

ORIGINAL

DATED THIS 27th DAY OF DECEMBER 2021

BETWEEN

**CHONG FOONG CHEE
(NRIC NO. 720409-06-5498)
LEONG YUEN FATT
(NRIC NO. 620128-10-5969)
(LANDLORD)**

AND

**KINJO F&B GROUP PLT
(Registration No. 202104003425 (LLP0030072-LGN))
(TENANT)**

TENANCY AGREEMENT

PL LEE & CO
Advocates & Solicitors
6, Jalan Hi Tech 6/3
Kawasan Perindustrian Hi Tech 6
43500 Semenyih
Selangor Darul Ehsan
Tel : 017 219 0220
(Ref : PL/MISC-2021)



KERAJAAN MALAYSIA

IBU PEJABAT
LEMBAGA HASIL DALAM NEGERI MALAYSIA
 MENARA HASIL
 PERSIARAN RIMBA PERMAI
 CYBER 8, 63000 CYBERJAYA
 SELANGOR DARUL EHSAN

**SIJIL SETEM**

ASAL

STAMP CERTIFICATE

(Sila lekatkan sijil setem ini ke atas surat cara sebagai bukti penyeteman)
 Please attach this stamp certificate to the instrument as evidence of stamping

Cara Bayaran *Payment Method* FPX TRANSACTIONS
No. Adjudikasi *Adjudication No.* L01C179845XB0HL
Jenis Surat Cara *Type Of Instrument* PERJANJIAN SEWA
 SURAT CARA UTAMA
Tarikh Surat Cara *Date Of Instrument* 27/12/2021
Balasan *Consideration* RM 0.00
Maklumat Pihak Pertama / Penjual / Pemberi *First Party / Vendor / Transferor / Assignor*
 CHONG FOONG CHEE, NO KP 720409065498; LEONG YUEN FATT, NO KP 620128105969
Maklumat Pihak Kedua / Pembeli / Penerima *Second Party / Purchaser / Transferee / Assignee*
 KINJO F&B GROUP PLT, NO SYARIKAT 202104003425
Butiran Harta / Suratcara *Property / Instrument Description*
 34 JALAN LAZAT 2 TAMAN GEMBIRA, 58200, WILAYAH PERSEKUTUAN KUALA LUMPUR

Dengan ini disahkan surat cara ini disetem dan diindors seperti maklumat di bawah:
 This is to certify this instrument is stamped and indorsed as below:

No. Sijil Setem <i>Stamp Certificate No.</i>	B0HL0A224607035
Tarikh Penyseteman <i>Date of Stamping</i>	06/01/2022
Duti Setem Dikenakan <i>Amount of Stamp Duty</i>	RM 462.00
Penalti <i>Penalty</i>	RM 0.00
Pelarasan <i>Adjustment</i>	RM 0.00
Jumlah Dibayar <i>Total Amount Paid</i>	RM 462.00
Indorsemen <i>Indorsement (Akta Setem 1949)</i>	Seksyen 37



LEMBAGA HASIL DALAM NEGERI



LEMBAGA HASIL DALAM NEGERI

LEMBAGA HASIL DALAM NEGERI

Pemungut Duti Setem

No. Kelulusan Perbendaharaan *Treasury Approval No.* : KK/BSKK/10/600-2/1/2(60)Tarikh Cetak *Printed Date* : 06/01/2022 11:26:25

Pengesahan ketulenan Sijil Setem ini boleh dipastikan di stamps.hasil.gov.my atau melalui aplikasi telefon pintar
 The authenticity of this Stamp Certificate can be verified at stamps.hasil.gov.my or by mobile app

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KERAJAAN MALAYSIA

IBU PEJABAT
LEMBAGA HASIL DALAM NEGERI MALAYSIA
 MENARA HASIL
 PERSIARAN RIMBA PERMAI
 CYBER 8, 63000 CYBERJAYA
 SELANGOR DARUL EHSAN

