a Service and Marketing Charge of two per cent (2%) of the monthly Base Rent, excluding any applicable tax, which shall be borne by the Tenant.

Year	**Monthly Base Rental (RM) x 2%**	**Service & Marketing Charges (RM)**
1	First year 2,000.00 per month x 2%	40.00 per month
2	Second year 2,500.00 per month x 2%	50.00 per month

The Monthly Rental, Service & Marketing Charges are due on the first (1st) day of each calendar month and payable to the Landlord within seven (7) days of the due date.

(c) Mode of Payment of Monthly Rental

Any payment to made payable to:
Account Holder's name: Bangi Gateway Sdn Bhd
Account No: Maybank 512455188135

(Payment may be made by Cheque or online transfer)
Tenant must forward to the Landlord the transaction slip as proof of payment to accounts@gph.com.my

8. Lawful Business

Non F&B: D.I.Y Lipstick Workshop.

9. (a) New Terms

One (1) year following the day next after the expiry of the Initial Term

(b) Revised Rental Rate

The monthly rental for the New Term(s) shall be fixed at RM2,500.00_.

SECOND SCHEDULE

(which is to be taken, read and construed as an essential part of this agreement)

SECTION SPECIAL CONDITIONS

1. Renovation

1.1 The Tenant shall observe and comply strictly with all renovation guidelines and policies stipulated by the Landlord for the fitting out period for the Demised Premises. Such guidelines and policies may be varied from time to time at the sole discretion of the Landlord.

1.2 The Tenant shall be fully responsible to clear up or remove all debris and unwanted materials from or surrounding the Demised Premises immediately after renovation has been completed, at the Tenant's own costs and expense, failing which the Landlord shall be entitled to forfeit the whole or part of the Renovation/Fit-Out Works Deposit to recover the Landlord's costs for cleaning up the place and/or removing the unwanted materials.

1.3 The Renovation/Fit-Out Works Deposit less any sum lawfully deducted by the Landlord in the manner stated herein above shall be refunded to the Tenant free of interest within thirty (30) days of completion of the renovation works in proper manner as stated hereinabove.

2. Double Rental for Holding Over

Upon determination or termination of the Initial Term or the New Term(s) (if applicable), if the Tenant and/or its sub-tenants failed to vacate from the Demised Premises and yield up vacant possession of the same to the Landlord in accordance with the provision of this Agreement, the Tenant shall be liable to pay the Landlord rental at double the amount of the Monthly Rental for holding over or over staying for the holding over or over staying period as well as the Landlord's costs for eviction of the Tenant and/or sub-tenants.

3. Disposal of Demised Premises By Landlord

In the event that the Landlord decides to sell, transfer or otherwise dispose of the Demised Premises to a third party at any time before the expiry of the Fixed Term or any of the New Term(s) (if applicable) stated hereinabove, the Landlord hereby undertake to notify the third party concerned of the Landlord's and the Tenant's rights and obligations under this Agreement and such sale, transfer or disposal shall be expressly subject to the Landlord's and the Tenant's rights and obligations herein that the sale and purchase agreement and/or the contract with the third party must incorporate express terms and conditions that the third party purchaser or acquirer, as the case may be, shall be subject to all the rights and obligations of the Landlord and the Tenant as stipulated under this Agreement as if the third party is the Landlord of this Agreement.

4. Maintenance of the Demised Premises

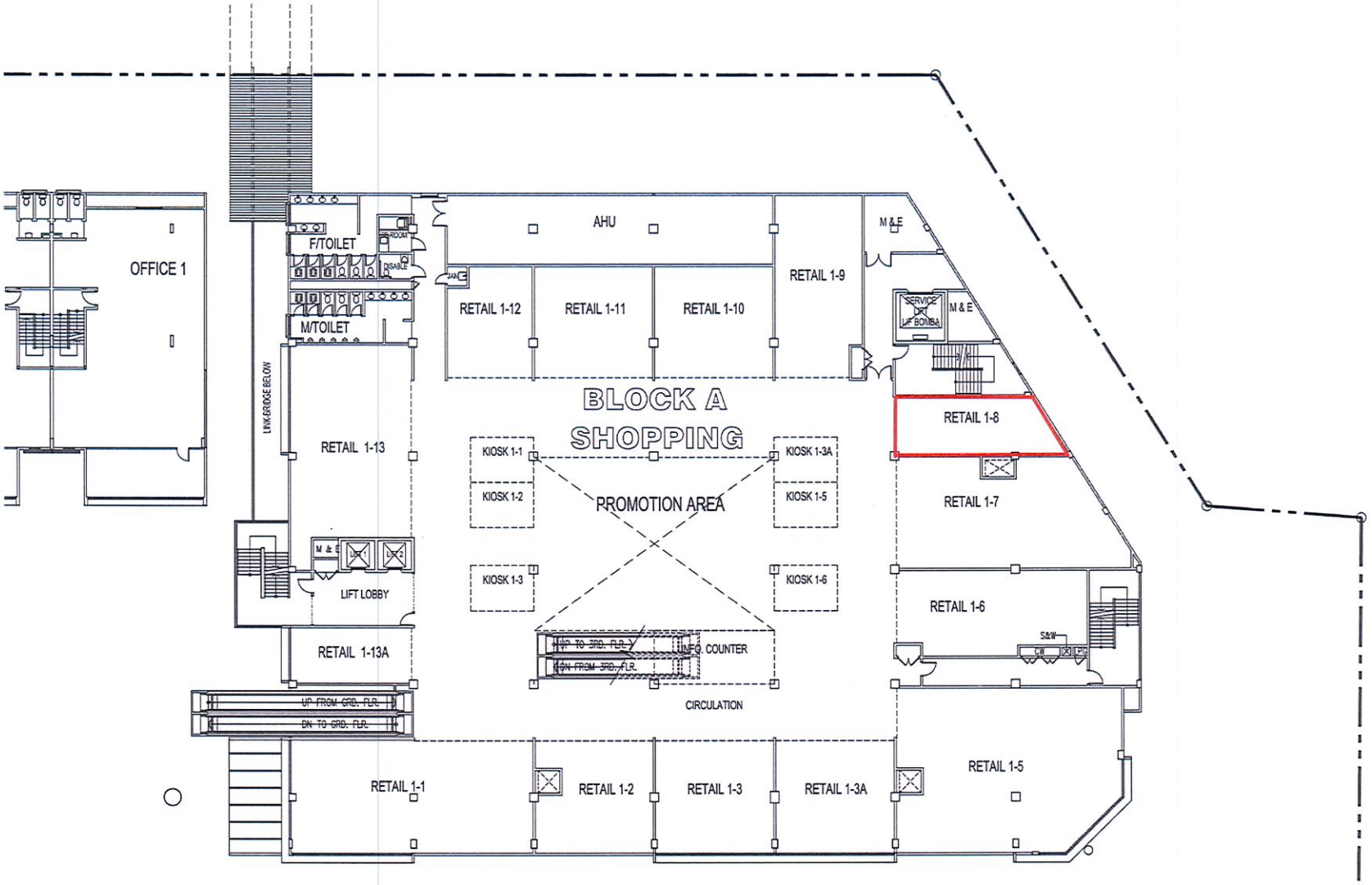
The Tenant shall maintain the interior and the verandah condition of the Demised Premises at the highest standard possible at all times.

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THIRD SCHEDULE

(For identification purposes only)

COPY OF FLOOR PLAN



UTARA

FIRST FLOOR PLAN

LOW MUN WAI
B. ARCH. APAM.
REG. NO. A/L 106