

AN AGREEMENT made the

day of

01 SEP 2016



BETWEEN

The person or persons described in Item 1 of the Schedule hereto (hereinafter called the "Landlord") of the one part

AND

The person or persons described in Item 2 of the Schedule hereto (hereinafter called the "Tenant") of the other part.

ARTICLE I INTERPRETATION

Section 1.01 Definitions & Interpretation

1.1 Wherever used in this Agreement unless the context shall otherwise require, the following expressions shall have the following meanings:

<u>Words</u>	<u>Meanings</u>
"Landlord"	the person or persons described in Item 1 of the Schedule hereto;
"Tenant"	the person or persons described in Item 2 of the Schedule hereto;
"Demised Premises"	the premises described in Item 3 of the Schedule hereto;
"Rent"	the rent payable by the Tenant to the Landlord hereunder and being the sum stipulated in Item 5 of the Schedule hereto and in the manner stipulated in Item 6 of the Schedule hereto;
"Deposit"	the sum payable by the Tenant to the Landlord hereunder being the sum stipulated in Item 7 of the Schedule hereto;

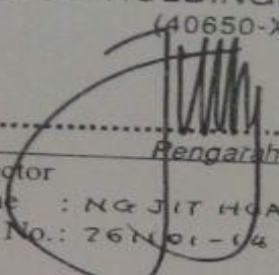
Section 1.02

Words importing any gender shall include all genders and words importing the singular shall include the plural and vice versa.

IN WITNESS WHEREOF the parties have hereunto set their hands here below.

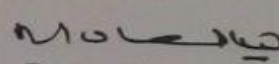
SIGNED by)
for and on behalf of the Landlord)
BELUX HOLDINGS SDN.BHD.)
(Co. No. 40650-X) in the presence)
of :-)

BELUX HOLDINGS SDN BHD
(40650-X)


.....
Pengarah
Director
Name : NG JIT HWA
Nric No.: 261101-14-5695

SIGNED by)
for and on behalf of the)
Tenant **DAKMAZ SDN. BHD.**)
(Co. No. 061463-H) in the)
presence of:-)

DAKMAZ SDN. BHD.
(061463-H)


Pengarah
Director
Name : MOHD ISA BIN OMAR
Nric No.: 590522-01-5211

SCHEDULE

Item 1 Landlord

BELUX HOLDINGS SDN. BHD. (Co. No. 40650-X)

Address : B23, 2nd Floor, Podium B, Plaza Pekeliling,
No. 2, Jalan Tun Razak,
50400 Kuala Lumpur.

GST Registration :

Item 2 Tenant

DAKMAZ SDN. BHD. (Co. No. 061463-H)

Address : No. 2 & 4, Jalan Ambong Kanan 2 (Jalan 5),
Kepong Baru,
52100 Kuala Lumpur.

GST Registration :

Item 3 Demised Premises

A premises known as No. 2 & 4, Jalan Ambong Kanan 2 (Jalan 5), Kepong Baru, 52100 Kuala Lumpur.

Item 4 Term of Tenancy

Three (3) years commencing 1st September, 2016 and ending on 31st August, 2019.

Item 5 Rental Rate

Ringgit Malaysia Eight Thousand (RM8,000.00) Only per month and GST of Ringgit Malaysia Four Hundred And Eighty (RM480.00) or the prevailing rate imposed by the Government.

Item 6 Manner of Payment

The Rent shall be payable monthly in advance on or before the seventh (7th) day of each calendar month from the commencement date to the Landlord or its duly authorised agent on the same day of every subsequent month until the expiry of this Tenancy.

Item 7 Deposit

- (a) The sum of Ringgit Malaysia Sixteen Thousand (RM16,000.00) only being two (2) months rent payable on the execution of this Agreement as the rental security deposit.
- (b) The sum of Ringgit Malaysia Eight Thousand (RM8,000.00) only being the Utility Deposit payable on the execution of this Agreement.

Item 8 Option to Renew Tenancy

For a further period of two (2) years upon expiry of the Tenancy ("the Renewal Term") at a rental to be mutually agreed upon between the Landlord and the Tenant at the market rate then prevailing and on the terms and conditions contained herein save and except for this renewal clause and save and except for the amounts of all deposits which shall be correspondingly increased or decreased, as the case may be.

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