**SIJIL SETEM**

ASAL

STAMP CERTIFICATE

(Sila lekatkan sijil setem ini ke atas surat cara sebagai bukti penyeteman)
 Please attach this stamp certificate to the instrument as evidence of stamping

Cara Bayaran *Payment Method* FPX TRANSACTIONS
No. Adjudikasi *Adjudication No.* L01C179845XB0HL (SALINAN 1/1)
Jenis Surat Cara *Type Of Instrument* PERJANJIAN SEWA
 SURAT CARA UTAMA
Tarikh Surat Cara *Date Of Instrument* 27/12/2021
Balasan *Consideration* RM 0.00
Maklumat Pihak Pertama / Penjual / Pemberi *First Party / Vendor / Transferor / Assignor*
 CHONG FOONG CHEE, NO KP 720409065498; LEONG YUEN FATT, NO KP 620128105969
Maklumat Pihak Kedua / Pembeli / Penerima *Second Party / Purchaser / Transferee / Assignee*
 KINJO F&B GROUP PLT, NO SYARIKAT 202104003425
Butiran Harta / Suratcara *Property / Instrument Description*
 34 JALAN LAZAT 2 TAMAN GEMBIRA, 58200, WILAYAH PERSEKUTUAN KUALA LUMPUR

MALAYSIA

Dengan ini disahkan surat cara ini disetem dan diindors seperti maklumat di bawah:
 This is to certify this instrument is stamped and indorsed as below:

No. Sijil Setem <i>Stamp Certificate No.</i>	B0HL0A224607036
Tarikh Penyeteman <i>Date of Stamping</i>	06/01/2022
Duti Setem Dikenakan <i>Amount of Stamp Duty</i>	RM 10.00
Penalti <i>Penalty</i>	RM 0.00
Pelarasan <i>Adjustment</i>	RM 0.00
Jumlah Dibayar <i>Total Amount Paid</i>	RM 10.00
Indorsemen <i>Indorsement (Akta Setem 1949)</i>	Seksyen 12



LEMBAGA HASIL DALAM NEGERI
MALAYSIA

Pemungut Duti Setem

No. Kelulusan Perbendaharaan *Treasury Approval No.* : KK/BSKK/10/600-21/2(60)Tarikh Cetak *Printed Date* : 06/01/2022 11:26:25

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LEMBAGA HASIL DALAM NEGERI MALAYSIA
PUSAT KHIDMAT HASIL HULU LANGAT
TINGKAT 3, KOMPLEK PERHENTIAN KAJANG
JALAN REKO
43000 KAJANG
SELANGOR

Telefon : 03-89134545

Fax : 03-87334462

www.hasil.gov.my

Bil Surat Tuan : PL/MISC-2021
Tetuan/Tuan/Puan
KINJO F&B GROUP PLT
34 JALAN LAZAT 2, TAMAN GEMBIRA
58200
Wilayah Persekutuan Kuala Lumpur

Nombor Adjudikasi: L01C179845XB0HL

Tarikh: 05/01/2022

Tuan,

NOTIS TAKSIRAN SEWA/PAJAKAN (DUTI AD VALOREM)

Jenis Surat Cara : PERJANJIAN SEWA

Permohonan tuan bertarikh **27/12/2021** di bawah Seksyen 36, Akta Setem 1949 dirujuk.

2. Dimaklumkan duti sebanyak **RM 472.00** kena dibayar mengikut pengiraan seperti lampiran.
3. Sila jelaskan duti tersebut selewat-lewatnya pada **04/02/2022**. Bayaran boleh dibuat kepada Pemungut Duti Setem:

- a) Secara elektronik melalui Financial Process Exchange (FPX) atau
- b) Di kaunter Pejabat Setem / Pusat Khidmat Hasil secara:

- Bank Deraf atau
- Cek Akaun Anak Guam atau
- Kiriman Wang atau
- Wang Pos atau
- Tunai

4. Kelewatan membayar duti boleh dikenakan penalti di bawah Seksyen 47A, Akta Setem 1949.

Sekian, terima kasih.

