

DATED this       day of       2022

=====

**Beverly Tower Development Sdn Bhd**  
**(Registration No. 200101008350 [544106-D])**  
G-09A Residensi Lexa  
No. 45 Jalan 34/26  
53300 Wangsa Maju, Kuala Lumpur

AND

**Chen Weng Leong**  
**(IC No: 870223-56-5041)**  
No 16 Jalan 28/38A,  
Taman Sri Sinar,  
Segambut  
51200 Kuala Lumpur, W.Persekutuan

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TENANCY AGREEMENT

**Marc Service Residence B-23A-01**  
**No.3 Jalan Pinang, 50450**  
**Kuala Lumpur, Malaysia**

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**THE SCHEDULE**  
**SECOND SCHEDULE**  
**ANNEXURE I**

**THIS AGREEMENT** is made the date 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**") which expression shall where the context so admits include its successors and assigns of the one part and the other party whose name and description are stated in **Section 3** of The Schedule hereto (hereinafter called "**the Tenant**") of the other part.

**A. WHEREBY IT IS AGREED as follows:-**

**1. THE PREMISES**

The Landlord agrees to let and the Tenant agrees to takes all that premises described in **Section 4** of The Schedule hereto (hereinafter called "**the Premises**") together with the furniture fixtures and fittings therein which are more particularly described in the **Inventory List** attached hereto (Annexure 1) for a term (hereinafter called the "**Term**") from the commencement date to the expiry date stated in **Section 5** of The Schedule hereto PAYING THEREFORE unto the Landlord during the Term the monthly rental in advance in the manner and at the time stipulated in **Section 6** of The Schedule hereto (hereinafter called the "**Rent**").

**2. SECURITY DEPOSIT**

Upon the execution of these presents, the Tenant shall pay to the Landlord a Rental Deposit (hereinafter called the "**Rental Deposit**") as stipulated in **Section 7(a)** of The Schedule hereto and a Utility Deposit (hereinafter called the "**Utility Deposit**") as stipulated in **Section 7(b)** of The Schedule hereto (collectively known as the "**Security Deposit**") in **Section 7** of The Schedule hereto as security for the due performance and observance by the Tenant of all and singular the several covenants stipulations and conditions on the part of the Tenant herein contained. The Security Deposit shall not be treated by the Tenant as rent for any of the months of the Term and subject to the Tenant performing its covenants shall be refunded to the Tenant in the manner and at the time stipulated herein below.

The Security Deposit shall be retained by the Landlord throughout the Term and with power for the Landlord, without prejudice to any other right or remedy hereunder or otherwise, to deduct therefrom the amount of any rent in arrears or any other sums due to the Landlord or any loss or damage sustained by the Landlord as the result of any breach non-observance or non-performance of any covenant stipulation or condition on the Tenant's part herein contained. In the event of any deduction being made in accordance herewith, the Tenant shall on demand by the Landlord forthwith deposit the amount so deducted to form part of the Security Deposit.

Upon termination of the term hereby created by the effluxion of time or otherwise, and Provided That all moneys due hereunder shall have been duly paid on the due dates and all other terms covenants and conditions have been duly performed and observed by the tenant, the Landlord shall refund to the Tenant the deposits free of interest less such sum or sums as may then be found to be owing to the Landlord.

**B. THE TENANT HEREBY AGREES WITH THE LANDLORD as follows:-**

**3. TO PAY RENT WITHOUT DEDUCTIONS**

To pay the Rent and all other charges herein agreed to be paid at the time and in the manner aforesaid without any deductions whatsoever.

**4. TO PAY ALL CHARGES & FEES ETC**

To pay for the hire of telephone, internet (if applicable) and also for the water gas electricity and any other services and/or appliances supplied separately to the Premises (and any government taxes imposed thereon) by the appropriate authority or undertaking.

**5. STAMP DUTIES**

To pay the cost of stamping this Agreement in duplicate.

