

ORIGINAL

DATED THIS 2ND DAY OF MARCH 2022

BETWEEN

KOPERASI MCIS BERHAD
(Registration No. 2144)
("the Landlord")

AND

KALPANA A/P KRISHNAN
(NRIC No. 850228-10-5388)
("the Tenant")

TENANCY AGREEMENT

**[Unit 04-A, Level 3A, Tower 1,
Wisma MCIS, Jalan Barat,
46200 Petaling Jaya,
Selangor Darul Ehsan]**

THIS AGREEMENT is made on the **2ND** day of **MARCH 2022**

BETWEEN:

KOPERASI MCIS BERHAD (Registration No. 2144) having its registered office at Mezzanine Floor, Tower 1, Wisma MCIS, Jalan Barat, 46200 Petaling Jaya, Selangor Darul Ehsan (hereinafter called “the Landlord”) of the one part

AND

THE TENANT whose name and address are stipulated in Section 2 of the First Schedule hereto (hereinafter called “the Tenant”) of the other part.

WHEREAS

The Landlord has agreed to grant and the Tenant has agreed to accept a tenancy the Term of which is as stipulated in Section 5 of the First Schedule on an “as is where is basis” the parcel(s) of business premises in the Building and more particularly described in Section 3 of the First Schedule hereto (hereinafter referred to as “the Demised Premises”) subject to the terms and conditions hereinafter contained.

1 NOW THEREFORE IT IS AGREED as follows :

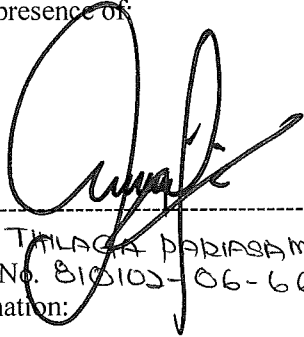
1.1 **DEFINITIONS**

Wheresoever used in this Agreement unless the context require, the following expressions shall have the following meanings :

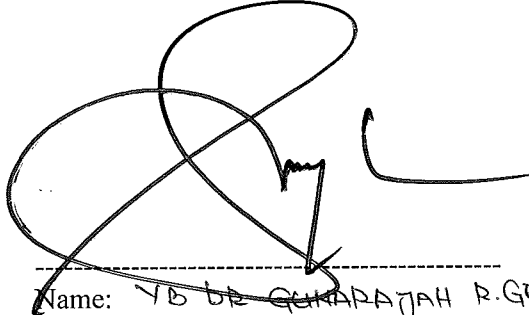
- a. **“Appropriate Authority”** means any governmental, semi or quasi government and/or statutory departments, agencies or bodies;
- b. **“Business Hours”** means the opening hours of the Demised Premises as is stipulated in Section 4 of the First Schedule hereto;
- c. **“Business of the Tenant”** means the purpose for which the Demised Premises shall be used by the Tenant and is more particularly described in Section 2 of the First Schedule hereto;
- d. **“Code”** means the **National Land Code 1965** and shall include any statutory modification for the time being in force;
- e. **“Common Property”** means in relation to the Property all that portion(s) of the Property which exclude the Demised Premises but shall include those areas, parts, premises not intended to be demised by the Landlord to the Tenant or any other tenants and which are now or hereinafter provided by the Landlord for the common use by the tenants of the Building and their respective customers, employees and licensees and all other persons in common with the Landlord and all other persons having the like right to use the same which shall include but is not restricted to the entrances, vestibules, the staircases, external windows, landing, corridors, passages, lifts as well as the water closets, lavatories and other conveniences not mentioned herein but are in the Building and are not for the exclusive use of the Tenant;
- f. **“Demised Premises”** means all that parcel(s) of business premises in the Building as described in Section 3 of the First Schedule hereto;

IN WITNESS WHEREOF the parties hereto have hereunto set their hands the day and year first above written.

