



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.* L01C34B65BXA005  
**Jenis Surat Cara** *Type Of Instrument* PERJANJIAN SEWA  
 SURAT CARA UTAMA  
**Tarikh Surat Cara** *Date Of Instrument* 27/02/2022  
**Balasan** *Consideration* RM 0.00  
**Maklumat Pihak Pertama / Penjual / Pemberi** *First Party / Vendor / Transferor / Assignor*  
 CHA POH PEOW, NO KP 681224085995  
**Maklumat Pihak Kedua / Pembeli / Penerima** *Second Party / Purchaser / Transferee / Assignee*  
 YEOH HU SUN, NO KP 011026080445  
**Butiran Harta / Suratcara** *Property / Instrument Description*  
 NO 6, JALAN MEDAN TAIPING 6 MEDAN TAIPING, TAIPING, 34000, PERAK



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:

<b>No. Sijil Setem</b> <i>Stamp Certificate No.</i>	A0050A227457815
<b>Tarikh Penyeteman</b> <i>Date of Stamping</i>	11/03/2022
<b>Duti Setem Dikenakan</b> <i>Amount of Stamp Duty</i>	RM 58.00
<b>Penalti</b> <i>Penalty</i>	RM 0.00
<b>Pelarasan</b> <i>Adjustment</i>	RM 0.00
<b>Jumlah Dibayar</b> <i>Total Amount Paid</i>	RM 58.00
<b>Indorsemen</b> <i>Indorsement (Akta Setem 1949)</i>	Seksyen 37

LEMBAGA HASIL DALAM NEGERI  
 LHDN  
 MALAYSIA

Pemungut Duti Setem

No. Kelulusan Perbendaharaan *Treasury Approval No.* : KK/BSKK/10/600-2/1/2(60)Tarikh Cetak *Printed Date* : 14/03/2022 09:17:35

Pengesahan ketulenan Sijil Setem ini boleh dipastikan di [stamps.hasil.gov.my](https://stamps.hasil.gov.my) atau melalui aplikasi telefon pintar  
 The authenticity of this Stamp Certificate can be verified at [stamps.hasil.gov.my](https://stamps.hasil.gov.my) or by mobile app  
 Ini adalah cetakan komputer dan tidak perlu ditandatangani  
 This is a computer generated printout and no signature is required

**DATED THIS 27/2/2022**

**BETWEEN**

**CHA POH PEOW  
( 681224085995 )  
(LANDLORD)**

**AND**

**YEOH HU SUN  
( 011026080445 )  
(TENANT)**

.....

**TENANCY AGREEMENT  
FOR**

**NO6 Jalan Medan taiping 6 Medan taiping 34000 Taiping Perak**

.....

Landlord

Tenant

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 (hereinafter referred to as the Said Premises).  
Description of Said Premises
2. The Landlord is desirous of letting and the Tenant is desirous of taking the Said Premises together with furniture, fixtures and fittings as described in the Inventory hereto (where applicable) subject to the terms and conditions hereinafter contained.  
Inventory of Furnishings

**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 term, commencing from the date and terminating on the date stated in Section 5(a) (b) and (c) respectively of the Schedule hereto.  
Agreement To Rent  
Term Of Tenancy
2. The monthly rental stipulated in Section 6 (a) of the Schedule hereto shall be due and payable in advance in the manner and at the time stipulated in Section 6 (b) respectively of the Schedule hereto.  
Monthly Rental and date payable
3. The Tenant shall upon execution of this Agreement and prior to the occupation of the Said Premises pay the Landlord the deposit stipulated in Section 7 of the Schedule hereto (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. The said deposits shall be maintained at this figure during the term of this tenancy and the Tenant shall not be entitled to utilise the said deposit to off-set any rental due under this agreement without the previous written consent of the Landlord and the same shall be returned to the Tenant free of interest within 30 (Thirty) days upon expiry or sooner determination of the term hereby created less any sums as may then be due to the Landlord for damage caused to the Said Premises by the Tenant (damage due to normal wear and tear excepted).  
Rental Deposit
4. The Tenant shall upon execution of this Agreement and prior to the occupation of the Said Premises pay the Landlord the water and electricity deposits stipulated in Section 8 of the Schedule hereto (collectively as the Utility Deposits). The Tenant shall not be entitled to utilise the said deposit to off-set any utility bills under this agreement without the previous written consent of the Landlord and the same shall be refunded to the Tenant free of interest within 30 (Thirty) days upon expiry or sooner determination of the term hereby created less such sum or sums as may then be due and outstanding. For the purposes of determining the current deposits, it is hereby agreed that photocopy of the requisite receipt notice or other written communication from the relevant Department shall be conclusive.  
Utility Deposit

