
DATED THIS 4th DAY OF JUNE 2024

BETWEEN

**KWEK HOW FAH
(NRIC NO.:660430-10-6440)**

**KWEK TOW CHOO
(NRIC NO.: 550502-10-5854)
("THE LANDLORDS")**

AND

**M B MART SDN. BHD.
(Company No.: 202401019027 (1564876-W))
("THE TENANT")**

TENANCY AGREEMENT

**MESSRS C. C. CHOO, HAZILA & TEONG
ADVOCATES & SOLICITORS
SUITES A-20-9, A-20-10 & A-20-11,
TOWER A, LEVEL 20, MENARA UOA BANGSAR,
NO. 5, JALAN BANGSAR UTAMA 1,
BANGSAR 59000 KUALA LUMPUR.
TEL NO: 03-2711 5530
FAX NO: 03-2711 5529
E-MAIL: klc@cchoolawyers.com**

REF: KHFKTC-16239/2024/CON/CCC/ra



KERAJAAN MALAYSIA

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

**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.*

L01EA106ADXB016 (SALINAN 2/2)

Jenis Surat Cara

PERJANJIAN SEWA

Type Of Instrument

SURAT CARA UTAMA

Tarikh Surat Cara

04/06/2024

*Date Of Instrument***Balasan** *Consideration*

RM 0.00

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

KWEK TOW CHOO, (550502105854); KWEK HOW FAH, (660430106440)

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

MB MART SDN. BHD., (1564876-W, 202401019027)

Butiran Harta / Suratcara *Property / Instrument Description*

163-1, JALAN 2/3A, PUSAT BANDAR UTARA, KM12, JALAN IPOH, , KUALA LUMPUR, 68100, WILAYAH PERSEKUTUAN KUALA LUMPUR



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 <i>Stamp Certificate No.</i>	J0BP6A240054272
Tarikh Penyeteman <i>Date of Stamping</i>	04/06/2024
Duti Setem Dikenakan <i>Amount of Stamp Duty</i>	RM 10.00
Penalti <i>Penalty</i>	RM 0.00
Pelarasan <i>Adjustment</i>	RM 0.00
Jumlah Dibayar <i>Total Amount Paid</i>	RM 10.00
Indorsemen <i>Indorsement (Akta Setem 1949)</i>	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* : 04/06/2024 12:51:32

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

This is a computer generated printout and no signature is required

--- tamat/end ---



LEMBAGA HASIL DALAM NEGERI MALAYSIA
SELANGOR (DUTI SETEM)
BEG BERKUNCI 00002
GPO SHAH ALAM
40000 SHAH ALAM, SELANGOR

Telefon : 03-55215200
Fax : 03-55197294
www.hasil.gov.my

Bil Surat Tuan : KHFKTC-16239/2024/CON/CCC/RA
Tetuan/Tuan/Puan
MB MART SDN. BHD.
163-1, KOMPLEKS PASAR BORONG,, JALAN 2/3A KM 12
JALAN IPOH, BATU CAVES
68100 68100
Wilayah Persekutuan Kuala Lumpur

Nombor Adjudikasi: L01EA106ADXB016

Tarikh: 04/06/2024

Tuan,

NOTIS TAKSIRAN SEWA/PAJAKAN (DUTI AD VALOREM)

Jenis Surat Cara : PERJANJIAN SEWA

Permohonan tuan bertarikh **04/06/2024** di bawah Seksyen 36, Akta Setem 1949 dirujuk.

2. Dimaklumkan duti sebanyak **RM 174.00** kena dibayar mengikut pengiraan seperti lampiran.
3. Sila jelaskan duti tersebut selewat-lewatnya pada **04/07/2024**. Bayaran duti setem boleh dibuat secara elektronik melalui:

- FPX dari laman sesawang STAMPS di <https://stamps.hasil.gov.my> atau,
- Bill Payment (CIMB BizChannel atau Public Bank)

4. Kelewatan membayar duti boleh dikenakan penalti di bawah Seksyen 47A, Akta Setem 1949.

Sekian, terima kasih.

