
TENANCY AGREEMENT

BETWEEN

**PAVILONE PLT
(LLP0011629-LGN)**

AND

**Mahoraga
ID: 042391235812**

THIS AGREEMENT made the day and year set out in Section 1 of the First Schedule hereto BETWEEN the person(s) whose name(s) and address(es) are set out in Section 2 of the First Schedule hereto (hereinafter called "the Landlord/Agent of Landlord") of the one part AND the person(s) whose name(s) and address(es) are set out in Section 3 of the First Schedule hereto (hereinafter called "the Client") of the other part.

WHERE AS :

1. The Landlord/Agent of Landlord is the owner of the premises described in Section 4 of the First Schedule hereto (hereinafter called "the Demised Premises ").
2. The Landlord/Agent of Landlord is desirous of letting unto the Client the Demised Premises at the rental and subject to the terms and conditions contained hereinafter.

NOW IT IS HEREBY AGREED as follows :-

1. The Landlord/Agent of Landlord hereby lets and the Client hereby takes a tenancy of the Demised Premises for a fixed term set out in Section 5 of the First Schedule hereto commencing on the day and year set out in Section 6 of the First Schedule hereto and expiring on the day and year set out in Section 7 of the First Schedule hereto subject to the terms and conditions hereinafter contained.
2. Upon the execution of this Agreement the Client shall pay to the Landlord/Agent of Landlord the sum specified in Section 1 of the Second Schedule hereto by way of deposit as security for the due observance and performance by the Client of the terms and conditions of this Agreement.
3. The deposit shall be maintained during the term hereby created and shall not without the previous consent of the Landlord/Agent of Landlord be deemed to be or treated as payment of rent and on the determination of the term hereby created shall be returned free of interest to the Client less such retentions or deductions therefrom as may be sufficient by way of compensation for any damages for which the Client may be liable hereunder and such other sum or sums as may then be owing to the Landlord/Agent of Landlord.
4. The rental payable for the Demised Premises shall be the sum set out in Section 2 of the Second Schedule hereto payable monthly in advance the first payment of such payment shall be made on or before the day and year set out in Section 8 of the First Schedule hereto and thereafter payable on the first day of each and every succeeding tenancy month.

5. THE CLIENT HEREBY COVENANTS WITH THE LANDLORD/AGENT OF LANDLORD as follows :-

- (1) To pay the deposit and the rental hereby reserved at the times and in the manner stated herein.
- (2) In addition to the foregoing provision, to pay all charges for the supply of water, electricity and telephone and facsimile services to the Demised Premises and all charges in respect of conservancy, septic tank, refuse collection and any new impositions and revisions of charges or impositions by any appropriate authorities relating to the Demised Premises.
- (3) To apply to the appropriate authorities, the Developer or its property manager, if required, for permission of user of the Demised Premises for whatever purpose to which the same may be put by the Client and to use the Demised Premises for such purpose as permitted by the Appropriate Authorities. The Landlord/Agent of Landlord does not warrant or undertake to the Client that the Client shall be able to use the Demised Premises for the purpose intended or contemplated by the Client and the failure of the Client to obtain permission, if required, for such use of the Demised Premises as is intended or contemplated by the Client shall not be a ground to vitiate impair or frustrate the tenancy hereby granted or the obligations on part of the Client herein contained.
- (4) To keep and maintain the interior of the Demised Premises (other than the main structure walls floors and roofs thereof or in any way to do with their structure) including generally all ceiling panels windows glass shutters locks fastenings keys bells electric wiring and fittings and other fixtures and particularly the flooring in upon and belonging to the Demised Premises and the water closets lavatories wall finishes skirtings on structure and all walls clean and in good and Clientable repair and condition (fair wear and tear excepted) to the satisfaction of the Landlord/Agent of Landlord and of the public health and any other appropriate authorities.
- (5) To employ regularly competent and responsible persons acceptable to the Landlord/Agent of Landlord, the Developer or its property manager to keep the Demised Premises clean and particularly the flooring thereof in good state and condition.
- (6) To observe and comply and to cause all the Client's employees independent contractors agents invitees and licencees to observe and comply with all laws bye-laws rules and regulations affecting a Client or occupier of the Demised Premises which are known now in force or which may hereafter be enacted and all the rules and regulations made by the Developer or its property manager from time to time or at any time hereafter.
- (7) To install at its own cost and expense telephones facsimile, telex and such other telecommunications facilities as the Client may require but in such manner that the wires shall not run across the floor or ceiling or along the walls of the Demised Premises so as to be visible in the Demised Premises but shall be concealed in the appropriate ducts in the underfloor trunking provided for such purpose and all such works shall be carried out by workmen of or engaged by the Jabatan Telekom or such other appropriate authorities, or in the absence of such workmen, by a contractor nominated by the Landlord/Agent of Landlord.