**6. TO ENTER PREMISES**

To permit the Landlord and his duly authorised agents with or without workmen and others at all reasonable times to enter upon the Premises and to view the condition thereof and to do such works and things as may be required for any repairs alterations or improvements to the Premises or any part or parts of the Development and forthwith to repair rectify and make good in a proper and workmanlike manner any defects for which the Tenant is liable and of which written notice shall be given to the Tenant or left on the Premises and to pay the Landlord's costs of survey or otherwise in respect of the preparation of such notice and if the Tenant shall not within fourteen (14) days after the service of such notice proceed diligently with the execution of such repairs or works then the Landlord may enter upon the Premises and execute such repairs or works and the costs thereof shall be a debt due from the Tenant to the Landlord and recoverable forthwith as such. Provided Always that the Landlord or its agents may enter the Premises at any time in case of an emergency.

**7. TO KEEP PREMISES IN GOOD CONDITION**

To keep the interior of the Premises and all additions thereto including all glass and the windows thereof and all shutters locks fastenings and other Landlord's furniture fixtures and fittings therein and the sanitary and water apparatus therein in good and tenable repair and condition (damage by fire, lightning, tempest, riot, explosion and fair wear and tear excepted).

**8. KEEP FURNITURE FITTINGS APPLIANCES IN GOOD REPAIR**

To take due and proper care of the Landlord's furniture fixtures and fittings, appliances and keep them in good repair order and preservation from deterioration otherwise than by reasonable use and wear thereof and so far as possible forthwith to replace with articles of the same sort and equal value such as may be lost broken or destroyed or to compensate the Landlord as aforesaid and to repair and make good such articles as may be damaged and not to permit any articles to be removed from the Premises otherwise than for necessary repairs without the consent of the Landlord.

**9. AIR-CONDITIONING UNIT**

To take due and proper care and use of the air conditioning equipment installed in the Premises and to keep the same in good working condition. The Tenant shall enter into a service contract for a term of servicing once in every 6 months with a qualified air-conditioning service provider for the maintenance of the air-conditioning equipment and will deliver to the Landlord a copy of such service contract and the receipt for the moneys payable in respect thereof.

**10. DRY CLEAN CURTAINS**

To dry-clean curtains, draperies and roller blinds before handover of the Premises to the Landlord at the expiry of the Term (a copy of the receipt for the dry cleaning shall be produced).

**11. MINOR REPAIRS**

Without prejudice to Clause 6 and Clause 7 herein above, to be responsible for the costs of carrying out all minor repairs to the Premises, such repairs not exceeding Ringgit Malaysia Three Hundred Only (RM300.00) per item. Any excess above RM300.00 per item shall be borne by the Landlord. For the avoidance of doubt, the Tenant shall be obliged to replace and repair any damage at the Tenant's cost if the damage is caused by the Tenant, its employees', occupiers', invitees' or agents' negligence omission or fault. Refer to Second Schedule of Maintenance Check List.

**12. REPLACE LIGHT BULBS**

To provide and replace the electric bulbs and tubes in the Premises at the Tenant's own cost and expense.

**13. HANDOVER NOTICE FROM AUTHORITIES**

To hand over forthwith to the Landlord any notice from the government or any statutory authority in respect of the Premises which may be received by the Tenant.

**14. OUTBREAK OF FIRE OR OTHER DISASTERS**

To give to the Landlord and/or his agents notification of any outbreak of fire on the Premises and/or any damage or destruction caused by explosion, tempest, flood or aircraft or articles dropped therefrom as soon as practicable.

**15. COMPLIANCES WITH LAWS & RULES**

To comply and conform at all times and in all respects during the continuance of this Agreement with the provisions of all laws, acts, enactments' and ordinances and rules, regulations, by-laws, orders and notice made thereunder or made by other competent authority or the Landlord or the Management Corporation for the Development.