"BERKHIDMAT UNTUK NEGARA"
"BERSAMA MEMBANGUN NEGARA"

PEMUNGUT DUTI SETEM LHDNM

Cetakan komputer ini tidak memerlukan tandatangan.

PENGIRAAN DUTI YANG DIKENAKAN**Bhg. A: Duti yang dikenakan mengikut Butiran 49**

(a) Premium atau Balasan	RM	0.00
(b) Nilai Kadar	RM	144.00
(c) Nisbah atas Hasil Tanaman	RM	10.00

Bhg. B: Sewa/ Pajakan

(d) Jumlah duti yang dikenakan [(a)+(b)+(c)]	RM	154.00
(e) Tolak amaun duti yang diremitkan / dikecualikan	RM	0.00
(f) Duti yang dikenakan	RM	154.00
(g) Penalti yang dikenakan**	RM	0.00
(h) Salinan	RM	20.00
(i) Jumlah besar duti yang kena dibayar	RM	174.00

**** Penalti**

Sesuatu dokumen hendaklah disetamkan dalam tempoh 30 hari dari tarikh ianya disempurnakan dalam Malaysia atau dalam tempoh 30 hari selepas ia diterima dalam Malaysia sekiranya ia disempurnakan diluar Malaysia. Sekiranya ia tidak disempurnakan dalam tempoh yang ditetapkan, penalti sebanyak :

(a) RM25.00 atau 5% daripada duti yang (b) RM50.00 atau 10% daripada duti yang (c) RM100.00 atau 20% daripada duti yang berkurangan, yang mana lebih tinggi, berkurangan, yang mana lebih tinggi, sekiranya ia berkurangan, yang mana lebih tinggi, sekiranya ia disetamkan dalam tempoh 3 bulan disetamkan selepas tempoh 3 bulan tetapi tidak lewat sekiranya ia disetamkan selepas 6 bulan selepas masa untuk penyeteman. daripada 6 bulan selepas masa untuk penyeteman. selepas masa untuk penyeteman.

Salinan Kepada:

C.C Choo, Hazila & Teong
No. 25-2a & 25-2b
Jalan Bandar Rawang 1
48000 Rawang
Selangor

Tenancy Agreement

Premises : First Floor Shop Office at No.163-1, Jalan 2/3A, Pusat Bandar Utara, KM12, Jalan Ipoh, 68100 Kuala Lumpur

Landlords : Kwek How Fah & Kwek Tow Choo

Tenant : M B Mart Sdn. Bhd. (Company No.: 202401019027 (1564876-W))

TENANCY AGREEMENT

AN AGREEMENT made this **4th day of June 2024**

KWEK HOW FAH (F) (NRIC No: 660430-10-6441) and KWEK TOW CHOO (F) (NRIC No: 550502-10-5854) of No. 11, Lorong Sentul, Bahagia 2, Sentul Pasar, 51100 Kuala Lumpur (hereinafter referred to as **"the Landlords"** of the one part

AND

M B MART SDN. BHD. (Company No.: 202401019027 (1564876-W)) of 163-1, Kompleks Pasar Borong, Jalan 2/3A KM 12 Jalan Ipoh, Batu Caves, 68100 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur (hereinafter referred to as **"the Tenant"** of the other part

WHEREAS

- A. The Landlords are the owners of the 1st Floor Shop Office bearing postal address of No. 163-1, Jalan 2/3A, Pasar Borong, Selayang, 68100 Wilayah Persekutuan Kuala Lumpur.
- B. The Landlords agree to let and the Tenant agrees to rent the Demised Premises for a period of **TWO (2) YEARS** commencing on the **1st JULY, 2024** and expiring on the **30th JUNE 2026** (hereinafter referred to as "the Tenancy Period") at a monthly rental in accordance to Clause 1 hereinbelow and upon terms and conditions hereinafter contained.