Landlord

Tenant

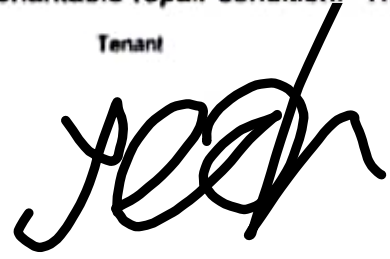




5. THE TENANT HEREBY COVENANTS WITH THE LANDLORD as follows:-	Tenant Covenants
5.1 To pay the reserved rent on the days and in the manner aforesaid.	To Pay Reserved Rent
5.2 To pay all charges due and incurred in respect of electricity, water, sewerage (Indah Water Konsortium) and all other utilities supplied to the Said Premises.	Payment of Utilities
5.3 To keep the Said Premises, the fixtures and fittings listed in the Inventory hereto (if any) together with any additions thereto in a good and tenable repair condition (normal wear and tear excepted) and to replace or repair any of the aforesaid items and any part of the Said Premises and the Landlord's fixtures and fittings which shall be damaged	To keep in good condition
5.4 Not to make or permit to be made any alterations in or additions to the Said Premises or the Landlord's fixtures, fittings decorations therein without having first obtained the written license and consent of the Landlord thereof and in the event of such license and consent being given to carry out at the Tenant's own expense such alterations with such materials and such manner and at such times as shall be designated by the Landlord and upon the determination of the term hereby created, if required by the Landlord, to restore the Said Premises to its original state and condition at the expense of the Tenant.	Not to make alterations and to maintain premises in present state
5.5 To permit the Landlord and his duly authorised representatives upon giving three (3) days' previous notice at all reasonable times to enter upon and examine the condition of the Said Premises, whereupon the Landlord shall be entitled to serve the Tenant a notice in writing specifying therein any repairs necessary to be carried out and requiring the Tenant to forthwith to execute the same and if the Tenant shall not within fourteen (14) days after service of such notice proceed diligently with the execution of such repairs or works then the Landlord with or without workmen and others shall be entitled to enter upon the Said Premises and execute the repairs and the Tenant agrees that the costs thereof shall be a debt from the Tenant to the Landlord and be forthwith recoverable by action.	To permit entry for inspection and repair purposes
5.6 To use the Said Premises only for the purpose stipulated in the Section 10 of the Schedule hereto and not to use or permit or suffer the use thereof for any other purpose Save and Except for the specific purpose herein stated and further not to do or permit or suffer anything to be done in or about the Said Premises or any part thereof which may become a nuisance or cause damage or inconvenience to the Landlord or the Tenant or occupiers of neighbouring premises.	Used for stated purpose only
5.7 Not to assign, sublet, or part with the actual or legal possession or the use of the Said Premises for any term whatsoever without first obtaining the previous consent in writing of the Landlord.	Not to assign and sublet
5.8 Not to do or permit to be done on the Said Premises anything which may or will infringe any of the laws, by-laws or regulation made by the Government or any competent authority affecting the Said Premises or whereby the policy or policies of insurance against loss or damage by fire may become void or voidable or whereby the rates of premium payable thereon may be increased to repay the Landlord all sums paid by way of increased premium.	Not to do acts which will affect the Landlord
5.9 On determination of the term hereby created to clear up any rubbish and peaceably and quietly deliver up to the Landlord vacant possession of the Said Premises in good, clean and proper state of tenable repair condition. The	To deliver Said Premises and to make good damage

Landlord

Tenant

Tenant may remove all fixtures, fittings or other installations belonging to the Tenant but shall make good any damage caused to the Said Premises or any part thereof by the installation or removal of such fixtures, fittings or installations.

