

**This Agreement is made on the
9th of March 2025**

Between

**Name : LEE SIEW ANN
NRIC : 731228-05-5251**

The Landlord

And

**Name : FANG ZITAO
Passport : EJ6276893
Name : LI YUZHANG
Passport : EJ3401701**

The Tenants

Tenancy Agreement

**SUITE 13-3A, BELL AVENUE,
JALAN SUNSURIA, BANDAR SUNSURIA
43900 SEPANG, SELANGOR.**

AGREEMENT

BETWEEN :The party whose particulars are as stated in Part I of the Schedule 1 hereto
(hereinafter referred to as "the Landlord") of the one part.

AND :The party whose particulars are as stated in Part II of the
Schedule 1. hereto (hereinafter referred to as "the Tenant") of the other part.

WHEREAS the Landlord is the legally registered owner having beneficial ownership of the property more particularly referred to and described in Part III of the Schedule (hereinafter referred to as "the Demised Premises").

AND WHEREAS the Landlord is desirous of letting out and the Tenant is desirous of taking on the Demised Premises upon the terms and conditions hereinafter set forth.

NOW IT HEREBY AGREED as follows:

1. The Landlord lets, and the Tenant takes the Demised Premises for the term stipulated in Part IV of Schedule 1 (hereinafter referred to as "the Term") at the rent stipulated in Part V of Schedule 1 (hereinafter referred to as the "Monthly Rental") subject to the terms and conditions hereinafter contained.
2. The Tenant shall upon execution of this Agreement pay the Landlord a sum specified in Part VI of Schedule 1 (hereinafter referred to as "the Security Deposit") for due observance and performance by the Tenant in accordance to the terms and conditions in this Agreement whereby the Security Deposit shall be maintained at this figure and not to be deemed or treated as payment of rent.

3. TENANT'S COVENANT:

- a. To pay the rent hereby reserved on the days and in the manner aforesaid.
- b. To pay the Landlord upon the execution of this Agreement the sum specified in Part VII of Schedule 1 (hereinafter referred to as "the Utilities Deposit") for electricity, water & Indah Water charges to be incurred during the tenancy of the Demised Premises. The Utilities Deposit (less all outgoing sums which remain unpaid or incurred by the Tenant under this Agreement) shall be refunded without interest to the Tenant on the termination or sooner determination of the Term.
- c. To keep the Demised Premises, the flooring and interior plaster or other surface material or rendering on walls and ceilings and the Landlord's fixtures thereon including doors, windows, glass shutters, lock fastenings, electric wires, installations and fittings for the light and power and other fixtures and additions therein in good and tenantable repair and clean condition and to replace or repair any part of the Demised Premises and the Landlord's fixtures and fittings therein which shall be broken or damaged due to malicious, negligent or careless acts or omission of the Tenant his servants, agents, invitees or otherwise and further that if any damage is

caused to the Landlord or to any person whomsoever directly or indirectly through the said damaged condition of any part of the interior of the Demised Premises (including floorings, walls, ceilings, doors, windows and other landlord's fixtures) the Tenant shall be wholly responsible and keep the Landlord fully indemnified against all claims, demands, actions and legal proceedings whatsoever made upon the Landlord by any person in respect thereof.