NOW IT IS HEREBY AGREED as follow:-

- 1. The Landlord hereby let and the Tenant hereby takes a tenancy of the Demised Premises and the term stipulated in Section 5 of the First Schedule hereof and commencing and expiring on the respective dates as stipulated in Section 6 of the First Schedule hereof subject to the terms, conditions and stipulations hereinafter contained.
- 2. The monthly rental stipulated in Section 7 of the First Schedule (less the Advanced Rental) shall be payable by the Tenant to the Landlord on monthly basis within Seven (7) days from the first day of each and every succeeding month period. Upon the execution of this Agreement, the Tenant shall make payment to the Landlord the monthly rental as stipulated in Section 7 of the First Schedule hereto in advance for the period of one month (hereinafter referred as "the Advance Rental")
- 3. The Tenant shall upon execution of this Agreement pay the Landlord the deposit ("Security Deposit") equivalent to Two (2) months' Rental as stipulated in Section 8 of the First Schedule hereto (receipt whereof the Landlord hereby acknowledges) as security for the due observance and performance by the Tenant of all his duties and obligations hereunder and on its part to be performed and fulfilled. The Security Deposit shall be maintained at this figure during the term of this Tenancy and shall not deemed to be or treated as payment of rent and the same shall be returned to the Tenant

Tenancy Agreement

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free of interest upon expiry or sooner determination of the term hereby created less any sum as may then be due to the Landlord for damage caused to the Demised Premises by the Tenant (damage by fire, storm, tempest, act of God, riots excepted).

4. The Tenant hereby covenants with the Landlords as follow:-

- (a) to pay the said monthly rental hereby reserved at the times and in the manner aforesaid without deduction whatsoever;
- (b) to pay to Tenaga Nasional Berhad (TNB) to transfer the electricity ownership from Landlords to Tenant as mutually agreed and upon termination of the Tenancy Agreement, the Landlords shall have the right to transfer the electricity ownership from Landlords to Tenant as mutually agreed upon termination of the Tenancy Agreement, the Landlords shall have the right to transfer the electricity ownership back to the Landlords' name;
- (c) to pay to Jabatan Bekalan Air and/or TNB the connection fees and /or any outstanding water and/or electricity bill or any additional deposit in the event the water and/or electricity supply is cut off during the term(s) of the tenancy;
- (d) to pay all charges in respect of sewerage, electricity, water and telephone charges to the relevant authorities in respect of the Demised Premises. The Landlords are entitled to be given all receipt of payment of the charges paid by the Tenant ;
- (e) to keep every part of the Demised Premises and the Landlords' fixtures and additions thereto in good condition and tenantable repair (damage by fire, storm and tempest and other inevitable cause beyond the control of the Tenant and reasonable wear and tear excepted) and to yield up the Demised Premises in good condition at the determination of the tenancy;
- (f) the Tenant shall not to construct any structures, make any structural alterations or otherwise on the Demised Premises without obtaining written consent of the Landlord and the consent and approval of the relevant authorities, if required;
- (g) not to do or suffer to be done anything whereby any insurance of the Demised Premises against loss or damage by fire may become void or voidable or whereby the rate of premium for any such insurance may be increased;
- (h) the Tenant shall permit the Landlords and its authorized agents with or without workers at all reasonable times during working hours and with at least Forty-eight (48) hours' notice in writing to enter upon and to examine the condition of the Demised Premises and thereupon the Landlords may serve upon the Tenant a Fourteen (14) days' notice to enter upon the Demised Premises to execute repairs or structure not conveniently accessible otherwise than from or through the Demised Premises **PROVIDED ALWAYS** that the Landlords shall use or shall ensure that the Landlords shall use its best endeavors and where reasonable practicable in the exercise of its rights under this provision not to

Tenancy Agreement

Premises : First Floor Shop Office at No.163-1, Jalan 2/3A, Pusat Bandar Utara, KM12, Jalan Ipoh, 68100 Kuala Lumpur