**16. NOT TO ASSIGN SUBLET**

Not to use the Premises for purposes other than those of a private residence only and not to share, transfer, assign, sublet or part with the possession or the occupation or use of the Premises or any part thereof without the prior written consent of the Landlord, such consent to be at the Landlord's absolute discretion.

**17. DANGEROUS MATERIALS**

Not to keep or permit to be kept on the Premises or any part thereof any materials of a dangerous or explosive nature the keeping of which may contravene and/or breach any local statute or regulations or by-laws whereby the Landlord shall be exposed to penalty fine and/or forfeiture, or in respect of which an increased rate of insurance is usually or actually required or the keeping of which may cause insurance in respect of the Premises to become null and void.

**18. NOT TO VOID INSURANCE**

Not to do or permit or suffer anything to be done whereby the policy or policies of insurance on the Premises against loss or damage by fire for the time being subsisting may become void or voidable or whereby the rate of premium thereon may be liable to be increased and to make good all damage suffered by the Landlord and to repay to the Landlord all sums paid by way of increased premium or increased contribution for premium and all expenses incurred by the Landlord or contributions therefor in or about the renewal of such policy or policies rendered necessary by a breach or non-observance of this covenant and such payments shall be added to the Rent hereby reserved and be recoverable as rent.

**19. NOT TO CAUSE NUISANCE**

Not to do or permit to be done upon the Premises any act or thing which may be or may become a nuisance or annoyance to or in any way interfere with the quiet or comfort of any other adjoining occupiers or to give cause for reasonable complaint from the occupants of neighbouring Premises or other parts of the Development and not to use the Premises for any unlawful or immoral purposes or which will constitute an offence or be in contravention of any statute or law of the country.

**20. GENERAL APPEARANCE OF BUILDING**

Not to erect or install any sign, device, furnishing ornament or object or and not to hang any clothing undergarment which is visible from the road or from any other building and which in the opinion of the Landlord or the Management Corporation for the Development is incongruous or unsightly or may detract from the general appearance of the building/development within which the Premises is situated.

**21. NO ALTERATION NOT TO AFFIX ANYTHING**

Not to make or permit to be made any alteration in the internal construction or arrangement or in the external or internal appearance or the present scheme of decoration of the Premises. Not to affix anything whatsoever upon any part of the Premises exterior or interior except such as shall be approved in writing by the Landlord.

**22. NOT TO HACK HOLE**

Not to hack any hole or drive any nail or anything whatsoever into the walls or to bore any holes into the ceiling except as shall be approved by the Landlord and to repair any holes so

created at the expiry of the tenancy.

**23. NO AUCTION SALE**

Not to hold or permit to be held on the Premises any auction sale.

**24. ANIMALS & PETS**

Not to bring or allow to be brought onto the Premises or any part of the common areas any animals or pets without the written consent of the Landlord and the Management Corporation of the Development, consent of which shall be obtained by the Tenant at its own cost and expense.

**25. YIELD UP PREMISES IN ORIGINAL CONDITION UPON TERMINATION**

At the expiry or sooner determination of the Term to yield up the Premises together with the keys to the Premises in such good and tenable repair as shall be in accordance with the stipulations conditions and covenants herein contained and on the part of the Tenant to be observed and performed together with all the furniture fixtures and fittings in like condition as the same were delivered to the Tenant at the commencement of the Term fair wear and tear and reasonable use excepted.

**26. VIEWING OF PREMISES**

- a) During the two (2) months immediately preceding the determination of the tenancy, to permit the Landlord and/or his agents to bring prospective tenants at reasonable times of the day by prior appointment to view the Premises for the purpose of letting the same.
- b) During the Term, to permit the Landlord and/or his agents by prior appointment to view the Premises for the purpose of selling and/or valuing the same.

**27. PRIVATE RESIDENCE**

The Premises are to be used solely as the residence of the Tenant's employee as stated in Section 3(a) of The Schedule hereto (hereinafter called the "Authorized Occupant") and his family save where the prior written consent from the Landlord is obtained.