"BERKHIDMAT UNTUK NEGARA"
"BERSAMA MEMBANGUN NEGARA"

PEMUNGUT DUTI SETEM LHDNM

Cetakan komputer ini tidak memerlukan tandatangan.

PENGIRAAN DUTI YANG DIKENAKAN**Bhg. A: Sewa/ Pajakan**

(a) Premium atau Balasan	RM	0.00
(b) Nilai Kadar	RM	462.00
(c) Nisbah atas Hasil Tanaman	RM	0.00

Bhg. B: Duti yang dikenakan mengikut Butiran 49

(d) Jumlah duti yang dikenakan [(a)+(b)+(c)]	RM	462.00
(e) Tolak amaun duti yang diremitkan / dikecualikan	RM	0.00
(f) Duti yang dikenakan	RM	462.00
(g) Penalti yang dikenakan**	RM	0.00
(h) Salinan	RM	10.00
(i) Jumlah besar duti yang kena dibayar	RM	472.00

**** Penalti**

Sesuai dokumen hendaklah disetamkan dalam tempoh 30 hari dari tarikh ianya disempurnakan dalam Malaysia atau dalam tempoh 30 hari selepas ia diterima dalam Malaysia sekiranya ia disempurnakan diluar Malaysia. Sekiranya ia tidak disempurnakan dalam tempoh yang ditetapkan, penalti sebanyak :

(a) RM25.00 atau 5% daripada duti yang berkurangan, yang mana lebih tinggi, sekiranya ia disetamkan dalam tempoh 3 bulan selepas masa untuk penyeteraman.

(b) RM50.00 atau 10% daripada duti yang berkurangan, yang mana lebih tinggi, sekiranya ia disetamkan selepas tempoh 3 bulan tetapi tidak lewat daripada 6 bulan selepas masa untuk penyeteraman.

(c) RM100.00 atau 20% daripada duti yang berkurangan, yang mana lebih tinggi, sekiranya ia disetamkan selepas 6 bulan selepas masa untuk penyeteraman.

Salinan Kepada:

PL LEE & CO
6, Jalan Hi Tech 6/3
Kawasan Perindustrian Hi Tech 6
43500 Semenyih
Selangor

ORIGINAL

A TENANCY AGREEMENT made the day and year stated in Section 1 of the Schedule.

BETWEEN

The Party whose name, description and address as stated in Section 2 of the Schedule (hereinafter called "the Landlord") of the one part,

AND

The Party whose name, description and address as stated in Section 3 of the Schedule (hereinafter called "the Tenant") of the other part.

WHEREAS :-

- (1) The Landlord is the owner of that parcel described in Section 4 of the Schedule (hereinafter referred to as "the Demised Premises")
- (2) At the request of the Tenant, the Landlord has agreed to let to the Tenant part of the Demised Premises upon the terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH as follows :-