Landlords : Kwek How Fah & Kwek Tow Choo

Tenant : M B Mart Sdn. Bhd. (Company No.: 202401019027 (1564876-W))

interfere with the reasonable use of the Demised Premises by the Tenant and shall make good all damage occasioned by the exercise of such rights;

- (i) the Landlords may serve upon the Tenant at least Fourteen (14) days' notice in writing specifying any repairs or works necessary to be done or replacement necessary to be made to comply with the Tenant's covenants to repair herein contained and require the Tenant forthwith to execute such repairs or works or make such repairs or works or make such replacement and if the Tenant shall not within Fourteen (14) days after the service of such notice proceed diligently with the execution of such repairs or work or the making of such replacement then it shall be lawful for the Landlords to enter upon the Demised Premises and execute such repairs or work or make such replacements and the cost thereof shall be a debt due by the Tenant to the Landlords;
- (j) not to assign, sublet or part with possession of the Demised Premises;
- (k) the Tenant shall not permit or suffer anything to be done upon the Demised Premises or any part thereof any offensive noisy or dangerous trade business or occupation or to permit or suffer the Premises to be used as a factory or place of manufacture or for any illegal or immoral purpose or which may or is likely to be a nuisance, annoyance or danger to the owners and/or occupiers of adjacent and/or nearby units and premises and to indemnify the Landlords in respect of any claims arising there from;
- (l) to be responsible for obtaining the proper consents, permits, registrations or licenses (if required) from the relevant authorities for the usage of the Demised Premises and shall indemnify the Landlords against any claim, loss or liability arising for the breach of this clause;
- (m) to observe and comply with all laws, by-laws, rules and regulations affecting the Demised Premises or the Tenant or occupier thereof which, are now in force or which may hereafter be enacted and in the event of such non-compliance to indemnify the Landlords against any loss or damage occasioned thereby;
- (n) not to permit any auction to be held on the Demised Premises;
- (o) the Tenant shall not bring or store or permit or suffer to be brought or stored on the Demised Premises any goods, articles or substances of a specially combustible, inflammable or dangerous nature or which are noxious, undesirable or unlawful or carry on the business of massage parlour, gambling house, hotel or bar;
- (p) to use the Demised Premise solely for the **Tenants office use only**;
- (q) not to damage or deface or to cause or to permit any servant or agent to damage or to deface any part of the Demised Premises or the said building and common parts and forthwith to repair and make good or to pay for the cost of making good such damage or defacement;

Tenancy Agreement

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- (r) at the expiration or sooner determination of the Tenancy, the Tenant shall remove all underground and foundation work (including but not limited to piling works) to original state and condition at the Tenant own costs and expenses before yield up the Demised Premises to the Landlords;
 - (s) at the expiration of the Tenancy as stated in Section 5 of the Schedule, the Tenant shall not use the Security Deposit to offset the last months' rental. The Security Deposit should be refunded by the Landlords within Fourteen (14) days upon proof of full settlement of outstanding utility bills and upon due performance and observance of this Agreement by the Tenant.
 - (t) to permit the intended tenants and others with written authority from the Landlords or their agents or servants at all reasonable times of the day consented by the Tenant with prior reasonable notice to enter and view the Demised Premises within Two (2) months prior to the termination of this Tenancy Agreement provided that the Landlords shall ensure that the minimum inconvenience is caused by the Tenant during such visits; and
 - (u) the Tenant shall solely and fully to indemnify and keep indemnified the Landlords against any summonses, actions, proceedings, claims and demands and liabilities whatsoever in respect of injury (including fatal injury), illegality, breaches, negligence or damages or expenses which may be levied, brought or made against the Landlords or which the Landlords may pay, sustain or incur as a result of any act or omission of the Tenant in the use of the Demised Premises.
 - (v) the Landlords shall bear no responsibility for any loss and damage to the Tenant's goods/ products/ stocks. It is the Tenant's responsibility to insure its goods/products/stocks against all loss and damage during the term hereby granted;
5. The Landlords hereby covenant with the Tenant as follows:
- (a) to pay all quit rent, taxes and assessments which are or may be hereafter charged or imposed upon the Demised Premises and payable by the Landlords save such charges and outgoings hereinbefore covenanted to be paid by the tenant;
 - (b) that the tenant paying the rent hereby reserved and performing and observing the several covenants and conditions on its part herein contained shall peaceably hold and enjoy the Demised Premises without any interruption by the Landlords or any person rightfully claiming under or in trust for them;
 - (c) to keep the exterior of the Demised Premise in good and tenantable repair and condition;
 - (d) to insure and keep insured the Demised Premises against loss and damage by fire or other inevitable cause the and to pay all premiums for the purpose