**28. VALID EMPLOYMENT PASS & INSPECTION**

- a) To produce evidence of a valid original employment pass of the Authorized Occupant employed by the Tenant or of any other permitted occupant forthwith upon the Landlord's request.
- b) To permit the Landlord and/or its agents at any time with prior notice during the said term to enter the Premises for the purpose of inspecting the Premises to ascertain that the Premises are occupied only by the Authorized Occupant and the Tenant's permitted occupants.
- c) To ensure that all employment passes or other documents showing right of residency in Malaysia held by the Authorized Occupant and the Tenant's permitted occupants are valid and remain valid throughout the said term and any further term of the tenancy as renewed pursuant to this Agreement.

**29. INDEMNIFY LANDLORD**

To indemnify and keep the Landlord indemnified from and against: -

- a) All claims demands writs summons actions suits proceedings judgments orders decrees damages costs losses and expenses of any nature whatsoever which the Landlord may suffer or incur in connection with loss of life, personal injury and/or damage to property arising from or out of any occurrence in, upon or at the Premises or any part thereof by the Tenant or by any of the Tenant's agents employees invitees or licensees; and
- b) All loss and damage to the Premises and to all property therein caused directly or indirectly by the Tenant or the Tenant's agents employees invitees or licensees and in particular but without limiting the generality of the foregoing caused directly or indirectly by the use or misuse, waste or abuse of water, gas or electricity or faulty fittings or fixtures of the Tenant.

- c) All legal expenses and costs incurred by the Landlord as a result of any default, failure or non compliance by the Tenant in respect of any of the Tenant's obligations herein on a full indemnity basis.

**C. THE LANDLORD HEREBY AGREES WITH THE TENANT as follows:-**

**30. QUIET ENJOYMENT**

The Tenant paying the Rent hereby reserved and performing and observing the stipulations conditions and covenants on the Tenant's part herein contained the Tenant may peaceably hold and enjoy the Premises during the Term without any interruption by the Landlord or any other person lawfully claiming through under or in trust for the Landlord.

**31. PAYMENT OF PROPERTY TAX**

To pay all property tax, rates and assessments imposed and payable in respect of the Premises save and except such as are herein agreed to be paid by the Tenant.

**32. INSURANCE**

To insure the Premises against loss or damage by fire and to pay all necessary premium punctually.

**33. UNTENTANTABILITY OF PREMISES**

In the event the Premises or any part thereof shall at anytime during the term hereby created be damaged or destroyed by fire tempest flood act of God or other cause beyond the control of the Landlord so as to render the Premises or any part thereof unfit for use or access thereto impossible then (except where such damage or destruction has been caused by the act default or negligence of the Tenant, the Tenant's servants, independent contractors and agents) the Rent hereby reserved or a fair proportion thereof according to the nature and extent of the damage sustained shall be suspended until the Premises shall again be rendered fit for occupation and use. Provided Always that if the unfitness of the Premises or inaccessibility thereto as aforesaid shall continue for a period of more than three (3) months either the Landlord or the Tenant shall be at liberty by notice in writing to determine the Term and upon such notice being given the Term shall absolutely cease and determine but without prejudice to any right of action of the Landlord or the Tenant in respect of any antecedent breach of this Agreement by the Tenant or the Landlord as the case may be. Notwithstanding anything herein contained the Landlord shall not be bound to rebuild or reinstate the Premises or any part thereof unless the Landlord shall in its discretion think fit.

