

RENTAL AGREEMENT

1. Parties

The parties to this agreement are LEE MING. IC 521212-01-6009 hereinafter called "landlord," and JIMMY SINAU. IC 850419-13-5213 herinafter called "tenant."

2. Property

Landlord hereby lets the following property to tenant for the term of this agreement: (a) the real property known as:

58-01-02, Jalan pulai 45. Taman pulai utama, 81300 Skudai.

3. Term

This agreement shall run from 1-8-2011 to 1-8-2012.

4. Rent

The monthly rental for said property shall be RM 450 due and payable by check by the First day of each month.

5. Deposits

Tenant will pay the following deposits and/or fees: Deposit: RM450, Utilities :RM450

This amount will be refunded within three weeks following the termination of the tenancy; unpaid rent, charges for damages beyond normal wear and tear, and costs for reasonable cleaning may be deducted.

In addition, it is agreed:

6. Tenant shall not lease, sublease or assign the premises without the prior written consent of the landlord (but this consent shall not be withheld unreasonably).
7. Landlord may enter the premises at reasonable times for the purpose of inspection, maintenance or repair, and to show the premises to buyers or prospective tenants. In all instances, except those of emergency or abandonment, the landlord shall give tenant reasonable notice (at least one day) prior to such an entry.
8. Tenant agrees to occupy the premises and shall keep the same in good condition, reasonable wear and tear excepted, and shall not make any alterations thereon without the written consent of the landlord.
9. Tenant agrees not to use the premises in such a manner as to disturb the peace and quiet of other tenants in the building. Tenant further agrees not to maintain a public nuisance and not conduct business or commercial activities on the premises.
10. Tenant shall, upon termination of this agreement, vacated and return dwelling in the same condition that it was received, less reasonable wear and tear, and other damages beyond the Tenant's control.
11. In a dispute between landlord and tenant which gives rise to any action in court, the losing party will pay the court costs and reasonable attorney fees of the successful party.

We, the undersigned, agree to this Rental Agreement:

Landlord:

Tenant:

LEE MING,

JIMMY SINAU,

Signature

Signature

Date

Date