Tenancy Agreement

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Tenant : M B Mart Sdn. Bhd. (Company No.: 202401019027 (1564876-W))

PROVIDED ALWAYS that nothing herein implies that the insurance so taken by the Landlords shall cover furniture, fittings, fixtures, stock-in trade and goods of the Tenant in the Demised Premises **AND PROVIDED FURTHER** that if any act or default of the Tenant, its servants or agents results in any increase in the insurance premium payable on the insurance policy in respect of the Demised Premises such increase shall be borne and paid solely by the Tenant.

6. PROVIDED ALWAYS AND IT IS HEREBY AGREED as follows:-

- (a) if the rent hereby reserved or any part thereof shall be in arrears and unpaid at any time for Seven (7) days after becoming due whether formally demanded or not or if any covenants stipulations or agreements on the part of the Tenant herein contained shall not be performed or observed or if the Tenant 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 or upon the liquidation or winding up of the Tenant or if the Tenant shall make any assignment for the benefit of or enter into arrangement with its creditors or if the Tenant shall permit any execution to be levied on the Demised Premises then and in any such cases it shall be lawful for the Landlords at any time to serve a forfeiture notice upon the Tenant pursuant to Section 235 of the National Land Code (Act 56 of 1965) and it is hereby mutually agreed that a reasonable time in which to remedy the breach the subject matter of the said forfeiture notice in Fourteen (14) days and on expiration of the period specified in the said forfeiture notice without the breach complained of having been remedied then the Landlords shall be at liberty to re-enter upon the Demised Premises or any part thereof in the name of the whole and thereupon the Tenancy Agreement shall absolutely determine but without prejudice to the Landlords' right of action in respect of any antecedent breach of the Tenant's covenants herein contained.
- (b) the Tenant shall be solely responsible for insuring all its goods and property therein whether manufactured and brought by it on to any part of the Demised Premises against all risks of whatsoever nature and the Tenant hereby expressly agrees that the Landlords shall not be liable for any loss or damage arising out of any event beyond the Landlords' control.
- (c) if the Demised Premises or any part thereof shall be destroyed or damaged by fire or tempest so as to be unfit for use, then the rent hereby covenanted to be paid or a fair proportion thereof according to the nature and extent of the damages sustained shall be suspended until the Demised Premises shall again be rendered fit for habitation and use Provided Always that if the Demised Premises or any part thereof is not rendered fit for occupation or use within Three (3) months from the date of such destruction or damage, the Landlords or the Tenant may determine the Tenancy by giving One (1) months' notice in writing to the other and upon such termination neither party shall have any claim against the other save and except in respect of any antecedent breach and Provided Always that nothing in this clause shall render it obligatory on the

Tenancy Agreement

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Tenant : M B Mart Sdn. Bhd. (Company No.: 202401019027 (1564876-W))

Landlords to restore, reinstate or rebuild the Demised Premises or any part thereof if the Landlords in their absolute discretion do not desire to do so.