- (8) Subject to Clause 5.1(7) hereof, not to make any structural or other alterations or additions to the Demised Premises or any part thereof or to damage cut or alter any of the walls ceilings partitions timbers or floors of the Demised Premises and not to install any additional electric or power points or make any additional plumbing connections on or to the Demised Premises without the Landlord/Agent of Landlord's prior consent in writing and the prior consent (if necessary) of the Developer or its property manager and the appropriate authorities and in the event that such consents being given, to carry out at the Client's own cost and expense such alterations or additions with such materials and in the manner herein stipulated and upon the expiry or sooner determination of the tenancy hereby granted, to restore and reinstate the Demised Premises to their original state and condition at the Client's cost and expense if so required by the Landlord/Agent of Landlord.
- (9) To carry out within the Demised Premises at its own cost and expense and subject always to Clause 5.1(8) hereof all or any of the following works as the Client may consider necessary :-
- (a) partitioning within the Demised Premises;
 - (b) installation of additional electrical points, electrical wiring conducts, fittings and fixtures;
 - (c) provision of carpets, tiles (vinyl or otherwise and other floor covering or finishes of whatever kind); and
 - (d) where water or gas is to be supplied to the Demised Premises, installation of water and other pipes, apparatus, fittings, fixtures and all necessary plumbing.
- (10) To use in carrying out the above installations, partitioning and other works materials of such standard as to type, quality and size as the Landlord/Agent of Landlord or its building manager, architects or engineers shall approve and cause such installations, partitioning and other works to be carried out in the Demised Premises in accordance with plans and specifications that shall have received the prior written approval of the Landlord/Agent of Landlord the Developer or its property manager and the appropriate authorities, if required. No delay in carrying out and completing all or any of the installations, partitioning and/or other works (including installation of telephones facsimile and/or telex) in or at the Demised Premises, whether caused by any Appropriate Authorities or otherwise, shall be ground for postponing the commencement of the term of the tenancy or relieve in any way the Client from the performance and observance of the covenants, conditions, stipulations or agreements herein contained and on its part to be performed and observed.
- (11) Should any damage be done by the Client its agents or servants to the Demised Premises or any part thereof by the structural or other alteration or addition or the installation or removal of any fixtures and/or other fittings to repair forthwith and make good such damage to the satisfaction of the Landlord/Agent of Landlord.
- (12) Not to affix paint or otherwise exhibit on the Demised Premises or any part thereof or the outer walls thereof any signboard name-plate placard advertisement poster or thing whatsoever or any iron or other work whether

permanent or temporary without prior written consent of the Landlord/Agent of Landlord, the Developer or its property manager and the appropriate authorities.

