

DATED THIS 25<sup>th</sup> DAY OF JULY, 2022

BETWEEN

EBRIC PROPERTY GROUP SDN BHD  
(Company No. 202101031535 (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  
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## THE FIRST SCHEDULE

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

Section	Item	Particulars
1	Landlord	<b>EBRIC PROPERTY GROUP SDN BHD [Company Registration No. 202101031535 (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	[REDACTED] [REDACTED] [REDACTED]
3	Description of the Demised Premises	All that piece of parcel identified as L17-07, Storey No. 17, held under PN No. 52603, Lot No. 201177, Mukim Setapak, District of Kuala Lumpur, State of Wilayah Persekutuan Kuala Lumpur bearing postal address of L17-07, The Haute. No 3, Jalan Bukit Keramat, 54000 Kuala Lumpur together with [REDACTED]
4	Term	<b>Twelve (12) months</b> commencing from <b>1st August 2022</b> until <b>31st July 2023</b> upon signing of this Agreement and full payment of Security & Utilities Deposit.
5	Monthly Rental	Ringgit Malaysia One Thousand Seven Hundred Fifty (RM1,750.00) only.
6	Security Deposit	Ringgit Malaysia Three Thousand Five Hundred (RM3,500.00) 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 Eight Hundred Seventy Five (RM875.00) 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 PROPERTY GROUP SDN BHD HONG LEONG BANK ( 148 003 374 29 )</b>

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