- 5.10 Not to store or bring upon the Said Premises arms ammunitions or unlawful goods gunpowder or any explosive or any article or articles of a specially combustible inflammable or dangerous nature and unlawful goods in any part of the Said Premises. Not to store unlawful goods
- 5.11 During the Two (2) months immediately preceding the termination of the tenancy unless the Tenant shall have given notice of his intention to renew the tenancy as hereinafter provided, to permit persons with the written authority from the Landlord at all reasonable times of the day to view the Said Premises for the purpose of letting the same. Permission to view
- 5.12 In respect of the maintenance of the air-conditioners (if any), the Landlord shall bear the costs of major repair and the Tenant shall maintain and service all the air-conditioners every six (6) months during the said tenancy period at the Tenant's own cost. Service of air-conditioners
6. THE LANDLORD HEREBY COVENANTS WITH THE TENANT as follows:- Landlord's Covenants
- 6.1 To pay the Quit Rent, assessment, service charges and other outgoings relating to the Said Premises other than those herein agreed to be paid by the Tenant. To pay quit rent, assessment and service charges
- 6.2 At all times through the period of this Agreement to keep the Said Premises except the furniture, fixtures therein belonging to the Tenant insured against loss or damage by fire or tempest and in case of destruction by fire or tempest to replace or reinstate the same as speedily as possible. To keep insured and reinstate Said Premises
- 6.3 To maintain and keep the main structure of the Said Premises that is the roof, main walls and timbers, drains, water pipes and electrical wiring in good and tenable repair condition throughout the term hereby created except as regards damage to the premises caused by or resulting from any act of default or negligence of the Tenant or his servants and except as hereinbefore covenanted to be done by the Tenant, then the Tenant shall carry out such repairs at their own cost and expenses. To maintain structure of Said Premises in tenable repair condition.
- 6.4 Upon the Tenant paying the rent hereby reserved and observing and performing the covenants, obligations and stipulations herein on his part contained, to allow the Tenant to peaceably hold and enjoy the Said Premises without interruption from the Landlord or any persons rightfully claiming through under or in trust for him. To allow Tenant to enjoy Said Premises without Landlord interruption.

Landlord

*a.*

Tenant

*Yesh*



**7. PROVIDED ALWAYS AND IT IS HEREBY EXPRESSLY AGREED BETWEEN BOTH PARTIES as follows -**

7.1 If at any time the rent or any part thereof (whether formally demanded or not) shall remain unpaid or unsatisfied for seven (7) days after becoming payable or if any of the Tenant's covenant shall not be performed or observed or if the Tenant shall suffer execution on the Said Premises or if the Tenant shall become a bankrupt or being a company or corporation shall go into liquidation otherwise than for the purpose of amalgamation or reconstruction or if the Tenant for the time being shall enter into any composition with the Tenant's creditors or suffer any distress or execution to be levied on the Tenant's goods then and in any of those events it shall be lawful for the Landlord or any persons authorised by the Landlord in that behalf at any time thereafter to re-enter upon the Said Premises or any part thereof in the name of the whole and thereupon this tenancy shall absolutely determine but without prejudice to any right of action or remedy of the Landlord in respect of any breach of the Tenant's covenants herein contained.

Power of re-entry

7.2 In case the Said Premises or any part thereof shall at any time during the term hereby created be destroyed or damaged by fire (except where such fire has been caused by the fault or negligence of the Tenant) or so as to be unfit for occupation or use for a period greater than One (1) month the rent hereby reserved or a fair proportion thereof according to the nature and extent of the damage sustained shall (after the expiration of the aforesaid One (1) month period) be suspended until the Said Premises shall again be rendered fit for occupation and use AND PROVIDED ALWAYS that if the Said Premises or any part thereof shall not be rendered and reinstated and made ready and fit for occupation within a period of Two (2) months from the date of happening of any such event the Tenant shall be at liberty to give to the Landlord One (1) calendar month's notice in writing determining the Tenancy hereby created and thereupon this Tenancy shall absolutely determine and the Security Deposit and the Utilities Deposit paid by the Tenant hereunder shall be refunded to the Tenant forthwith but without prejudice to the right of action of the Landlord in respect of any antecedent breach of any covenant or condition herein contained.