- (13) 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 premium may be increased and to repay to the Landlord/Agent of Landlord all sums paid by the Landlord/Agent of Landlord by way of increased premium and all expenses incurred by the Landlord/Agent of Landlord in or about any renewal of such policy or policies rendered necessary by a breach or non-observance of this covenant.
- (14) Not to use or permit the Demised Premises or any part thereof to be used for any purpose other than for the purpose stated in Section 3 of the Second Schedule hereto and in particular not to permit or suffer anyone to sleep in the Demised Premises or use the same or any part thereof for residential purposes.
- (15) Not to keep or permit to be kept on the Demised Premises or any part thereof any materials the keeping of which may contravene any local ordinance statute regulation or bye-law and in particular not to store arms ammunition or unlawful goods gunpowder salt-petre kerosene or any explosives or combustible substance.
- (16) Not to hold or suffer to be held any auction on the Demised Premises.
- (17) Not to use or permit the Demised Premises or any part thereof to be used in such manner that they or it may be or become a nuisance or annoyance to or in any way interfere with the quiet occupation and comfort of the Landlord/Agent of Landlord or any of the other Clients or occupiers of the neighbouring premises.
- (18) Not to cause or permit or suffer to be caused any obstruction impeding or preventing access to or egress from the Demised Premises by the parking of motor vehicles of any kind including motor cycles scooters bicycles or any form of transport nor to cause or permit or suffer to be caused any obstruction upon any access roads leading to the Demised Premises.
- (19) Not to park any of their cars and to ensure that their servants shall not park any of their cars in any of the parking lots inside or outside the Demised Premises other than those parking lots allocated thereto.
- (20) Not to use the Demised Premises or any part thereof for carrying on any business or other activities which causes the accumulation of dirt rubbish or debris of any sort in or outside the Demised Premises.
- (21) Not to assign sublet or otherwise part with the possession of the Demised Premises or any part thereof without the previous consent in writing of the Landlord/Agent of Landlord, such consent not to be unreasonably withheld. In the event of any subletting or assignment, it is hereby agreed that the Client shall continue to be liable to the Landlord/Agent of Landlord for any loss, expense or damage incurred by the Landlord/Agent of Landlord owing to such subletting or assignment.
- (22) To convey all goods or merchandise entering or leaving the Demised Premises in such manner so as not to obstruct or allow to be obstructed the entrance passages and access to and from the Demised Premises.
- (23) To insure and keep insured the fittings fixtures furniture stock in trade or other goods chattels or effects of the Client and situate in or upon the Demised

Premises against loss or damage by fire and other insurable risks at all times throughout the term of the tenancy hereby granted.

- (24) Subject always to the rights of the Client to insist that the Landlord/Agent of Landlord its agents or workmen shall be accompanied by a representative of the Client, to permit the Landlord/Agent of Landlord its agents or workmen at all reasonable times to enter upon and view the condition of the Demised Premises and to take inventories of the Landlord/Agent of Landlord's fixtures therein and to do structural or external repairs to the Demised Premises. The Landlord/Agent of Landlord may serve upon the Client notice in writing specifying any repairs or work necessary to be done or replacements necessary to be made to comply with the Client's covenants to repair herein contained and require the Client forthwith to execute such repairs or work or make such replacements and if the Client shall not within ten (10) days after the service of such notice proceed diligently with the execution of such repairs or work or the making of such replacements then it shall be lawful for the Landlord/Agent of Landlord to enter upon the Demised Premises and execute such repairs or work or make such replacements and the costs thereof shall be a debt due from the Client to the Landlord/Agent of Landlord and be forthwith recoverable by action.
- (25) To pay on demand to the Landlord/Agent of Landlord the cost incurred by the Landlord/Agent of Landlord in cleaning and clearing any of the toilets or drains in the Demised Premises choked or stopped up owing to carelessness by the Client or its servants agents invitees or licencees and to pay on demand to the Landlord/Agent of Landlord the cost incurred by the Landlord/Agent of Landlord in repairing such toilets or drains in the event of the same being damaged by the Client or its servants agents invitees or licencees and in replacing any appliances in the toilets in the event of the same being damaged, lost or stolen.
- (26) To be responsible for and to indemnify the Landlord/Agent of Landlord against all damage occasioned to the Demised Premises and to any person caused by any act default or negligence of the Client or the servants agents contractors invitees or licencees of the Client and to pay and make good to the Landlord/Agent of Landlord all and every loss and damage whatsoever incurred or sustained by the Landlord/Agent of Landlord as a consequence of every breach or non-observance of the Clients covenants herein contained and to indemnify the Landlord/Agent of Landlord and the Landlord/Agent of Landlord's estate and effects from and against all actions claims liability costs and expenses thereby arising.
- (27) To pay all legal costs on solicitors and clients basis stamp duty and all other disbursements and out of pocket expenses incurred in the preparation completion and registration (if required) of this Agreement and in respect with any claims or legal proceedings which may be brought by the Landlord/Agent of Landlord against the Client in connection with or arising out of this Agreement or its enforcement thereof.
- (28) At all times during three (3) calendar months immediately preceding the determination of the term hereby granted to permit the Landlord/Agent of Landlord or its agents to affix and retain on a conspicuous part of the Demised Premises a notice for re-letting or the sale thereof and to permit intending Clients and others with written authority from the Landlord/Agent of Landlord and its agents at reasonable times of the day to view the Demised Premises.

