
TENANCY AGREEMENT

BETWEEN

LIEW FAH TRADING SDN BHD

CO.NO.: 53960-P

(LANDLORD)

AND

MARA LINER SDN BHD

CO.NO.: 233945-T

(TENANT)

Certified True Copy


SHAHRIZAT BTE OTHMAN
SECRETARY
(MAICSA 0764744)

TENANCY AGREEMENT



THIS AGREEMENT is made the day and the year stated in Part One of the First Schedule annexed hereto (which said schedule shall hereinafter be referred to as "the Schedule") BETWEEN the party whose name and address appear in part Two of the First Schedule (hereinafter called "the Landlord) of the one part AND the party whose name and address appear in Part Three of the First Schedule (hereinafter called "the Tenant") of the other part.

WHEREAS

1. The Landlord is the beneficial owner of all that land and building more particularly described in part Four of the First Schedule (which said land and building is hereinafter referred to as "the demise premises").
2. The landlord has now agreed to grant the Tenant and the Tenant has agreed to accept a tenancy of the demised premises for the consideration and upon the terms and upon the terms and subject to the stipulations and covenants hereinafter set forth and contained.

WHEREBY IT IS AGREED as follows:-

TENANCY TERM

1. The Landlord hereby grants and the Tenant hereby accepts a tenancy of the said demised premises for the term stated in part Five of the First Schedule and with effect from the day and the year set out in Part Six of the First Schedule and termination on the day and the year stipulated in Part Seven of the First Schedule and with an option renew (if any) as stated in Part Eleven of the First Schedule at the monthly rental and payable in the manner stipulated in Part Eight of the First Schedule (which said rental is hereinafter referred to as "the Reserved rent") and in the event of default the Tenant shall pay to the Landlord overdue interest calculated at twelve percent (12%) per annum calculated daily from the due date up to the date of actual payment without prejudice to the Landlord's other right as provided in Clause 5 herei

THE FIRST SCHEDULE

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

PART	ITEM	PARTICULARS
1.	DATE OF AGREEMENT	28/1/2016
2.	NAME AND ADDRESS OF THE LANDLORD	LIEW FAH TRADING SDN BHD (CO.NO.: 53960-P) No. 10, Jalan Panggong, 50000 Kuala Lumpur.
3.	NAME AND ADDRESS OF THE TENANT	MARA LINER SDN BHD (CO.NO.: 233945-T) Ibu Pejabat Lot-26-G, Lorong Medan Tuanku 1, Jalan Tuanku Abdul Rahman, 50300 Kuala Lumpur.
4.	DESCRIPTION OF THE DEMISED PREMISES	The Double Storey Shop Office No. 45, Jalan S2 B16, Pusat Dagangan Seremban 2, 70300 Seremban, Negeri Sembilan.
5.	DURATION OF TENANCY	Two (2) Years