1. Subject to the stipulation terms and conditions hereinafter contained the Landlord hereby lets and the Tenant accepts a Tenancy of the Demised Premises for the period as stated in Section 5 and the date of commencement as stated in Section 6 of the Schedule and the date of termination as stated in Section 7 of the Schedule (hereinafter called "the Tenancy") at a monthly rent as stated in Section 8 of the Schedule (hereinafter called "the Reserved Rent") payable monthly in advance the first thereof is payable on the date hereof and subsequent monthly rents within seven (7) days of each subsequent Tenancy month throughout the Tenancy and bank into the Landlord and the Landlord shall grant to the Tenant a rent free renovation period from 1st December 2021 to 31st December 2021.
2. The Tenant shall pay to the Landlord a further sum as security deposits and advance rental as set out in Section 9 of the Schedule upon the execution of this Agreement and prior to the occupation of the Demised Premises by the Tenant as security for the due observance and performance by the Tenant of the stipulations terms and conditions of this Tenancy. The said sums shall be maintained at this figure during the term of this Tenancy and shall not without the previous consent in writing of the Landlord be deemed to be treated as payment of rent and same and shall be refunded to the Tenant free of interest within fourteen (14) days of the determination of this Tenancy and due delivery of vacant possession of the Demised Premises less such sums as may then be due to the Landlord but without prejudice to any other claims which the Landlord may have against the Tenant under the terms and conditions of this Agreement.
3. Upon execution of this Agreement, the Tenant will also pay to the Landlord one (1) month advance rental which would serve as the rent for the first (1st) month after the end of the Rent-Free Period;
4. The Tenant hereby covenants with the Landlord as follows :-
 - (a) To pay the Rent hereby reserved as above, on the days and in the manner aforesaid by furnishing within seven (7) days hereof by the Tenant to the Landlord. failing which an interest at ten per centum (10%) per annum calculated on daily basis shall be payable on the Rent from the Due Date to the actual date of payment;
 - (b) The Tenant will apply for separate meters with TNB and Syabas to be installed for the electricity and water supply and will pay all charges and/or deposits required for the supply of water sanitation, electricity, telephone, internet, gas, sewerage (indah water) and all other utilities charges as may be determined by the relevant utility service provider and/or the relevant authorities in respect of the Premises and any increase in the

assessment imposed during the term of the Tenancy and to provide the Landlord the electricity, water, sewerage (indah water) bills and receipts as proof of payment monthly and to keep the Landlord indemnified against all claims, demands, actions, proceedings, costs and expenses arising thereof;

- (c) To keep the interior of the Demised Premises, the flooring and interior plaster or other surface material on walls and ceilings, curtain operating apparatus and tracks (if any) initially installed and supplied by the Landlord and the Landlord's fixtures thereon including doors, windows, glass, shutters, locks, fastenings, electric wire, installations and fittings for light and power and other fixtures and additions thereto in and tenable condition, fair wear and excepted, and to replace or repair any of the aforesaid items and any part of the Demised Premises and the Landlord's fixtures and fittings therein which shall be broken or damaged due to malicious negligent or careless acts or omissions of the Tenant and further that if any damage is caused to the Landlord or to any person whomsoever directly or indirectly through the said damaged conditions of any part of the interior of the Demised Premises (including flooring, walls, ceilings, doors, windows and other Landlord's fixtures) the Tenant shall be wholly responsible therefor and shall fully indemnify the Landlord against all claims, actions and legal proceedings whatsoever made upon the Landlord by any person in respect thereof;
- (d) To permit the Landlord and their agents with or without workmen and others and with or without appliances at all reasonable times and after giving of prior notice in writing, to enter upon the Demised Premises and to view and inspect the condition thereof and to give notice to the Tenant and to do such works and things as may be required for any repairs alterations or improvements to Demised Premises or any other part or parts of the said building and forthwith to repair and amend in a proper and workmanlike manner any defects for which the Tenant is liable;
- (e) To use the Demised Premises for the Tenant's own business as more specifically stated in Section 10 of the Schedule with all requisite permits and licences and not to do or permit to be done any act which may become a nuisance or give reasonable cause for complaint from any the other tenants or occupiers;
- (f) To keep the common parts servicing the Demised Premises clean and accessible to customers, visitors or invitee to the said Demised Premises and not to cause the accumulation of dirt, rubbish or debris of any sort in or outside the Demised Premises or cause an unreasonable amount of noise which in the opinion of the Landlord is undesirable or unsuitable for the other tenants or occupiers of the said Demised Premises;
- (g) Not to make or permit to be any major alterations in or the Landlord's fixtures fittings and decorations therein without having obtained the written licence and consent of the the Landlord therefor and in the event of such licence and consent being given to carry out at the Tenant's own expenses such alterations or additions with such materials and in such manner and at such times as shall be designated by the Landlord and upon the determination of the terms hereby created, to dismantle, remove, demolish or take down such alterations and additions so as to restore the Demised Premises to its original state of repair and tenable condition. The Tenant shall at all times and during the tenancy term be fully responsible for any illegality and liabilities arising out of such alterations and/or additions and shall and does hereby covenant to keep the Landlord fully indemnified in respect of same;
- (h) Not to assign, sublet, underlet or part with the actual or legal possession or the use of the Demised Premises or any part thereof for any term whatsoever without the previous consent in writing of the Landlord first had and obtained such consent not to be unreasonably withheld PROVIDED ALWAYS that in the event of the Tenant assigning underletting or parting with the actual or legal possession or use of the Demised Premises or any part thereof in contravention of the provisions of this clause then the Landlord may without prejudice to his rights under the Tenancy collect from any assignee underlessee or other person in possession of the Demised Premises or any part thereof by such person or persons to the Tenant AND PROVIDED FURTHER that such aforesaid shall not be deemed to be an acceptance by the Landlord of any such person