- (29) One (1) month prior to the expiration of the term hereinbefore created to paint with two (2) coats of paint to be approved by the Landlord/Agent of Landlord all the inside wood and iron work already painted and the interior including all ceiling doors and windows of the Demised Premises and to stain, varnish and polish all the inside wood already stained, varnished and polished and at all times to keep the wood and the iron work and the interior of the Demised Premises including all doors and windows properly painted, decorated, stained, varnished and polished and to keep the window glass clean internally.
- (30) At the expiration or sooner determination of the tenancy hereby granted to peaceably and quietly yield up the Demised Premises to the Landlord/Agent of Landlord with all fixtures and fittings fastenings and things in any way attached to and belonging or appertaining thereto and additions thereto in good and Clientable repair and condition in accordance with the covenants hereinbefore contained and to replace at the Client's own costs any flooring tiles, walls, glass, light fittings, ceiling panels and electrical appliances which have been permanently marked or damaged by the Client in any way.
- (31) In the event at any time during the term of this Agreement the Landlord/Agent of Landlord is required by the appropriate authorities to upgrade the Demised Premises and/or to install any structure, partitions or installation inclusive of electrical installations therein, the Client hereby undertakes that it shall forthwith at its own cost and expense comply with such requirements.
- (32) If the tenant terminates this Agreement prior to the expiry of the Term, the Landlord shall be entitled to retain the entire deposit.

6.1 THE LANDLORD/AGENT OF LANDLORD HEREBY COVENANTS WITH THE CLIENT as follows:-

- (1) Except in so far as the same are payable by the Client under the terms hereof to pay and discharge all existing and future rates taxes assessments and outgoings payable in respect of the Demised Premises.
- (2) To keep in good repair the main structure walls roofs and floors of the Demised Premises in so far as such are not the Client's responsibility under the terms hereof.
- (3) To insure and keep insured at all times during the term hereof the Demised Premises against loss or damage by fire storm or tempest and to make all payments necessary for that purpose PROVIDED ALWAYS that the provisions of this covenant shall not be deemed to bind the Landlord/Agent of Landlord to insure against consequential loss nor against damage to or destruction of any furniture fittings fixtures stock in trade or other goods chattels or effects of the Client and situate in or upon the Demised Premises.
- (4) Subject to the terms herein contained, upon the expiration of the term hereof to permit the Client to remove and take away from the Demised Premises all fittings therein belonging to the Client except light fittings and electrical apparatus PROVIDED ALWAYS that the Client shall remove such fittings prior to its vacating the Demised Premises and PROVIDED FURTHER that it shall make good to the satisfaction of the Landlord/Agent of Landlord all damage caused to the Demised Premises during the course of or in consequence of such removal.