Destruction or damage to Said Premises

Suspension of Reserved Rent

Termination in the event of non-reinstatement

7.3 In the event the Tenant shall be desirous of taking a tenancy of the Said Premises for a further term, the Tenant shall give the Landlord two (2) months' written notice of the same. Provided always that the terms and conditions of this Agreement shall have been duly observed and performed by the Tenant, the Landlord shall grant the Tenant a further term of tenancy as is specified in Section 9 of the Schedule hereto upon the same terms and conditions (save and except for this clause) and at a rental to be agreed upon.

Option to renew

There shall be no termination of the tenancy during the first twelve(12) months by either party. In case of breach, deposits stipulated in Schedule 7 and 8 shall be forfeited by landlord as compensation

Termination clause

In the event the Landlord shall be desirous of selling the Said Premises prior to the expiration of the term hereby created, the Landlord hereby covenants, undertakes and agrees that such sale shall be subject to this tenancy and shall procure the Purchaser to continue with the terms and conditions of this Agreement in lieu of the Landlord.

Sales of Said Premises subject tenancy

Landlord

Tenant

Cost of preparing

*al.*

*[Handwritten signature]*

7.6 All costs and incidentals to the preparation and completion of this Agreement including stamp duty shall be borne by the Tenant and each party shall bear their own solicitor's fees.

7.7 Any notice in writing under the terms and conditions of this Agreement to be sent to either party hereto on the other shall be by prepaid registered post and shall be deemed to be sufficiently served at the time when the ordinary course of post would have been delivered.

Service of notice

8 In this Agreement :-

Interpretation

8.1 The terms "Landlord" and "Tenant" shall include their heirs, personal representatives and successors in title.

8.2 Words importing the masculine gender only shall include feminine and neuter genders and vice versa.

8.3 Words importing the singular number only shall include the plural and vice versa.

Landlord

Ch.

Tenant

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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 THE SAID LANDLORD**

NAME : CHA POH PEOW  
NRIC NO. : 681224085995

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)  
)  
)

In the presence of : WOO JIA SHENG

NRIC NO. : 020109070095

)  
)  
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)  
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**SIGNED BY THE SAID TENANT**

NAME : YEOH HU SUN  
NRIC NO. : 011026080445

)  
)  
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)  
)

In the presence of : WOO JIA SHENG

NRIC NO. : 020109070095

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Landlord

Tenant



## THE SCHEDULE

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

SECTN O	ITEMS	PARTICULARS
1	Date of Agreement :	
2	Description of Landlord	<b>Name : CHA POH PEOW</b>  <b>NRIC No. : 681224085995</b>  <b>Address : NO6 Jalan Medan taiping 6 Medan taiping 34000 Taiping Perak</b>
3.	Description of Tenant	<b>Name : YEOH HU SUN</b>  <b>NRIC No. : 011026080445</b>  <b>Address : 35,BAGAN SEBERANG 34350 KUALA KURAU PERAK</b>
4.	Description of Said Premises	<b>NO6 Jalan Medan taiping 6 Medan taiping 34000 Taiping Perak</b>
5 a.	Term	<b>One (1) year</b>
5 b.	Commencing	<b>17-03-2022</b>
5 c	Terminating	<b>16-03-2023</b>
6 a.	Monthly Rental	<b>Ringgit Malaysia</b>  <b>One Thousand Four Hundred Only (RM 1400.0 )</b>
6 b.	Due On	<b>Due and payable on the _21_<sup>th</sup> day of the each month.</b>
	Bank Details	<b>Bank Name : HSBC BANK</b> <b>Bank Account No : 384233821107</b> <b>Account Holder Name : TAY SIEW WEE</b>
7.	Security Deposit (2.0 months rental)	<b>Ringgit Malaysia</b>  <b>Two Thousand Eight Hundred Only (RM 2800.0 )</b>
8.	Utility Deposits (1.0 months rental)	<b>Ringgit Malaysia</b>  <b>One Thousand Four Hundred Only (RM 1400.0 )</b>
9.	Option To Renew	<b>(1.0) year at a rental to be mutually agreed upon.</b>

Landlord

Tenant

a.

*Yeo Hu Sun*

10.	Use of the Said Premises	Strictly for Residential purpose only.
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Landlord

Tenant

*a.*

*J. Lopez*