- d. To permit the landlord and the landlord's servants, agents and workmen at all reasonable time subject to prior notice to enter the Demised Premises to view the condition and do all such works and things as may be required for any repairs, alterations or to any other part or parts of the Demised Premises and forthwith to repair and amend in a proper and workmanlike manner any defect for which the Tenant is liable and of which written notice shall be given to the Tenant or left in the Demised Premises and to pay the costs of the Landlord's surveyor or otherwise in respect of the preparation of the notice.
- e. Not to do or permit to be done upon the Demised Premises anything which in the opinion of the Landlord may constitute nuisance.
- f. To use the Demised Premises only for the purpose specified in Part VIII of Schedule 1.
- g. Forthwith notify the Landlord any notices served by any competent authority and with all due speed to comply with the terms of the said notice as are effective and to keep the Landlord indemnified from and against all actions, costs, claims, demands and liability in respect thereof.
- h. Not to make nor permitted to make any alteration or addition or partition to the Demised Premises or to the Landlord's fixtures, fittings and decorations therein without having first obtained the written consent of the Landlord and upon the determination of the term hereby created, if so requested by the Landlord, to restore the Demised Premises to its original state and condition at the expense of the Tenant.
- i. Not to assign, underlet, sublet or part with the actual or legal possession or the use of the Demised Premises for any term whatsoever without the Landlord's written consent being obtained.
- j. Tenants shall not bring or store or permit to store on the Demised Premises or any part of the Buildings any form of arms ammunition or unlawful goods, gunpowder, sulphate or any goods which are of noxious or dangerous.
- k. Not without the previous consent of the Landlord to affix, paint or otherwise exhibit on the exterior of the Demised Premise or the windows thereof or any part thereof or any name plate, signboard, placard, poster or advertisement of any flagstaff or other thing whatsoever or use the outer wall of the Demised Premises for the purpose of any public announcement or to exhibit anywhere outside the Demised Premises any indication of business or otherwise except upon the written consent of the Landlord.
- l. Not to do or permit or suffer to be done anything whereby the policy or policies of insurance on the Demised Premises against damage by fire may become void or

voidable or whereby the premiums thereon may be increased and to make good all damage suffered by the Landlord and to repay to the Landlord on demand all sums paid by them by way of increased premium and all expenses incurred by the landlord in or about any renewal of such policy or policies rendered necessary by a breach or nonobservance of this covenant without prejudice to the other rights of the landlord.

- m. Not to install or cause to be installed in the Demised Premises any heavy equipment or electrical appliances consuming high voltage without the Landlord's written consent being obtained.
- n. At the expiration or sooner determination of the tenancy to yield upon peaceably the Demised Premises with the fixtures, fittings and decorations thereto (other than the Tenant's fixtures) in a tenantable repair and condition, fair wear and tear expected.
- o. At all times during the term to comply with all such requirements as may be imposed on the Tenant by any Ordinance or Act of Parliament hereafter in force and any orders, rules, regulations, requirements and notices thereunder.
- p. To bear the cost of electricity, water, sewerage mains (Indah Water) and telephone (if any] should be made payable direct to Tenaga Nasional Berhad, Jabatan Air, TM Point, post office outlets, any local bank counter or relevant authority.
- q. Shall not nail, screw, drill, glue and paste any items or things on the wall, door/door frame, wardrobe, cabinet, or any other parts in the unit which causes damage and/or loss (fair wear and tear excepted) due to the nonobservant of this clause by the Tenant the Tenant shall bear the cost of the damages, replacement or repair.
- r. Bear the cost of access card replacement in case of losing the provided cards when moving in.

4. LANDLORD'S COVENANT

- a. To pay the quit rent, the assessment and the maintenance fee imposed on respect of the Demised Premises.
- b. At all times throughout the tenancy to insure and keep insured the Demised Premises but excluding the Tenant's fixtures fittings and chattels from loss or damage by fire and to pay all premiums necessary for that purpose.
- c. To permit the Tenant if he punctually pays the rent hereby reserved and other charges and observes the stipulations on his part herein contained to peacefully enjoy the Demised Premises without any interruption or disturbance by the Landlord or those lawfully claiming title under or in trust for them.
- d. To provide prior to commencement of term all the items listed in the inventory list (Appendix I & II) and to ensure that they are in good proper and tenantable working order and condition and to pay the cost of any major repairs which are not caused by mishandling and negligence of the Tenant.