- (5) That so long as the Client shall pay the rent hereby reserved and perform and observe the several agreements stipulations and covenants on its part herein contained the Client shall peaceably hold and enjoy the Demised Premises during the term of this tenancy without any interruption by the Landlord/Agent of Landlord or any persons lawfully claiming through or under the Landlord/Agent of Landlord.
- (6) At the expiry or termination of this Agreement to refund to the Client the deposit free of interest less any deductions authorised to be made pursuant to Clause 3 hereof.

7.1 PROVIDED ALWAYS AND IT IS HEREBY AGREED BETWEEN THE PARTIES HERETO as follows:

- (1) Without prejudice to the rights of the Landlord/Agent of Landlord arising from the non-payment of the rental and/or other monies that may be due hereunder or any breach of any of the terms and conditions herein or in law or if any of the rent hereby reserved are not paid on the due dates, the Client shall be liable to pay to the Landlord/Agent of Landlord interest thereon at the rate of one point five per centum (1.5%) per month from the due dates thereof to the date of the payment thereof.
- (2) If the rent hereby reserved or any part thereof shall be in arrears and unpaid at any time for fifteen (15) days after becoming due whether formally demanded or not or if any of the other covenants stipulations or agreements on the part of the Client herein contained shall not be performed or observed or if the Client or other person or persons in whom for the time being the term hereby created shall be vested shall have a receiving order made against them or him or shall become bankrupt upon the liquidation or winding-up of the Client otherwise than upon reconstruction or amalgamation or if the Client shall make any assignments for the benefit of or enter into any arrangement with their or its creditors or if the Client shall permit any execution to be levied on the Demised Premises, then and in any such cases it shall be lawful for the Landlord/Agent of Landlord at any time thereafter to serve a forfeiture notice upon the Client pursuant to Section 235 of the National Land Code and it is hereby mutually agreed that a reasonable time in which to remedy the breach the subject matter of the said forfeiture notice is thirty (30) days except in the case of non-payment of rent when fifteen (15) days shall be deemed a reasonable time and on expiration of the period specified in the said forfeiture notice without the breach complained of having been remedied the Landlord/Agent of Landlord shall be at liberty to re-enter upon the Demised Premises or any part thereof in the name of the whole and thereupon this tenancy shall absolutely determine but without prejudice to the right of action of the Landlord/Agent of Landlord in respect of any breach of the Client's covenants herein contained.
- (3) Acceptance of rent by the Landlord/Agent of Landlord and/or any indulgence given by the Landlord/Agent of Landlord shall not be deemed to operate as a waiver by the Landlord/Agent of Landlord of any right of action against the Client in respect of any breach of any of its obligations hereunder.
- (4) If at any time during the tenancy hereby granted the Demised Premises or any part thereof shall be destroyed or damaged so as to become unfit for occupation

or use by fire tempest or other inevitable cause except when such fire shall have been caused by an act or default of the Client whereby payment of the policy moneys under any policy of insurance shall be refused then the rent hereby reserved or a fair and just proportion thereof according to the nature and extent of the damage sustained to be ascertained in the case of dispute by arbitration in the manner provided by Arbitration Act, 1952 (revised 1972) or any modification thereof in force at the time of dispute) shall be suspended and cease to be payable until the Demised Premises shall have been again rendered fit for habitation and use. The Landlord/Agent of Landlord shall not be bound or compelled to rebuild and reinstate the demised premises unless the Landlord/Agent of Landlord in its discretion thinks fit to do so. In the event of the Landlord/Agent of Landlord deciding not to rebuild and reinstate the Demised Premises then the rent hereby reserved shall cease and determine from the happening of such destruction or damage as aforesaid and the Client will peaceably and quietly surrender and yield up to the Landlord/Agent of Landlord vacant possession of the said Demised Premises.