or persons as assignee underlessee tenants or occupiers of the Demised Premises or any part thereof;

- (i) Not to do or permit or suffer to be done anything whereby the policy or policies of insurance on the Demised Premises against damage by fire may become void or voidable or whereby the premium thereon may be increased and to make good all damage suffered by the Landlord and to repay to the Landlord on demand all sums paid by him by way of increased premiums and all expenses incurred by the Landlord in or about any renewal or such policy or policies rendered necessary by a breach or non-observance of this covenant without prejudice to the other rights of the Landlord;
- (j) Not to use the Demised Premises for an unlawful or illegal purpose or for purposes which might constitute a breach of the restrictions of the land title and not to keep or permit or suffer to be kept on the Demised Premises any matter of a dangerous, combustible, noxious, offensive, or explosive nature or the keeping of which may contravene any statute, order, regulation or by-law.
- (k) To obtain and maintain at all times all proper, valid and requisite licence or permits from the lawful authorities for the conduct and operation of the Tenant's business in the Demised Premises and to indemnify and keep the Landlord indemnified against all fines, charges, action or damages incurred due to the Tenant's default;
- (l) Not to advertise or put up any notice, signboard or placard, or to hold any auction and conduct any promotional or discount sale except with the prior written consent of the Landlord;
- (m) To maintain and keep the Demised Premises in a clean and sanitary condition, weeded and free from lallang and other undergrowths and not to deposit or permit to be deposited any unwanted concrete by-products, waste, rubbish, dirt or refuse on or within the Demised Premises;
- (n) To take measures as may be necessary to ensure that any effluent discharge into the drains or sewers belonging to or used for the Demised Premises in common with other premises will not be corrosive;
- (o) To be responsible for the safe keeping of its goods/stocks machineries or any part thereof kept within the said Demised Premises and to obtain any insurance coverage necessary for the same.
- (p) To not do or permit to be done in or about the Demised Premises any act or thing which may render void or invalidate the insurance of the Demised Premises, or the building of which the Demised Premises form part, against fire or otherwise increase the ordinary premium for the insurance and to make good all damage suffered by the Landlord and to repay to the Landlord on demand all sums paid by him by way of increased premiums and all expenses incurred by the Landlord in or about any renewal or such policy or policies rendered necessary by a breach or non-observance of this covenant without prejudice to the other rights of the Landlord..
- (q) During the two (2) months immediately preceding the expiration of the tenancy herein to permit the Landlord at all reasonable times and upon giving the Tenant at least two (2) days' notice in writing to bring interested parties to view the Premises for the purpose of letting the same.
- (r) On giving the Tenant at least two (2) days' notice in writing, to allow the Landlord, or any person acting on behalf of the Landlord, access to view the Premises, during normal working hours, accompanying a prospective purchaser of the Premises. The Premises shall be sold subject to this tenancy.
- (s) At the expiration or sooner determination of this Tenancy to yield up the Demised Premises with the Landlord's fittings and fixtures thereto in good and tenantable repair and condition, fair wear and tear excepted.

