

Our Ref : PERNAS/REMD/YDPMSB/2021/348

Date : 28th June 2021

SUBJECT TO CONTRACT

YDP MARKETING SDN BHD (1303257-H),
T2-L8-3, Level 8,
IOI City Tower Two,
Lebuh IRC, IOI City Resort,
62505 Putrajaya.

Tel No.: - 012 - 999 6689

Dear Sir / Madam,

OFFER TO LET

COMPANY NAME : YDP MARKETING SDN BHD (1303257-H),
PROPERTY ADDRESS : UNIT NO. 8-3, WISMA DAMAI 12, JALAN 18/142, ALAM DAMAI, 56000 KUALA LUMPUR.

Warm greetings from Perbadanan Nasional Berhad (Pernas).

We wish to thank you for your keen interest to rent the abovementioned business premises. In relation thereto, we are pleased to offer the rental of the abovementioned premises subject to your acceptance of this offer on the following terms and conditions:-

1. Monthly Rental

Property Address	Level	Size Area (sft)	Rental Per Month (RM)
Unit No. 8-3, Wisma Damai 12, Jalan 18/142, Alam Damai, 56000 Kuala Lumpur	3	1,501.24	RM1,500.00

2. Advance Rental, Security, Renovation / Restoration & Utilities Deposit

No.	Deposit	Amount (RM)
1	Advance Rental (1 month rental)	RM 1,500.00
2	Security (2 months rental)	RM 3,000.00
2	Renovation & Restoration (1 month rental)	RM 1,500.00
3	Utilities (1/2 month rental)	RM 750.00
Total		RM 6,750.00

3. Tenancy Period and Other Tenancy Terms of Offer

- a) Subject premises shall be let to you for a period of three (3) years commencing from 1st August 2021 until 31st July 2024.

- b) Perbadanan Nasional Berhad (hereinafter referred to as "PERNAS") and YDP **MARKETING SDN BHD** (hereinafter also referred to as "the Company") shall initiate and proceed with the renewal of the Tenancy Agreement within three (3) months prior to the expiry of the tenancy term.
- c) Upon signing of the renewed Tenancy Agreement, Pernas and the Company shall agree to a rental review for an increase of ten percent (10%) from the existing rental rate from the existing rental rate and to pay all security deposits required by the Landlord.
- d) Pernas shall reserve the rights to terminate the Tenancy Agreement if you fail to pay your rental for two (2) consecutive months.
- e) The Company hereby undertakes to the Landlord that it shall not use the premises to keep, store and / or permit to be kept on the premises or the building any item, substance or materials which is in breach of any laws, by-laws and / or enactments.
- f) You are required to submit the following drawing plan for approval prior the commencement of renovation works; -
 - i. General Layout Plan,
 - ii. Furniture Layout Plan,
 - iii. Floor Finishes Plan,
 - iv. Ceiling Finishes Plan,
 - v. Floor Hacking Plan,
 - vi. Air-conditioning Layout Plan,
 - vii. Data, Telephone & Power Point Layout Plan,
 - viii. Lighting Layout Plan,
 - ix. Electrical Single Line drawing with endorsement,
 - x. Sprinkler Layout,
 - xi. Plumbing Layout Plan and;
 - xii. Glass Door

4. **Legal Fees, Stamping & Disbursement for the Tenancy Agreement**

All legal fees, stamping and disbursement for such Tenancy Agreement shall be fully borne by the Tenant.

The Tenant shall make a one-off payment amounting to RM200.00 for the purpose of documentation fees.

5. Disclosure

By accepting the Letter Offer, the Company hereby gives consent to Pernas to disclose (whether in writing or otherwise) from time to time information on or concerning the Company, the Tenancy, the Transaction Documents, the state of the Company's accounts with and liabilities to Pernas and any other matter affecting or which may be affected by the foregoing matters in such manner and to such extent as Pernas may from time to time consider necessary to:-

- a) the Government of Malaysia and any other monetary, governmental or other authorities, agencies or bodies having jurisdiction over Pernas; and/or
- b) Pernas's related and associate companies; and/or
- c) Credit Reporting Agency ("CRA"); and/or
- d) the Central Credit Bureau established by Bank Negara Malaysia; and/or
- e) any assignee or potential assignee of Pernas in respect of the proposed assignment by Pernas of any of its rights, interest or benefit or in connection with the Property or the Transaction Documents.

The Company also acknowledges and consents to Pernas to disclose all or any part of the above information pertaining to the Company in regards to the Tenancy and/or transaction to CCB and acknowledges and agree that such information on the Company may be accessed by other banks or financial institutions having access to the Central Credit References Information System maintained by Bank Negara Malaysia, when necessary.