**D. PROVIDED ALWAYS AND IT IS EXPRESSLY AGREED as follows:-**

**34. DEFAULT OF TENANT**

If the Rent or service charge hereby reserved or any part thereof shall at any time be unpaid for seven (7) days after becoming payable (whether formally demanded or not) or if any stipulation on the Tenant's part herein contained shall not be performed or observed or if the Tenant makes any assignment for the benefit of his creditors or enters into an agreement or if being a company makes any arrangement with its creditors for liquidation of its debts by composition or otherwise or if it shall go into liquidation whether voluntarily (except for the purpose of amalgamation or reconstruction) or compulsorily or if a receiver shall be appointed to its undertaking or if the Tenant shall have a receiving order or an adjudication order made against him or if the Tenant shall suffer any distress or execution to be levied on the Tenant's property or assets then and in any one of the said cases it shall be lawful for the Landlord at any time thereafter to re-enter the Premises or any part thereof in the name of the whole and thereupon this tenancy shall absolutely cease and determine but without prejudice to the right of action of the Landlord in respect of unpaid rent or any antecedent breach of the Tenant's stipulations herein contained.

In furtherance of the above, it is hereby irrevocably agreed by the Tenant that the Tenant shall indemnify the Landlord from all claims whatsoever including but not limited to loss of property in



the event that the Landlord re-enters the Premises. The Tenant further agrees that the Landlord shall have the absolute right to deal with the Tenant's belongings in whatsoever manner the Landlord deems fit (including but not limited to disposal) in the event the tenancy ceases and determines and the Landlord shall be entitled to recover such sum incurred in relation to re-entering the Premises from the Tenant as damages.

**35. INTEREST PAYABLE FOR RENT IN ARREARS**

In addition and without prejudice to any other right power or remedy of the Landlord if the Rent hereby reserved or any part thereof shall at any time remain unpaid for seven (7) days after the same shall have become due (whether any formal or legal demand therefor shall have been made or not) then the Tenant shall pay to the Landlord interest at the rate of one per cent (1%) per month on such rent in arrears from and including the date on which such money falls due for payment to and including the date when such money is received by the Landlord. The Landlord shall be entitled to recover such interest from the Tenant as if such interest were rent in arrears.

**36. ACCIDENTS**

Notwithstanding anything herein contained the Landlord shall be under no liability either to the Tenant or the Tenant's licensees servants visitors or to others who may be permitted to enter or use the Development or any part thereof for accidents happening or injuries sustained or for loss of or damage to property goods or chattels in the Development or in any part thereof whether arising from the misconduct, omission, act, default or negligence of the Landlord or that of any servant or agent of the Landlord or of the Management of the Development (as the case may be).

**37. NO CLAIM AGAINST LANDLORD**

Notwithstanding anything herein contained the Landlord shall not be liable to the Tenant nor shall the Tenant have any claim against the Landlord in respect of:-

- a) any interruption in any of the services provided and serving the Premises, by reason of necessary repair or maintenance of any installations or apparatus or damage thereto or destruction by fire, water, riot, act of God or other cause beyond the Landlord's control or by reason of mechanical or other defect or breakdown or shortage of manpower, fuel, materials, electricity or water or by reason of labour disputes;
- b) any act, omission, default, misconduct or negligence of any attendant, servant, employee, independent contractor or agent of the Landlord in or about the performance or purported performance of any duty relating to the provision of the services;
- c) any damage, injury or loss arising out of the leakage of the piping, wiring or sprinkler system in the building and/or the structure of the building housing the Premises;
- d) any matters which are the responsibility of the Management of the Development including the provision of escalators, lifts, air conditioning, electricity, water, gas and security guards.

**38. WAIVER OF DEFAULTS**

No condoning excusing or overlooking by the Landlord of any default or breach or non-performance by the Tenant at any time of any of the Tenant's obligations herein contained shall operate as a waiver of the Landlord's obligations hereunder in respect of any continuing or subsequent default or breach or non-performance so as to defeat or affect in any way the rights of the Landlord herein in respect of any such continuing or subsequent default or breach or non-performance and no waiver by the Landlord shall be inferred from or implied by anything done or admitted by the Landlord unless expressed in writing and signed by the Landlord. Any consent given by the Landlord shall operate as a consent only for the particular matter to which it relates and shall in no way operate as a waiver of any of the provisions hereof, nor shall it be construed as dispensing with the necessity of obtaining the specific written consent of the Landlord in future, unless expressly so extended.