- (5) Any notice in writing required to be served hereunder shall be sufficiently served on the Client if addressed to the Client and left at or sent by post to the Demised Premises and shall be sufficiently served on the Landlord/Agent of Landlord if left at or sent by post to its last known place of business as aforesaid.
- (6) Except in the case of wilful default the Landlord/Agent of Landlord shall incur no liability to and shall not be liable in damage or otherwise to the Client its servants agents invitees or licencees for any damage injury or loss which may at any time during the said term be caused to or suffered by the Client or its servants agents licencees or invitees or any of them by the Demised Premises or any part thereof or to any property or goods of the Client or such persons as aforesaid in or about the Demised Premises occasioned by or arising from fire water storm tempest earthquake insects theft burglary or explosion nuclear fall- out riots or civil commotion enemy action or by reason of the defective working stoppage or breakage of or defects in any appliances pipes cables apparatus or lift or air-conditioning plant or other machinery in or under or passing through or connected with or used for the purpose of the said building or any part thereof or failure of supply of electricity or other supplies or in any way owing to the overflow of water from any other part or parts of the Demised Premises or owing to the negligence of any Client or Clients of the neighbouring premises or any other causes beyond the Landlord/Agent of Landlord's control.
- (7) The Client and the Landlord/Agent of Landlord its servants or agents shall conduct a joint inspection of the Demised Premises ten (10) days prior to the expiration of the term hereinbefore created and thereupon the Landlord/Agent of Landlord may serve upon the Client a notice in writing specifying any particular and necessary repairs and require the Client to forthwith execute the said repairs. If the Client shall not effect the said repairs before the expiry of the said tenancy or such other period as may be mutually agreed upon between the Landlord/Agent of Landlord and the Client, the Landlord/Agent of Landlord may proceed to execute the said repairs and the costs thereof shall be a debt due from the Client to the Landlord/Agent of Landlord and be forthwith recoverable by the Landlord/Agent of Landlord by action.
- (8) Further it is expressly agreed that in the event of the said repairs referred to in Clause 7.1(7) hereof shall not have been made good by the Client to the

satisfaction of the Landlord/Agent of Landlord at the date of the expiry or sooner determination of this tenancy the Client shall be fully liable to indemnify the Landlord/Agent of Landlord for all loss and damage suffered by the Landlord/Agent of Landlord by reason of any delay in reletting the Demised Premises, such indemnity to extend to cover the full calendar month during which the delay persisted and to be calculated on the basis of loss of rental by the Landlord/Agent of Landlord at TWO (2) times of either the rate of rental paid by the Client in respect of the Demised Premises at the time of expiry or sooner determination of this tenancy or the market rate prevailing at the time of expiry or sooner termination of this tenancy, whichever shall be higher.

- (9) Notwithstanding anything contained herein, if the Client shall be desirous of extending the tenancy hereby created for a further term of one (1) year at the expiration of the term hereby granted and shall three (3) calendar months before the date of such expiration give to the Landlord/Agent of Landlord a notice in writing of such desire and shall pay the rent hereby reserved and perform the several stipulations and covenants to be observed up to the determination of the tenancy hereby created, then the Landlord/Agent of Landlord shall let the Demised Premises to the Client for a further term of one (1) year at a rental to be mutually agreed between the parties hereto (subject to a maximum increase of thirty per centum (30%) of the rent hereby reserved) and upon the same terms and conditions of this Agreement, save for this option clause, which rental shall be agreed between the parties hereto within one (1) month from the date of the Client's notice aforesaid failing which this option clause shall be void and of no effect whatsoever and the Landlord/Agent of Landlord shall be at liberty to let the Demised Premises to any other persons or company without any reference whatsoever to the Client.
- (10) Nothing in the terms herein contained shall give the Client the right of determining the tenancy hereby granted before the expiry of the terms hereof and notwithstanding any unilateral determination on part of the Client, the Client shall remain liable to the Landlord/Agent of Landlord for the rent in full for the remaining period of the said term which shall together with any arrears be recoverable as a debt due to the Landlord/Agent of Landlord.
- (11) Time wherever mentioned in this Agreement shall be of the essence of this Agreement
- (12) The terms and conditions contained herein supersedes all previous communication whether oral or written between the parties hereto in respect of the subject matter of this Agreement.
- (13) To the extent only that the same are included or varied by the terms and conditions stipulations and agreements contained in this Tenancy Agreement the implied agreements on the parts of the Landlord/Agent of Landlord and the Client set out in Section 231 and 232 and the Sixth Schedule of the National Land Code shall apply to this Tenancy Agreement.
- (14) In this Tenancy Agreement where the context so permits or requires the masculine shall include the feminine and neuter genders and the singular shall include the plural number and vice versa and where there are two or more persons included in the expression "the Client" covenants expressed to be made by the Client shall be deemed to be made by such persons jointly and severally.