In addition, the Company grants permission to Pernas to collect information regarding approved facilities, total aggregate credit facilities and who are approached for credit facilities by the Company from any Credit References Agencies, when necessary.

6. Anti Money Laundering Act 2001 (AMLA)

The Company is prohibited from utilizing the Property for any illegal activities as stipulated under the Anti Money Laundering Act 2001. Pernas shall be entitled to obtain all necessary information required including the financial source of the Company's fund. Pernas shall also entitled to lodge a report to the relevant authorities and to extend full cooperation in order for the relevant authorities to carry out their duties under the said Act.

7. Other Tenancy Terms & Conditions

To be incorporated into and to be superseded by the Tenancy Agreement between Pernas and the Company upon acceptance of this offer letter.

8. Annexure

The annexure to this Letter of Offer to let shall be construed as essential part of this Letter of Offer to Let.

Kindly confirm your acceptance by signing the duplicate copy and returning the signed copy of the acceptance within seven (7) working days from the date of receipt of this letter.

Please do not hesitate to contact Pn. Hanisah Abu Hasan or Pn. Hidayanti Ishna Jamil at 03 – 2082 7821 or 03 – 2082 7817 or email to hanisah@pernas.my or hidayanti.jamil@pernas.my respectively for any inquiries.

Thank you.

“MALAYSIA’S FRANCHISE CHAMPION”

Yours faithfully,

For and on behalf of PERBADANAN NASIONAL BERHAD,



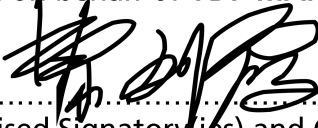
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MOHD HILALUDDIN ABD SHUKOR
Chief Executive Officer

ACCEPTANCE

Our Ref. : PERNAS/REMD/YDPMSB/2021/348
To : PERBADANAN NASIONAL BERHAD
Property : UNIT NO. 8-3, WISMA DAMAI 12, JALAN 18/142, ALAM DAMAI,
56000 KUALA LUMPUR.

We, YDP MARKETING SDN BHD (1303257-H), hereby acknowledge receipt of your offer letter dated 28th June 2021, accept, and confirm our agreement to the terms and conditions contained therein.

For and on behalf of YDP MARKETING SDN BHD (1303257-H),


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Authorised Signatory(ies) and Company Stamp
Name : CAO LIUXIA
Date :

1/7/2021



ANNEXURE I

(To be taken, read and construed as an essential part of the Tenancy Agreement)

1. Date of Agreement	:	
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2. Particulars of Landlord	:	PERBADANAN NASIONAL BERHAD Level 16, Menara Pernas, Tower 7, Avenue 7, Bangsar South City, No.8, Jalan Kerinchi, 59200 Kuala Lumpur.
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3. Particulars of Tenant	:	YDP MARKETING SDN BHD (1303257-H) , a business registered in Malaysia under the Companies Act 1965 and having its registered address at 11A-1A, Jalan Bandar Tiga, Pusat Bandar Puchong, 47100 Puchong, Selangor Darul Ehsan.
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4. Premises	:	1,501.24 square feet at Level 3 of the building bearing the postal address : Unit No. 8-3, Wisma Damai 12, Jalan 18/142, Alam Damai, 56000 Kuala Lumpur.
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5. Fixed Term	:	Three (3) years (1 st August 2021 ~ 31 st July 2024)
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6. Advance Rental (One (1) month rental)	:	Ringgit Malaysia One Thousand and Five Hundred Only (RM1,500.00).
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7. Security Deposit (Two (2) months rental)	:	Ringgit Malaysia Three Thousand Only (RM3,000.00).
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8. Renovation & Restoration Deposit (One (1) month rental) : Ringgit Malaysia One Thousand and Five Hundred Only (RM1,500.00).
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9. Utilities Deposit (Half (1/2) month rental) : Ringgit Malaysia Seven Hundred and Fifty Only (RM 750.00)
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10. Monthly Rental : Ringgit Malaysia One Thousand and Five Hundred Only (RM1,500.00).
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11. Commencement Date : 1st August 2021
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12. Rental Free Period : Two Months (1st August 2021 ~ 30th September 2021)
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13. Tenant's Business : An agent and distributor of bird's nest products
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14. Rental Review : The Monthly Rental payable for the next Extended Term shall be increased a further 10% from the existing rental rate or an increase from the prevailing market rate, whichever is higher.
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