

DATED THIS DAY OF

BETWEEN

EBRIC PROPERTY GROUP SDN BHD  
(Company No. 1431835-P)

The Party as stated in Section 1 of the First Schedule  
("Landlord")

AND



The Party as stated in Section 2 of the First Schedule  
("Tenant")

\*\*\*\*\*  
TENANCY AGREEMENT  
\*\*\*\*\*

**THE FIRST SCHEDULE**

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

<b>Section</b>	<b>Item</b>	<b>Particulars</b>
1	Landlord	<b>EBRIC Property Group Sdn Bhd [Company Registration No. (1431835-P)],</b> a private limited company incorporated under the laws of Malaysia and having its address of service at Level 5-3, Menara Mudajaya, No 12A, Jalan PJU 7/3, Mutiara Damansara, 47810 Petaling Jaya, Selangor.
2	Tenant	██-5722) ██
3	Description of the Demised Premises	All that piece of parcel identified as L16-10, Storey No. 16, held under PN No. 52603, Lot No. 201177, Mukim Setapak, District of Kuala Lumpur, State of Wilayah Persekutuan Kuala Lumpur bearing postal address of L16-10, The Haute. No 3, Jalan Bukit Keramat, 54000 Kuala Lumpur together with ██████████ ████████████████
4	Term	Twelve (12) months commencing from 1st Jun 2022 until 31st May 2023 upon signing of this Agreement and full payment of Security & Utilities Deposit.
5	Monthly Rental	Ringgit Malaysia One Thousand Eight Hundred (RM1,800.00) only.
6	Security Deposit	Ringgit Malaysia Three Thousand Eight Hundred (RM3,800.00) only equivalent to two (2) months' Monthly Rental. The Security Deposit shall be adjusted equivalent to at all times two (2) months Monthly Rental.
7	Utilities Deposit	Ringgit Malaysia Nine Hundred Fifty (RM950.00) only.
8	Reinstatement/ Restoration Deposit	Not Applicable.
9	Use of the Demised Premises	Residential only.
10	Renewal Term	The Landlord has full discretion upon written request from the Tenant made three (3) months before the expiry of Term, to renew the tenancy for a new term of one (1) year.
11	Special Condition	(i) Rental payment not later than 7th day of each and every subsequent month. Late interest in clause 4.3 will be charge accordingly if any payment late than 7th of month.  (ii) To bank-in Monthly rental to: <b>EBRIC Malaysia Sdn Bhd - RHB Bank (2122-0000-0753-54)</b>

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