- (d) the Security Deposit paid shall be refunded free of interest to the Tenant on determination of this Tenancy Provided that the sum does not in any way constitute payment of and towards the rent reserved and provided further that the Landlords shall be entitle to deduct therefrom all monies due and owing by the Tenant to the Landlords and/or under this Tenancy.
- (e) the Landlords may at any request of the Tenant made not less that Two (2) months before the expiration of the Tenancy Period, renew the tenancy of the Demised Premises for a further term of One (1) year at a revised rent to be mutually agreed upon based on prevailing market condition at the time of renewal with written notice to the Landlord. Provided that during the extended period of the Tenancy, either party may terminate this Tenancy Agreement by giving Two (2) months' notice in writing to the other party.
- (f) subject to the Landlords compliance with Clause 2 of the Tenancy Agreement herein, if the Tenant fails to rent the Demised Premises for **Two (2) years** the Landlords shall **forfeit the Security Deposit** paid by the Tenant and shall further be at liberty to recover the remaining rentals (and/or any arrears thereof) for the remaining Tenancy Period.
- (g) the Tenant and the Landlords or their servants or agents shall conduct a joint inspection of the Demised Premises **Two (2) months** prior to the expiry of the Tenancy period (or such extension thereof, if any, pursuant to this Agreement as the case may be) and thereupon the Landlords may serve upon the Tenant a notice in writing specifying any particular and necessary reasonable repairs and require the Tenant to forthwith execute the said repairs. If the Tenant shall not effect the said repairs before the expiry of the Tenancy Period (or such extension thereof, if any pursuant too this Agreement as the case may be) or such other period as may be mutually agreed upon between the Landlords and the Tenant, the Landlords may proceed to execute the said repairs and the costs thereof shall be a debt due from the Tenant to the Landlords and be forthwith recoverable by the Landlords by action. Further in the event that the said repairs shall not have been made good by the Tenant to the satisfaction of the Landlords by the date of expiry or sooner determination of the tenancy herein created (or extended pursuant to this Tenancy Agreement as the case may be), the Tenant shall be fully liable to indemnify the Landlords for any delay in re-letting the Demised Premises, such indemnity to be calculated on the basis of loss of rental by the Landlords at the then market rate prevailing at the time of expiry of this tenancy (or such extension thereof, if any, pursuant to this Agreement as the case may be).
- (h) the Tenant expressly agrees to bear, reimburse, indemnify and keep the Landlords indemnified against all cost, expenses and fees (including but not limited to all fees, costs and expenses payable by the Landlords to any solicitors or other professional advisers in respect of any advice or opinion given or action

Tenancy Agreement

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taken or to be taken by the Landlords against the Tenant) incurred by the Landlords in making demand for payment of any rental and other payments due hereunder or in taking legal actions, proceedings or suits gains the Tenant for recovery of the same or for enforcing the Tenant's obligations herein contained and such costs, expenses and fees (including solicitor-client fees) so incurred shall be paid by the Tenant to the Landlords within Fourteen (14) days of any demand made thereof.

- (i) any notice under this Tenancy Agreement shall be in writing. Any notice to the Landlords shall be sufficiently served if sent to the Landlords at the address of the Landlords by registered post with postage prepaid or left at the aforesaid address or last known address or office of the Landlords as the case may be. Any notice to the Tenant shall be sufficiently served if sent to the Tenant at the address of the Demised Premises or last known address of the Tenant by Registered post with postage prepaid or left at the aforesaid or last known address or office of the Tenant as the case may be. Any notice sent by Registered post shall be deemed to be given at the time when in due course of postage would be delivered to the address at which it was sent.
- (j) the solicitors cost including cost of preparation, stamping and registration of this Tenancy Agreement shall be solely borne by the Tenant.
- (k) this tenancy Agreement shall be binding upon the [personal representatives, successors in title and lawful assignees of both parts.
- (l) the First Schedule hereto shall be taken, read, and construed as an essential part of this Tenancy Agreement.

