

BETWEEN

TAY CHAI CHIN
(PASSPORT NO. : K1185045K)

CHUA WEI LING
(PASSPORT NO. : E6750232K)
("The Landlord")

AND

MIZUHO BANK (MALAYSIA) BERHAD
(COMPANY NO: 923693-H)
("The Tenant")

TENANCY AGREEMENT

N-30-5,
BANYAN TREE RESIDENCE,
NO 2, JALAN CONLAY,
50450 KUALA LUMPUR.

THIS AGREEMENT is made the day and year stated in Section 1 of the Schedule hereto Between the party whose name and description are stated in Section 2 of the Schedule hereto (hereinafter called "the Landlord") of the one part and the party whose name and description are stated in Section 3 of the Schedule hereto (hereinafter called "the Tenant") of the other part.

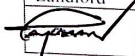

Parties

WHEREAS

1. The Landlord is the legal and beneficial owner of all that piece or parcel of property as described in Section 4 of the Schedule hereto (hereinafter referred to as the "Demised Premises"). Description of Said Premises
2. The Tenant is an Expatriate currently working in Malaysia whose details are as set out in Section 3 of the schedule here. Description of Tenant
3. The Landlord is desirous of letting and the Tenant is desirous of taking the Demised Premises with furniture, fixtures and fittings as described in the Inventory hereto and upon the terms and conditions hereinafter contained. Inventory of Furnishings

NOW THIS AGREEMENT WITNESSETH as follows: -

1. The Landlord hereby lets and the Tenant hereby takes a tenancy of the Demised Premises together with the use and enjoyment of the common facilities used in conjunction with the Demised Premises **TO BE HELD** by the Tenant for the periods specified in Section 5 of the Schedule hereto from the date of commencement to the date of expiration as specified in Section 6 of the Schedule hereto at the monthly rental ("Reserved Rent") as specified in Section 7 of the Schedule hereto such amount payable as specified in Section 8 of the Schedule hereto and subject to the terms and conditions hereinafter contained. Term of Tenancy
2. The Tenant shall upon execution of this Agreement pay the Landlord the deposit ("Security deposit") stipulated in Section 9 of the 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 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 due to normal wear and tear and damage by fire, storm, tempest, act of God, riots excepted). Security Deposits
3. The Tenant shall also upon the execution of this Agreement pay the Landlord the sum as specified in Section 10 of the Schedule hereto as deposit ("Utilities Deposit") towards water, electricity and sewerage (Indah Water) charges. The Utilities Deposit less any sums as may then be payable by the Tenant (if any) towards such utilities shall be refunded free of interest to the Tenant on the expiry or sooner determination of the term hereby created. Utility Deposits
4. **THE TENANT HEREBY COVENANTS WITH THE LANDLORD** as follows: Tenants' Covenants

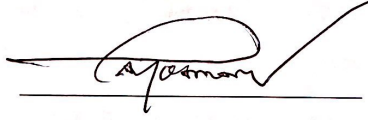
Landlord	Tenant
	

IN WITNESS WHEREOF the Parties hereto have hereunto set their hands the day and year specified in Section 1 of the Schedule hereto.

SIGNED by

For and on behalf of the :
LANDLORD

Tay Chai Chin
(Passport No. : K1185045K)



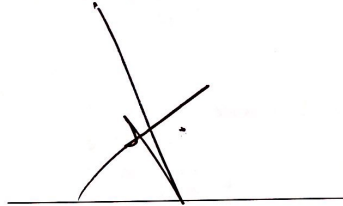
Chua Wei Ling
(Passport No. : E675023K)

In the presence of

Witness

Name:

William leaw



NRIC No:

911104-14-5907

For and on behalf of the :
TENANT

Mizuho Bank (Malaysia) Berhad
(Company No : 923693-H)



Takayuki Shiozawa
Deputy Chief Executive Officer

In the presence of

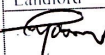

Witness

Name: **Richard Nee**
Head of Department
General Affairs Department



NRIC No:

MIZUHO BANK (MALAYSIA) BERHAD
COMPANY NO.923693-H
LEVEL 27, MENARA MAXIS
KUALA LUMPUR CITY CENTRE
50088 KUALA LUMPUR, MALAYSIA
TEL: (03) 2058 6881
FAX: (03) 2058 6988

Landlord	Tenant
	

(The Schedule and Inventory attached hereto are to be taken read and construed as an essential part of this Agreement)

SCHEDULE

	SECTION	PARTICULARS
1.	Date of agreement :	This day 3rd of January 2022
2.	Description of Landlord :	Name : Tay Chai Chin / Chua Wei Ling Nric No. : K1185045K / E6750232K Address : Blk 2 Kensington Park Drive #03-04 Kensington Park Condo Singapore 557320 Bank : HSBC Bank Malaysia Berhad Bank Account No : 356-095968-101 Branch : Swift Code : Beneficiary : Tay Chai Chin
3.	Description of Tenant :	Name : Mizuho Bank (Malaysia) Berhad Company No. : 923693-H Address : Level 27, Menara Maxis, Kuala Lumpur City Centre, 50088 KL, Malaysia Occupant : Aoi Sakakibara Occupant Pass No :
4.	Description of Demised Premises :	N-30-5, Banyan Tree Residence, No 2, Jalan Conlay, 50450 Kuala Lumpur.
5.	Term of Tenancy :	2 year TERM
6.	Commencement Date :	3rd January 2022
	Expiry Date :	2nd January 2024
7.	Reserved Rent :	RM7,900.00 (1 month's rent)
8.	Date payable :	The Landlord and Tenant hereby agreed that the payment of rental shall be paid by the Tenant upon execution of this Agreement and thereafter the rental shall be paid on every 1st day of the month during the terms of tenancy.
9.	Security Deposit :	RM15,800.00 (2 month's rent)
10.	Utilities Deposit :	RM3,950.00 (1/2 month's rent)

Landlord	Tenant
