

## **EXTENSION OF TENANCY AGREEMENT DATED 1 AUGUST 2019**

### **PARTIES:**

1. **KAH PEI XUEN (NRIC: 840223-01-5990)** is the registered owner of the Demised Premises Unit A-25-11, Koi Prima Condo Suites, Puchong, Selangor, hereinafter called "the Landlord"; and
2. **EVA ZARMI BINTI ALI AMAR (NRIC: 750227-61-5046)**, hereinafter called "the Tenant".

### **RECITALS:**

By a Tenancy Agreement dated 1 August 2019, the Tenant has agreed to take tenancy together with the fixtures and fittings of the Demised Premises from the Landlord for TWO (2) years commencing on 1 August 2019 and expiring on 31 July 2021.

The Landlord is now desirous to accept the Tenant proposal to extend the tenancy term of the Demised Premises for a further term upon expiration of the Tenancy Agreement dated 1 August 2019.

### **NOW IT IS HEREBY AGREED as follows:**

1. For the purpose of this Extension of Tenancy Agreement, the words and phrases defined in the Tenancy Agreement shall be deemed to have the same meaning in this Extension of Tenancy Agreement.
2. Unless there is something in the subject or context inconsistent with such construction or unless it is otherwise expressly provided, the principles of interpretations set out in the Tenancy Agreement shall apply mutatis mutandis.
3. In the event of any conflict or inconsistency between the provisions of the Tenancy Agreement and this Extension of Tenancy Agreement, the provisions of this Extension of Tenancy Agreement shall prevail.
4. The Demised Premises tenancy term stated in Section 4 of the First Schedule of the Tenancy Agreement is to be extended for further term of TWO (2) years commencing on 1 August 2021 and expiring on 31 July 2023 and the extension of tenancy term is subjected to the same covenants, terms and conditions, First Schedule and Inventory Check List of the Tenancy Agreement.
5. The Tenant shall pay monthly rental to the Landlord designated bank account on or before the 7<sup>th</sup> of each calendar month of Ringgit Malaysia One Thousand (**RM1,000.00**) per Section 7 of the First Schedule of the Tenancy Agreement.
6. To permit the Landlord during the two (2) months immediately preceding the termination of the tenancy to affix and retain without interference upon any part of the Demised Premises a notice for re-letting the same and during the said two (2) months to permit persons with written authority from the Landlord or his agent at reasonable times of the day (upon appointment made) to view the Demised Premises.

7. If the Tenant shall be desirous of extending the tenancy hereby created for a further term not exceeding TWO (2) years at the expiration of the extended term hereby granted the Tenant shall not less than two (2) calendar months before the expiration of the term hereby granted give to the Landlord notice in writing of such its desire and provided the Tenant shall have paid the rent hereby reserved and shall have performed and observed the covenants herein contained and on its part to be performed and observed up to the expiration of the term hereby granted, then the Landlord shall let the demised premises to the Tenant for such further term not exceeding TWO (2) years at a rent as shall be agreed between the Landlord and the Tenant or determined by a registered valuer to be the current market rental value of the demised premises at the time of such agreement or determination and subject in all other respects to the same stipulations as are herein contained except this clause for renewal. The said registered valuer shall act as an expert and his decision as to the new rent payable for the renewal shall be final and binding upon the parties hereto.

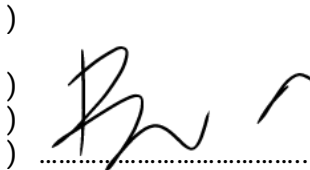
**IN WITNESS WHEREOF** the parties hereto have set their hands the day and year first above written.

SIGNED by **KAH PEI XUEN**  
NRIC: **840223-01-5990**  
H/P: **012-6340167**  
the **Landlord** in the presence of:-

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Name:  
NRIC:

SIGNED by **EVA ZARMI BINTI**  
**ALI AMAR**  
NRIC: **750227-61-5046**  
H/P: **011-70366157**  
the **Tenant** in the presence of:-

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Name:  
NRIC::