- (15) It is hereby agreed and declared between the parties hereto that the Landlord/Agent of Landlord shall under no circumstances be liable for the loss of or damage to the Client's goods stored in the Said Premises or for any loss suffered by the Client occasioned by fire burglary or any other cause whatsoever.
- (16) It is further agreed that in the event of default in the payment of the rental herein reserved or any monies due and payable by the Client pursuant to this Agreement thereby necessitating the issuance of a demand for the said sums the cost of preparing such demand including all legal cost and other incidentals incurred by the Landlord/Agent of Landlord for the recovery of the said rental or monies due shall be for the account of the Client and constitute a debt to the Landlord/Agent of Landlord and be payable forthwith to the Landlord/Agent of Landlord on demand.
- (17) Further it is expressly agreed that in the event that the Client on expiration or sooner determination of the term hereinbefore created fails to yield and vacate the Said Premises, then the Client shall be fully liable to pay the Landlord/Agent of Landlord liquidated damages at the rate of Two (2) times the rental for each days' delay hereto without prejudice to the Landlord/Agent of Landlord's right to evict the Client or to take proceedings to enforce the other rights of the Landlord/Agent of Landlord contained in this Agreement.
- (18) In the event of implementation of any form of tax in respect of the rental, then the Client hereby agrees that such tax shall be fully borne and payable by the Client to the Landlord/Agent of Landlord in addition to the rental as agreed herein.

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

Landlord/Agent of Landlord / Agent of Landlord/Agent of Landlord

The Signature of)

PAVILONE PLT)

was hereunto affixed in the presence of:-)

 **PAVILONE PLT**
(LLP0011629-LGN)

Landlord/Agent of Landlord / Agent of Landlord/Agent of Landlord

Name : **PAVILONE PLT**

ID No.: **LLP0011629 - LGN**

Client

The Signature of)

Mahoraga)

(042391235812))



was hereunto affixed in the presence of:-)

Client

Name: **Mahoraga**

NRIC No : **042391235812**

FIRST SCHEDULE

(The following schedule attached here to shall form an integral part of this Agreement)

<u>Section</u>	<u>Item</u>	<u>Particular</u>
1.	Date of Agreement	1 st March, 2025
2.	Name & Address of the Landlord/Agent of Landlord	PAVILONE PLT NO 694, JALAN SAMUDERA UTARA 6 TAMAN SEMUDERA 68100 BATU CAVES SELANGOR
3.	Name & Address of the Client	Mahoraga KL7
4.	Demised Premises	50317-R4-B7 LORONG PENAGA 2, TAMAN MAK CHILI, 24000 CHUKAI, TERENGGANU
5.	Term	One (1) Year
6.	Commencement Date	1 st March, 2025
7.	Expiry Date	1 st February, 2026
8.	Rental Commencement Date	1 st March, 2025