7. In this Agreement:-

- (a) the terms "Landlord" and "Tenant" shall include their heirs, personal representatives and successors in title;
- (b) words importing the masculine gender only shall include feminine and neuter genders and vice versa;
- (c) reference to schedule, sections and clauses are to be construed as reference to schedule, sections and clauses of this Agreement;
- (d) "Advanced Rental" means the first payment of the monthly rent which is due and payable on or before the execution of this Agreement;
- (e) "Appropriate Authority" means any governmental, semi or quasi government and/or statutory departments, agencies or bodies or any other privatized corporation (including but not limited to Tenaga Nasional Bhd, Syarikat Telekom Malaysia);

Tenancy Agreement

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- (f) "Alteration Works" means the work required for the execution of the Approved Alterations;
- (g) "Approved Alterations" means alterations to the Demised Premises or any part thereof, the preliminary plans and drawings whereof have been submitted by the Tenant to the Landlord and agreed to by the Landlord in writing and in respect of the execution whereof in accordance with the plans and drawings agreed to by the Landlord, the Tenant shall have obtained at its own cost and expense, all approvals, permissions, consent and the like required under all relevant laws, by-laws, regulations, government directives, instruments and orders for the time being in force;
- (h) "Calendar Month" means any one of the months in the Gregorian calendar commencing on the first day of such month and expiring on the last day thereof.
- (i) "Rental" means the sum stipulated in Section 7 of the First Schedule hereof and payable by the Tenant to the Landlord in the manner provide in Section 7 of the First Schedule;
- (j) "Ringgit" or "Ringgit Malaysia" means the lawful currency of Malaysia;
- (k) "Original State" means the original state of the property which the tenant agreed to rent as per the attachments in this agreement.

(The remainder of this page is intentionally left blank)

Tenancy Agreement

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EXECUTION PAGE

IN WITNESS WHEREOF the parties hereto have hereunto set their hands the day, month and year herein stated.

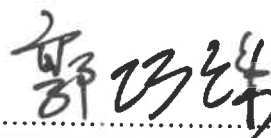
THE LANDLORDS

SIGNED for and on behalf of
the LANDLORDS
in the presence of:-


.....
REBEKKA A/P ANDREW
Advocate & Solicitor
Kuala Lumpur
BCR/1429

)
)
)

.....
KWEK HOW FAH
(NRIC NO.: 660430-10-6440)


.....
KWEK TOW CHOO
(NRIC NO.: 550502-10-5854)

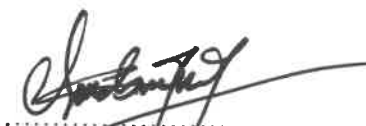
THE TENANT

SIGNED for and on behalf of
the TENANT
in the presence of:-


.....
REBEKKA A/P ANDREW
Advocate & Solicitor
Kuala Lumpur
BCR/1429

)
)
)

.....
Director : ROSENA YESMINE
(BAGLADESH PASSPORT NO.: A06835017)


.....
Director: ARBA'NAH BINTI SARON
(NRIC No.: 620903-10-5768)

Tenancy Agreement

Premises : First Floor Shop Office at No.163-1, Jalan 2/3A, Pusat Bandar Utara, KM12, Jalan Ipoh, 68100 Kuala Lumpur

Landlords : Kwek How Fah & Kwek Tow Choo

Tenant : M B Mart Sdn. Bhd. (Company No.: 202401019027 (1564876-W))

FIRST SCHEDULE

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

		PARTICULARS
1.	Date of Agreement	4th June 2024
2.	Particulars of Landlord	KWEK HOW FAH (NRIC NO.: 660430-10-6440) KWEK TOW CHOO (NRIC NO.: 550502-10-5854) No. 11, Lorong Sentul Bahagian 2, Sentul Pasar, 51100 Kuala Lumpur, Kuala Lumpur
3.	Particulars of Tenant	M B MART SDN. BHD (Company No.:202401019027 (1564876-W)) Registered Address: P19, Level P, Block A, Kelana Square, 17 Jalan SS7/26, 47301 Kelana Jaya, Selangor Business Address: 163-1, Kompleks Pasar Borong, Jalan 2/3A KM 12 Jalan Ipoh, Batu Caves, 68100 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur
4.	Description of the Premises	Premise known as First Floor Shop Office at 163-1, Jalan 2/3A, Pasar Borong, Selayang, 68100 Wilayah Persekutuan Kuala Lumpur. (a) Master Office Room : 1 (b) Office Room : 3 (c) Storage Space: 1 (d) Pantry : 1 (e) Toilet : 1 As Per Attachment