5. The Landlord hereby covenants with the Tenant as follows :-
- (a) To pay all the service charges/sinking fund to the Management Corporation (if any), the quit rent and assessment in respect of the Demised Premises other than those herein agreed to be paid by the Tenant;
 - (b) To keep the ceiling, main structure, walls and the main electrical wiring for supply to the Demised Premises in good and tenantable repair and condition;
 - (c) To permit the Tenant if it punctually pays the Rent hereby reserved and observed the stipulations on its part herein peaceably to enjoy the Demised Premises without any interruption or disturbance by the Landlord or those lawfully claiming under or in trust therefor.
6. PROVIDED ALWAYS AND IT IS HEREBY AGREED as follows :-
- (a) If the Rent hereby reserved or any part thereof shall be unpaid after becoming payable in accordance with Clauses 1 and 3(a) hereof (whether formally demanded or not) or if the Tenant shall make default in the observance or performance of any of the covenants on his part herein contained or if the Tenant shall have a receiving order made against him or shall make any assignment for the benefit of its creditors or enter into any agreement or make any arrangement with his creditors by composition or otherwise or suffer any distress or attachment or execution to be levied against its goods or being a company enter into liquidation whether compulsory or voluntary (except for the purpose of reconstruction or amalgamation) then in any of such cases it shall be lawful for the Landlord at any time thereafter to serve a forfeiture notice on the Tenant pursuant to Section 235 of National Land Code and it is hereby mutually agreed that a reasonable time in which remedy the breach the subject matter of the said forfeiture notice is fourteen (14) days and on the expiration of the period specified in the said forfeiture notice without the breach complained of having been remedied the Landlord shall forthwith be at liberty to re-enter upon the Demised Premises or any part thereof in the name of the whole and thereupon this Tenancy shall absolutely determine but without préjudice to the right of action of the landlord in respect of breach of the Tenant's covenants contained;
 - (b) In amplification of the Landlord's right aforesaid, the Tenant shall be liable to pay to the Landlord interest on any overdue rental at ten per centum (10%) per annum.
 - (c) The Tenant is solely responsible for the insurance of all their belongings and properties within the Demised Premises at all times;
 - (d) In the event of the Demised Premises or any part thereof being damaged or destroyed by fire or other risks so as to render the Premises unfit for use or access thereto impossible then (except where such fire other risks has been caused by the default or negligence of the Tenant or his servants or agents) the Reserved Rent or a fair portion thereof according to the nature and extent of the Demised Premises shall be suspended until the Demised Premises shall again be rendered fit for occupation and use or until access thereto may be obtained PROVIDED that in the event of total destruction of the Demised Premises the Landlord shall be entitled to summarily terminate the Tenancy;
 - (e) The Tenant shall be deemed to have read and be bound by al provisions contained in the bye-laws, rules and regulations affecting the said Demised Premises, made by the lawful authorities of the Demised Premises, and from time to time;
 - (f) In the event of the tenancy being terminated by the Tenant at any time before the expiration of the tenancy agreement as stated in Section 5 of the Schedule hereby created the Tenant shall give prior two (2) months' notice in writing to the Landlord and the said deposit stated in Section 9 of the Schedule hereof shall be forfeited to the Landlord and this agreement shall come to an end with neither party having a claim against the other but without préjudice to the right of action of the Landlord in respect of any breach of the Tenant's covenant herein contained;