**39. OPTION TO RENEW**

The Landlord shall on the written request of the Tenant made not less than three (3) months before the expiration of the Term and if there shall not at the time of such request be any existing breach or non-observance of any of the agreements and stipulations on the part of the Tenant herein contained and at the expense of the Tenant grant to the Tenant a tenancy of the Premises for a further term of twelve (12) months from the expiration of the Term at such rent and upon such terms and conditions to be mutually agreed upon except for this option to renew clause Provided Always that the lease for the further term shall be signed by the Tenant at a date not less than two (2) months before the expiration of the Term of this Agreement.

**40. GOVERNING LAW**

This Agreement shall be governed by and construed in accordance with the laws of Malaysia. The Tenant irrevocably submits to the non-exclusive jurisdiction of the Courts of Malaysia in Kuala Lumpur and irrevocably agrees that service of process issued out of the Malaysia Courts in any legal action or proceedings against the Tenant shall be validly made upon the Tenant if delivered to the Tenant at the address stated above or to the Premises.

**41. SERVICE OF NOTICE**

Any notice served under or in connection with this Agreement shall be in writing. Any notice to the Tenant shall be sufficiently served if left addressed to the Tenant on the Premises or sent to the Tenant by registered post or left at the Tenant's last known address at Malaysia and any notice to the Landlord shall be sufficiently served if sent by registered post to the Landlord's registered address.

**42. ASSIGNMENT OF THIS AGREEMENT**

- a) The Landlord shall be at liberty at anytime to assign this Agreement and the benefit thereof to any part or person as the Landlord shall deem fit.
- b) In this Agreement where the context so admits:-
  - (i) words importing the masculine gender only include the feminine gender; and
  - (ii) words importing the singular number include the plural number and vice versa and where there are two or more persons included in the expression "the Tenant" covenants expressed to be made by the Tenant shall be deemed to be made by such persons jointly and severally.

**43. SALES AND SERVICES TAX (SST)**

The Rental and any other sum expressed to be payable by the Tenant under this Agreement shall be exclusive of any SST or Taxes which from time to time may be imposed or charged by any government statutory or tax authority and the Tenant shall pay to the Landlord the amount representing such SST and/or Taxes as indicated in the Landlord's invoice.

**IN WITNESS WHEREOF the parties hereto have hereunto set their hands.**

SIGNED by )  
for and on behalf of the Landlord )  
Beverly Tower Development Sdn Bhd )  
(Registration No. 200101008350 [544106-D]) )  
in the presence of:- )  
 )  
 )  
 )  
 )  
Name: )  
NRIC/Passport No. : )

SIGNED by )  
for and on behalf of the Tenant )  
Chen Weng Leong )  
(IC No: 870223-56-5041) )  
in the presence of:- )  
 )  
 )  
 )  
Name: )  
NRIC/Passport No.: )

**THE SCHEDULE**

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

SECTION	ITEM	DESCRIPTION
1.	Date of Agreement	2022
2.	Landlord	Beverly Tower Development Sdn Bhd (Registration No. 200101008350 [544106-D]) G-09A Residensi Lexa, No. 45 Jalan 34/26, 53300 Wangsa Maju, Kuala Lumpur
3.	Tenant	Name: Chen Weng Leong (IC No: 870223-56-5041) Registered Address: No 16 Jalan 28/38A, Taman Sri Sinar, Segambut, 51200 Kuala Lumpur, W.Persekutuan
3(a)	Authorised Occupant	1. Name: IC/Passport No: Country of Issue: Nationality: Employment Pass No.: -  2. Name: IC/Passport No: Country of Issue: Nationality: Employment Pass No.: -  3. Name: IC/Passport No: Country of Issue: Nationality: Employment Pass No.: -
4.	Premises	Marc Service Residence B-23A-01, No. 3 Jalan Pinang, 50450 Kuala Lumpur, Malaysia
5	Term	Twelve (12) months from the commencement date of 23 February 2022 to the expiry date of 22 February 2023
6	Rent	RM9,500.00 (Ringgit Malaysia Nine Thousand Five Hundred Only) per month for the rental of the Premises and furniture.  The first payment of the Rent shall be made upon signing of this Agreement for the period 23 February 2022 to 28 February 2022 and each subsequent payment shall be