Tenancy Agreement

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5.	Term of Tenancy	Two (2) Years
6.	(i) Commencement Date of Tenancy	1st JULY 2024
	(ii) Expiry Date of Tenancy	30th JUNE 2026
7.	Rental	Ringgit Malaysia One Thousand Seven Hundred Only (RM1,700-00) payable vide online banking transmission directly into the Landlord's designated Account. Bank: AmBank Account No.: 2272012004974
8.	Security Deposit	Ringgit Malaysia Three Thousand Four Hundred Only (RM3,400-00)
9.	Advance Rental	Ringgit Malaysia Nine Hundred Thirty Two and Twenty Six Cents Only (RM932-26) The rental for the first fourteen (14) days shall be free of charge.
10.	Permitted Use	Office use only
11.	Option for renew	One (1) year from 1st JULY 2026
12.	Electricity Phase & Water Meter Reading	The Tenant shall apply to Tenaga Nasional Berhad and the Air Selangor for the electricity and water bill.

END

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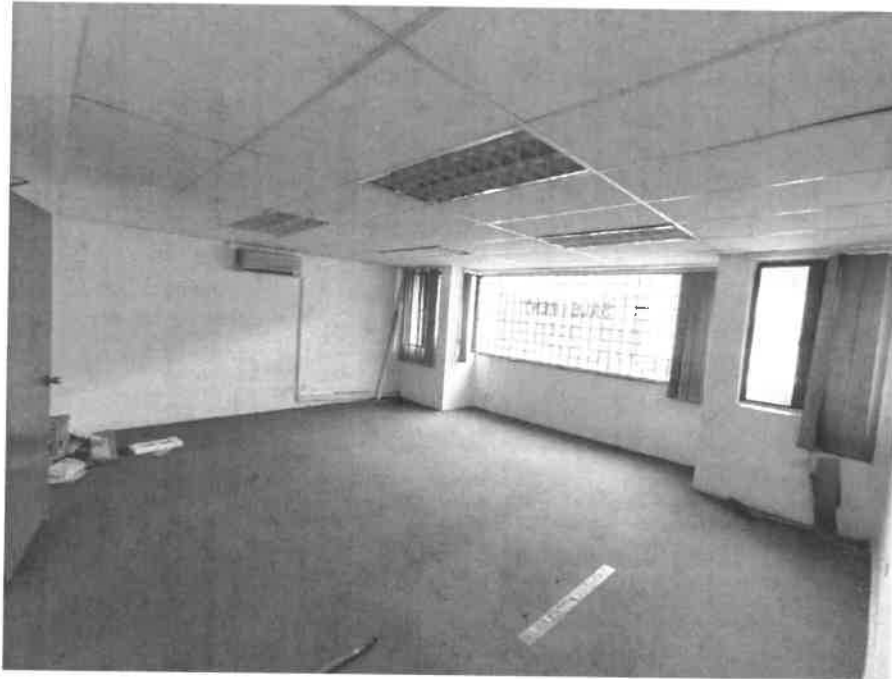
Tenancy Agreement

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MASTER OFFICE ROOM



Tenancy Agreement

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OFFICE ROOM



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Tenancy Agreement

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Tenancy Agreement

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TOILET



Tenancy Agreement

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PANTRY AREA

[The pantry area is to be renovated by the Landlords prior to the Tenants Commencement date. The photograph shall be provided on a later date.]

Tenancy Agreement

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STORAGE SPACE