- (g) In the event of early termination by Landlord, at any time before the expiration of the tenancy agreement as stated in Section 5 of the Schedule hereby created the Landlord shall give a prior two (2) months' notice in writing to the Tenant and the said deposit stated in Section 9 of the Schedule hereof shall be fully refunded to the Tenant and additional compensate two (2) months rental to the Tenant and this agreement shall come to an end.
- (h) Prior to the expiration of the term hereby granted, if the Tenant shall be desirous of continuing this Tenancy for a further term as stated in Section 11 of the Schedule (hereafter called "the Option of Renewal") and shall two (2) months prior to the expiry of the Tenancy give to the Landlord a notice in writing of its desire to continue herein and shall have paid the Rent and observed and performed the stipulations and covenants herein contained up to the expiration of this Tenancy, the Landlord shall let the Demised Premises to the Tenant for such period as stated in Section 12 of the Schedule (hereinafter called "the Term of Option") upon within two (2) months of such notice on the same terms and conditions as are herein contained except for this clause for renewal, but in the event the new rent were not agreed, this Tenancy shall determine as aforesaid;
- (i) At all times during the two (2) calendar months immediately preceding the determination of the said term to permit the Landlord or their agents to affix and retain on a conspicuous part of the Demised Premises a notice for re-letting or the sale thereof and to permit intending tenants and others with written authority from the Landlord and their agents upon giving reasonable notice at reasonable times of the day to view the Demised Premises provided always the Tenant shall be entitled to insist that such intending tenants and others with written authority from the Landlord shall be accompanied at all times an officer of the Tenant during such viewing of the Demised Premises;
- (j) Any indulgence given by the Landlord shall not constitute a waiver of or prejudice the Landlord's rights herein contained;
- (k) Any Notice requiring to be served hereunder shall be in writing and shall be sufficiently served on the Tenant if left addressed to them on the Demised Premises or forward to them by post to their last known place of business and any notice to the Landlord shall be sufficiently served if sent by post or addressed to them at their address hereinabove provided. A notice sent by post is deemed to have been delivered and received in the normal course of time at the address to which it is sent;
- (l) The stamp duty in respect of this Tenancy Agreement as well as the Landlord's solicitors' costs shall be paid by the Tenant;
- (m) In this Tenancy where the context so admits :-
- (i) the expression "the Landlord" include the successors and assigns of the Landlord and the expression "Tenant" shall include the successors in title and permitted assigns of the Tenant;
 - (ii) where there are two or more persons or parties included or comprised in the expression "the Landlord" or "Tenant" agreements, covenants, terms, stipulations and undertakings expressed to be made by and on part of "the Landlord" or "the Tenant" shall be deemed to be made by or binding upon such person or parties jointly and severally;
 - (iii) words importing the masculine gender only shall include the feminine and neuter gender and vice versa words importing the singular number only shall include the plural and vice versa.

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SCHEDULE

(which is to be taken and construed as an essential and integral part of this agreement)

1) Date of Agreement	27 DEC 2021
2) Particulars of Landlord	CHONG FOONG CHEE (NRIC NO. 720409-06-5498) LEONG YUEN FATT (NRIC NO. 620128-10-5969) of 60, Jalan Perdana 2/22 Pandan Perdana, 55300 Kuala Lumpur
3) Particulars of Tenant	KINJO F&B GROUP PLT (Registration No. 202104003425 (LLP0030072-LGN) 34, Jalan Lazat 2 Taman Gembira 58200 Kuala Lumpur
4) Property Address	34, Jalan Lazat 2, Taman Gembira, 58200 Kuala Lumpur
5) Duration of Tenancy	Two (2) Years
6) Date of Commencement	01/01/2022
7) Date of Termination	31/12/2023
8) Reserved Rent Mode of Payment	Ringgit Malaysia Five Thousand (RM5,000.00) only Public Bank Berhad, current account no. 3106581827
9) Security Deposits Advance Rental	Ringgit Malaysia Ten Thousand (RM10,000.00) only Ringgit Malaysia Five Thousand (RM5,000.00) Only
10) Purpose of Property	Food & Beverage and Bar
11) Option of Renewal	Two (2) years
12) Term of option	Prevailing property market rates for the property to be mutually agreed