		<p>payable on the first day of each calendar month without any demand, set off or deduction whatsoever by way of direct bank transfer to:</p> <p>Account Payee: Beverly Tower Development Sdn Bhd  Bank : Malayan Banking Berhad  Account No. : 5140 8458 1072</p> <p>Remarks to be stated on remittance advice:  Marc B-23A-01 rental for the month of _____, 20__].</p>
7.	<p>Security Deposit  (a) Rental Deposit</p> <p>(b) Utility Deposit</p>	<p>RM19,000.00 (Ringgit Malaysia Nineteen Thousand Only), equivalent to two (2) month's rent.</p> <p>RM4,750.00 (Ringgit Malaysia Four Thousand Seven Hundred Fifty Only), equivalent to half month rent.</p>

## SECOND SCHEDULE

### MAINTENANCE CHECK LIST

This is to confirm that the landlord / landlord representative / agent and the tenant / tenant's representative / agent has inspected all the facilities provided for in the unit and accepted them in good working condition and capacity / capacities. Both parties hereby agreed that each party shall be responsible respectively for extent of repair works as follows:

LANDLORD	TENANT
Refrigerator <i>(replacement of spare part)</i>	Lighting & Electrical <i>(replacement of bulb and switches )</i>
Washing machine & Tumble Dryer <i>(replacement of spare part)</i>	Drainage system <i>(clogging )</i>
Microwave oven <i>(replacement of spare part)</i>	Hinge for wardrobe, cabinet & kitchen cabinet <i>(replacement of screw, to maintain good condition)</i>
Television <i>(replacement of spare part)</i>	Curtain / Blind / Roller <i>(to wash curtain)</i>
Ventilation Fan (if any) <i>(replacement of spare part)</i>	cooker hood (if any) <i>(maintain filter cleaning )</i>
Water supply and Drainage system <i>(piping system, leaking)</i>	All electrical items <i>(to maintain good condition inclusive normal servicing)</i>

<b>Tenant Responsibility</b>
<b>Electrical Lightings &amp; Fittings</b> (Replacement bulbs, electric switches, sockets, starters, chinks, fuse)
<b>Drainage &amp; Water Supply System</b> (clogging)
<b>Kitchen cabinet, wardrobes</b> (to maintain clean and good working conditions)
<b>Water Heater, Air Conditioner</b> (maintain clean and good working conditions, switch off water heater switches after showers prevent from heater element spoil or over boiling )
<b>Wall &amp; Flooring</b> (to maintain clean & restricted for hacking or drawing / painting and avoid from flooring scratches )

In the event, the tenant terminates this tenancy agreement he or she shall be responsible for the following items:-

- a) To thoroughly clean the whole apartment including all curtains.
- c) To make good and tenable repair all electrical items (normal wear and tear excepted)
- d) To ensure plumbing system are in good working conditions
- e) To pay all due date charges in respect of water, sewerage, electricity, chill water and all others utilities supplied to the apartment

**Meter Reading**

1) Water \_\_\_\_\_

2) Gas \_\_\_\_\_

3) Electric \_\_\_\_\_

**Acknowledgement**

I/We, the Tenant of the above unit confirm that items stated above have been collected.

Acknowledge By: .....  
Name of Tenant: Signature & Date: .....

NRIC/Passport No:

Witness by : .....  
Name of Staff: Signature & Date: .....