

DATED THIS 30th Day of JANUARY , 2022

BETWEEN

ONG KIM SWEE
[NRIC No.: 630121-01-6129]
[“The Landlord”]

AND

ADINDA SARAH
[Passport No.: C4524456]
[“The Tenant”]

TENANCY AGREEMENT

All that parcel(s) of

**A-08-13A Tower A Pinnacle Petaling Jaya,
Jalan Utara C, 46200 Petaling Jaya, Selangor D. Ehsan.**

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 registered/beneficial proprietor of the property more particularly referred to and described in **Section 4 of the Schedule** hereto with floor area more particulars described in **Section 5 of the Schedule** hereto (hereinafter referred to as "**the Said Premises**").
2. The Landlord hereby lets and the Tenant hereby takes a tenancy of the Demised Premises on an "as is where is" basis upon the terms and subject to the conditions herein contained.

Description of Said Premises

NOW IT IS HEREBY AGREED AS FOLLOWS:-

1. Subject to the terms and conditions herein contained the Landlord hereby grants and the Tenant hereby accepts a tenancy of the Said Premises for the tenancy period, commencing from the date and terminating on the date stated in **Section 6(a) (b) and (c)** respectively of **the Schedule** hereto.
2. The monthly rental stipulated in **Section 7 (a) of the Schedule** hereto shall be due and payable in advance in the manner and at the time stipulated in **Section 7 (b)** respectively of **the Schedule** hereto.
3. The Tenant shall upon execution of this Agreement and prior to the occupation of the Said Premises pay the Landlord the advance rental stipulated in **Section 8 of the Schedule** and deposits stipulated in **Section 9 and 10 of the Schedule** hereto respectively (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 (hereafter referred to as "**the Rental Deposit**"). The Rental Deposit shall be maintained at

Agreement to Rent

Term of Tenancy

Monthly Rental and Date Payable

Rental Deposit

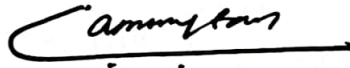
IN WITNESS WHEREOF the parties hereto have hereunder set their hands the day and year specified in **Section 1 of the Schedule** hereto.

SIGNED by)
for and on behalf of the **Landlord**)
in the presence of:-)
)



ONG KIM SWEE
NRIC No. 630121-01-6129
Date: 31/1/22

Witnessed by)
)
)
)



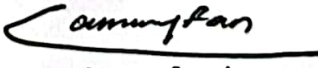
Name: CAMMY FAN WAI YIN
Date: 31/1/22

SIGNED by)
for and on behalf of the **Tenant**)
in the presence of:-)
)



ADINDA SARAH
Passport No. C4524456
Date: 31/1/2022

Witnessed by)
)
)
)



Name: CAMMY FAN WAI YIN
Date: 31/1/2022

This the execution page of the Tenancy Agreement in respect of the Demised Premises more particularly described in **Section 4 of the Schedule** hereto.

THE SCHEDULE

(Which is to be taken, read and construed as an essential part of this Agreement)

SECT	ITEMS	PARTICULARS
1.	Date of this Agreement	This 30 th day of January 2022
2.	Description of Landlord	ONG KIM SWEE NRIC No. 630121-01-6129 Address: Unit A-08-13A Tower A Pinnacle Petaling Jaya, Jalan Utara C, 46200 Petaling Jaya, Selangor. Mobile No.: 012-289 9251 Email: ueongks@gmail.com
3.	Description of Tenant	ADINDA SARAH Passport No. C4524456 Address: B-21-06 Laman Baiduri Condominium, Jalan SS 12/1, 47500 Subang Jaya, Selangor. Mobile No.: 017-250 6812 Email: asarahr@gmail.com
4.	Description of Said Premises	A-08-13A Tower A Pinnacle Petaling Jaya, Jalan Utara C, 46200 Petaling Jaya, Selangor.
5.	Floor Area	Approximately 828 sq. feet
6a.	Tenancy Period	Eight (8) months
6b.	Commencing Date	1 st February 2022
6c.	Expiry Date	30 th September 2022
7a.	Monthly Rental	RM1,600.00 (Ringgit Malaysia One Thousand Six Hundred Only)
7b.	Due On	Due and payable on or before the 1 st day of each month, directly into Landlord's account as per below:
	Account Details	Name : Ong Kim Swee

		Bank : Hong Leong Bank Berhad Account No. : 2145 004 1027
8.	Advance Rental	RM1,600.00 (Ringgit Malaysia One Thousand Six Hundred Only) The Tenant has paid advance rental for period 1 st February 2022 – 28 th February 2022 on 28 th January 2022. The next rental payment due is on 1 st March 2022.
9.	Rental Deposit	RM3,200.00 (Ringgit Malaysia Three Thousand Two Hundred Only)
10.	Utility Deposit	RM1,600.00 (Ringgit Malaysia One Thousand Six Hundred Only)
11.	Option to Renew	Option to renew for a further One (1) year term at a new rental rate to be based on the prevailing market rate to be mutually agreed by parties herein.
12.	Use of the Demised Premises	Strictly as a Residential Unit only.
13.	Notice of Renewal Option	Two (2) months in advance
14.	Notice of Termination	Two (2) months in advance
15.	Monthly Service Charges	NIL
16.	Special Terms	NIL