Signed by the abovenamed)
for and on behalf of the Landlord)
KOPERASI MCIS BERHAD)
(Registration No. 2144))
in the presence of)



Name: **TILAGA PARIASAMY**
NRIC No. **810102-06-6630**
Designation:

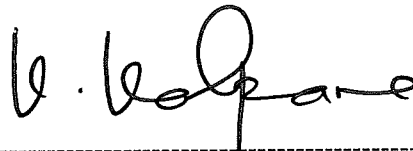


Name: **YB DR GUNARAJAH R. GEORGE**
NRIC No. **630926-08-6071**
Designation: **CHAIRMAN**

Signed by the abovenamed)
TENANT in the)
presence of:)



LILLIMALAR A/P KRISHNAN
(NRIC No. 890505-14-6150)



KALPANA A/P KRISHNAN
(NRIC No. 850228-10-5388)

THE FIRST SCHEDULE

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

SECTION	ITEM	PARTICULARS
1	The day and year of this Agreement	2ND day of MARCH 2022
2	Name and description of the Tenant	KALPANA A/P KRISHNAN (NRIC No. 850228-10-5388) Unit 04-A, Level 3A, Tower 1, Wisma MCIS, Jalan Barat, 46200 Petaling Jaya, Selangor Darul Ehsan
3	Particulars of the Demised Premises	Unit 04-A, Level 3A, Tower 1, Wisma MCIS, Jalan Barat, 46200 Petaling Jaya, Selangor Darul Ehsan
4	Business Hours	9.00AM – 6.00PM
5	Period of Tenancy	Three (3) years with an option to renew for a further Term of three (3) years at the open market rent prevailing at that time in which the current rental will be reviewed every year to a maximum of ten per centum (10%). Either party is entitled to terminate the tenancy by giving the other party three (3) months' written notice, to be read together with the Third Schedules herein.
6	Commencement Date of Tenancy	<u>First Term:</u> 17th March 2022 – 16th March 2023 <u>Second Term:</u> 17th March 2023 – 16th March 2024 <u>Third Term:</u> 17th March 2024 – 16th March 2025

THE SECOND SCHEDULE

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

SECTION	ITEM	PARTICULARS
1	i) Rental Deposit (Two Months Rental Sum based on RM3.50 per square feet per month) ii) Utility Deposit iii) Mail Box Deposit iv) Mail Box Rental per month	Ringgit Malaysia Three Thousand Six Hundred and Eighty Nine (RM3,689.00) only. Ringgit Malaysia Nine Hundred Twenty Two and Sen Twenty Five (RM922.25) only. NIL. NIL.
2	i) Lettable Area ii) Rental Rate per square feet (to be read together with the Third Schedule) iii) Rent per month	527 square feet. Ringgit Malaysia Three and Sen Fifty (RM3.50) only per square feet. Ringgit Malaysia One Thousand Eight Hundred Forty Four and Sen Fifty (RM1,844.50) only.
3	Rate of Service Charge per Month	Rent per month inclusive of Service Charge.
4	Car Park Bays	NIL.

THE THIRD SCHEDULE

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

The Landlord hereby agrees that the Rental Rate for the registered members of Koperasi MCIS Berhad and MCIS Insurance Berhad is reduced from Ringgit Malaysia Three and Sen Fifty (RM3.50) only per square feet per month (hereinafter referred to as “**the Actual Rental Rate**”) to Ringgit Malaysia Three (RM3.00) only per square feet per month for the First Term of the Tenancy (hereinafter referred to as “**the Rebate Rental Rate**”).

The Rebate Rental Rate is hereby granted to the Tenant PROVIDED ALWAYS THAT the Tenant does not serve any notice of termination to the Landlord throughout the three (3) years Tenancy Period as stipulated in Section 5 of the First Schedule herein contained. In the event the Tenant wishes to terminate the tenancy before the expiry of the Tenancy Period, the Landlord hereby reserves their right to further claim with the Tenant all the difference between the Rebate Rental Rate and the Actual Rental Rate which has been granted to the Tenant.

Its is hereby the sole discretion of the Landlord to terminate the Rebate Scheme with least one (1) week written notice to be provided to the Tenant and thereafter the Rental Sum shall be calculated from the Actual Rental Rate.

It is further hereby agreed by both parties that in the event the Tenant failed to pay the rental sum for more than three (3) months, the Rebate Scheme hereby mentioned will be automatically terminated and the Rental Sum will be chargeable at the Actual Rental Rate.