

DATED 26 SEP 2013

BETWEEN

NASRUDDIN BIN MOHAMED NAZAR

(I/C No.: 720822-10-5549)

("Landlord")

AND

FAREKNA AUTO SDN BHD

(Company No. 1017177-P)

("Tenant")

TENANCY AGREEMENT

Lot 584A, Kampung Chubadak

51000 Sentul

Kuala Lumpur

AN AGREEMENT made the 11th day of 11/11, 2013
BETWEEN

1. The party named in **Part 1** of the First Schedule hereto with its address stated therein (hereinafter referred to as "the Landlord") of the one part
- AND
2. The party named in **Part 2** of the First Schedule hereto with its address stated therein (hereinafter referred to as the "Tenant") of the other part.

IT IS AGREED as follows:-

ARTICLE I INTERPRETATIONS

Section 1.01 Definitions

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

"Appropriate Authority" means any governmental, semi or quasi-governmental and/or statutory departments, agencies and bodies.

"Commencement Date" means the date of commencement of the tenancy hereby granted which date shall be the date as stated in **Part 6** of the First Schedule.

"Rental" means the monthly rental to be paid by the Tenant to the Landlord in the amounts set forth in **Part 8** of the First Schedule hereto.

"Landlord" means the party named in **Part 1** of the First Schedule and includes its successors in title and assigns.

"Tenant" means the party named in **Part 2** of the First Schedule and includes her heirs, personal representatives and assigns.

"Property" means the property more particularly described in **Part 3** of the First Schedule hereto.

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

The Common Seal of
FAREKNA AUTO SDN BHD
(Company No. 1017177-P)
is hereby affixed in accordance
with its constitution in the
presence of:-

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)
)
)
)



Director

Director / Secretary

The Common Seal of
NASRUDDIN BIN MOHAMED NAZAR
(I/C No.: 720822-10-5449)
is hereby affixed in accordance
with its constitution in the
presence of:-

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)

SIGNED by tenant:-

Name : Nasruddin Bin Mohamed Nazar
I/C No.: 720822-10-5449

Witnessed by:-

Name : **ASRUL SHARANI B. MARZUKAH**
I/C No.: **831022-11-5085**

THE FIRST SCHEDULE

PART 1 NAME AND ADDRESS OF LANDLORD	FAREKNA AUTO SDN BHD (Company No. 1017177-P) No.1 Jalan Sekolah Gombak Setia 53100 Kuala Lumpur
PART 2 NAME AND ADDRESS OF TENANT	NASRUDDIN BIN MOHAMED NAZAR (I/C No.: 720822-10-5449) Lot 584A, Kampung Chubadak 51000 Sentul Kuala Lumpur
PART 3 DESCRIPTION OF PROPERTY	Lot 584A, Kampung Chubadak 51000 Sentul Kuala Lumpur
PART 4 USAGE OF PROPERTY	SHOWROOM
PART 5 TERM OF TENANCY	THREE (3) YEARS
PART 6 COMMENCEMENT DATE	1 ST OCTOBER 2013
PART 7 EXPIRY DATE	30 TH SEPTEMBER 2016
PART 8 MONTHLY RENT	RINGGIT MALAYSIA : RM 2,350.00 (Ringgit Malaysia: Two Thousand And Three Hundred Only)
PART 9 SECURITY & UTILITIES DEPOSIT	RINGGIT MALAYSIA : RM 6,000.00 (Ringgit Malaysia: Six Thousand Only)
PART 10 RENEWAL TERM	Option to renew for one (1) year
PART 11 SPECIAL CONDITIONS	NIL