5. MUTUAL COVENANT

- a. If the rent hereby reserved or any part thereof shall at any time be unpaid for Seven (7) days after the same shall have become due (whether formally demanded for or not) it shall be lawful for the Landlord at any time thereafter to enter upon the Demised Premises or any part thereof in the name of the whole and thereupon the tenancy shall absolutely determine but without prejudice to the right of action of the Landlord in respect of any antecedent breach of the conditions on the part of the Tenant herein contained. In such a circumstance where the rent is not paid after Seven (7) days of due day, the owner has the right to block access cards to the building.
 - b. If the Demised Premises or any part thereof shall be destroyed or damaged by fire (except where such fire has been caused by the fault or negligence of the Tenant) to the extend being unfit for human habitation or use, then the rent hereby covenanted to be paid or a fair proportion thereof according to the nature and extent of the damage sustained shall be suspended until the Demised Premises be rendered fit for habitation and use Provided Always that nothing in this clause shall render it obligatory on the Landlord to restore, reinstate or rebuild the Demised Premises or any part thereof. if the Landlord in his absolute discretion is not desire to do so, the Landlord shall be entitled to terminate this tenancy by serving a two (2) months' notice in writing to the Tenant and upon such termination neither party shall have any claim against the other save and except in respect of any antecedent breach.
 - c. The Landlord shall at the written request of the Tenant made not less than two (2) months before the expiration of the term hereby created and if there shall not at the time of such request by any existing breach or nonobservance of any of the covenants of the part of the Tenant herein to be performed at the Tenant's expense grant to the Tenant tenancy of the Demised Premises for a further term and subject to the conditions stipulated in Part IV of Schedule 1.
6. Any notice or other document or writing required to be served delivered or given thereof shall be sufficiently served if left addressed to the Tenant on the Demised Premises or sent to the Tenant by registered post addressed to the Tenant's last known address in Malaysia and any notice document or writing to the Landlord shall be sufficiently served if sent by registered post to the Landlord's last known address.
 7. The cost of and incidental to the p[reparation and completion of this Agreement including stamp duty shall be borne by the Tenant.
 8. All schedules shall be taken, read and construed as part of this Agreement.
 9. Time wherever mentioned shall be the essence of the Agreement.
 10. This Agreement shall be binding upon the successor-in-title and assigns personal representatives and heirs of the parties herein.
 11. In the event that the tenant fails to fulfil the Term period (refer to Schedule 1 part IV) of the terms and conditions herein the Security Deposit shall be forfeited by the Landlord.

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

SIGNED by

The Landlord

.....

Name:

NRIC:

Date:

SIGNED by

The Tenant

.....

Name:

Passport:

Date:

.....

Name:

Passport:

Date:

WITNESS by

.....

Name:

NRIC:

Date:

SCHEDULE 1

(Which is to be taken read and construed as an essential part of this Agreement)

Part I	:	<u>Landlord</u> Name: LEE SIEW ANN NRIC: 731228-05-5251 Contact: 0122126431 Address: 18, Jalan SBJ2, 70200 Seremban, Negeri Sembilan Email: siewann@gmail.com Bank: MAYBANK Bank A/C NO: 105010274569
Part II	:	<u>Tenant(s): which person that stay in this unit</u> Tenant: FANG ZITAO Passport no: EJ6276893 Contact: Tenant: LI YUZHANG Passport no: EJ3401701 Contact:
Part III	:	<u>Demised Premises:</u> Address: SUITE 13-3A, BELL AVENUE, JALAN SUNSURIA, BANDAR SUNSURIA 43900 SEPANG, SELANGOR.
Part IV	:	<u>Term:</u> One (1) year commencing 1st April 2025 - 31st March 2026.
Part V	:	<u>Monthly Rental:</u> RM 3000 (Ringgit Malaysia: Three Thousand Only)
Part VI	:	<u>Security Deposit:</u> RM 6000 (Ringgit Malaysia: Six Thousand Only)
Part VII	:	<u>Utilities Deposit:</u> RM 1500 (Ringgit Malaysia: One Thousand Five hundred Only)
Part VIII	:	The demised premise is for: residence only
Part XII	:	The Demised Premises is for: Residence Only
Remark	:	Kindly send the rental to the DuitNow QR given by the landlord

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