

** For execution by Tenant which is a corporation

FIRST SCHEDULE

	ITEM	PARTICULARS
1.	Date of Agreement	
2.	Name and Address of Tenant	NORTAL MALAYSIA SDN BHD (Company No. 1313234-A) LOT 6.08, 6TH FLOOR, PLAZA FIRST NATIONWIDE NO. 161, JALAN TUN H.S. LEE 50000 KUALA LUMPUR
3.	Description of Demised Premises	Lot 1-10-1, Menara Bangkok Bank, Laman Sentral Berjaya, Kuala Lumpur an approximate area of 2,540 sq. ft.
4.	Term of Tenancy	Two (2) years
5.	Period of Tenancy	1 January 2022 to 31 December 2023
6.	Date of Commencement	1 January 2022
7.	Rental per month	Ringgit Malaysia Seven Thousand Six Hundred and Twenty Only (RM 7,620.00 @ RM3.00 psf), payable in advance on the seventh (7th) day of every month
8.	Service Charge (incl 6% SST) (based on April 2021's billing)	Ringgit Malaysia Two Thousand Nine Hundred Seventy Three and Cents Eighty Five Only (RM2,973.85); payable in advance on the seventh (7th) day of every month;

	ITEM	PARTICULARS
9.	Rental Deposit *	Ringgit Malaysia Twenty Two Thousand Eight Hundred and Sixty Only (RM 22,860.00)
10.	Service Charge Deposit *	Ringgit Malaysia Eight Thousand Nine Hundred Twenty One and Cents Fifty Five Only (RM8,921.55)
11.	Utilities Deposit*	Ringgit Malaysia Seven Thousand Six Hundred and Twenty Only (RM7,620.00)
12.	Renewal Term (Optional)	Two (2) years at the monthly rental rate to be determined by the landlord
13.	Use of Demised Premises	For operating an Office only.
14.	Special Conditions-Rent-Free Period	<p>A period of two (2) months after the Date of Commencement of tenancy, shall be provided to the Tenant rent free to enable the Tenant to carry out renovation works to the Demised Premises.</p> <p>Rental shall commence after the aforesaid two (2) months rent free period notwithstanding the Tenant may not have completed its renovation works to the Demised Premises for any reason whatsoever.</p>

**subject to Government Sales and Services Tax (SST) where applicable*