

**THIS TENANCY AGREEMENT** dated

is made

BETWEEN **SEROJA YAKIN (M) SDN. BHD. (CO. NO. 302908 – T)**, No. 606, Block A, Mentari Business Park, Jalan PJS 8/5, Dataran Mentari, 46150 Petaling Jaya, Selangor Darul Ehsan.

**THE PARTY NAMED IN SECTION 1 OF THE FIRST SCHEDULE HERETO** (hereinafter called the “Landlord”) of the one part;

AND **BRIGHTSTAR RECOVERIES SDN. BHD. (CO. NO. 1281084-T)**, No 25 Jalan KE6/1, Kota Emerald, 48000 Cassis Rawang, Selangor Darul Ehsan.

**THE PARTY NAMED IN SECTION 2 OF THE FIRST SCHEDULE HERETO** (hereinafter called the “Tenant”) of the one part;

**WHEREAS**

- A) The Landlord is the registered and beneficial proprietor of the Demised Premises (as defined herein)
- B) Subject to the terms and conditions of this Agreement, the Landlord agrees to grant, and the Tenant agree to accept a tenancy of the Demised Premises.

**IT IS HEREBY AGREED AS FOLLOWS:-**

1. **INTERPRETATION**

1.1 In this Agreement, unless the context otherwise requires:-

“Business Day” : means a day (other than Sunday or public holiday in Kuala Lumpur

“Commencement Date” : means the date of commencement of the Tenancy, being the date stated in Section 4B of the First Schedule;

“Certificate of Fitness” : means the Certificate of Fitness for Occupation issued by the relevant authority in respect of the Demised Premises;

“Demised Premises” : means the property described in Section 3 of the First Schedule thereto, and includes where applicable all the Landlord’s fixtures, fittings, installations and equipment in, on, under or about or forming part of or serving the Demised Premises;

“Expiry Date” : Means the date of expiration of the Tenancy, being the date stated in Section 4C of the First Schedule;

“First Payment Date” : Means the date stated in Section 8 of the First Schedule;

“Landlord” : Means the party named and described in Section 1 of the First Schedule, and includes its successors and persons deriving title thereunder, and in the case of a natural person, includes his heirs, persons representatives and estate;

“Rent” : Means the rent in the amount stated in Section 5 of the First Schedule, payable by the Tenant to the Landlord during the Term in accordance with the provisions of Clause 3;

“Security Deposit” : Means the security deposit in the amount stated in Section 6 of the First Schedule and referred to in Clause 4.1;

“Tenancy” : Means the tenancy of the Demised Premises granted by the Landlord to and accepted by the Tenant for the term stated in Section 4A of the First Schedule, at the Rent payable in accordance with the provisions of Clause 3 and subject to the terms and conditions of this Agreement and if duly renewed shall refer to such renewed term of tenancy;