



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***No. Adjudikasi** *Adjudication No.***Jenis Surat Cara**
*Type Of Instrument***Tarikh Surat Cara**
*Date Of Instrument***Balasan** *Consideration***Maklumat Pihak Pertama / Penjual / Pemberi** *First Party / Vendor / Transferor / Assignor***Maklumat Pihak Kedua / Pembeli / Penerima** *Second Party / Purchaser / Transferee / Assignee***Butiran Harta / Suratcara** *Property / Instrument Description*

LHDN
 MALAYSIA

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:

No. Sijil Setem <i>Stamp Certificate No.</i>	
Tarikh Penyeteman <i>Date of Stamping</i>	
Duti Setem Dikenakan <i>Amount of Stamp Duty</i>	
Penalti <i>Penalty</i>	
Pelarasan <i>Adjustment</i>	
Jumlah Dibayar <i>Total Amount Paid</i>	
Indorsemen <i>Indorsement (Akta Setem 1949)</i>	

Pemungut Duti Setem

No. Kelulusan Perbendaharaan T

Tarikh Cetak Printed Date : 12/05/2026 02:03:13

Pengesahan ketulenan Sijil Setem ini boleh dipastikan di stamps.hasil.gov.my atau melalui aplikasi telefon pintar*The authenticity of this Stamp Certificate can be verified at 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

--- tamat/end ---

DATED THIS



DAYS OF MAY 2026

BETWEEN



(LANDLORD)

AND



(TENANT)

TENANCY AGREEMENT

AN AGREEMENT made on this [REDACTED] day of MAY 2026 between the person whose name and address are as stated in Section 1 of the First Schedule Hereto (hereinafter called "the Landlord") of the one part and the person whose name and address are as stated in Section 2 of the First Schedule Hereto (hereinafter called "the Tenant") of the other part.

WHEREAS: -

The Landlord is the registered owner of the property as described in Section 3 of the First Schedule Hereto (hereinafter called "the Said Premises") The Landlord has agreed to let and the Tenant has agreed to rent the said Premises at a monthly rental stated in Section 5 of the First Schedule Hereto (hereinafter called "the Rent") upon the terms and conditions hereinafter appearing.

THIS AGREEMENT WITNESSETH as follows: -

1. In considering of the sum stated in Section 6 (a) of the First Schedule being the rental paid in advance and a further sum stated in the Section 6 (b) and 7 of the First Schedule being deposits for Rental and Utility respectively, the Landlord hereby lets and the Tenant hereby rents the Said Premises for a fixed term, commencing and ending as stated in Section 8 of the First Schedule.

The Rental and Utilities Deposit shall be retained by the Landlord as security for the due observance and performance by the Tenant's of the covenant and obligations herein contained and shall be refunded to the Tenant without interest at the end of Said Term. At any point in time the deposit cannot be used to offset the rental.

2. THE TENANT HEREBY COVENANT WITH THE LANDLORD AS FOLLOWS:

- a) To pay the rent reserved promptly with [REDACTED] from the due date.
- b) To pay all utility bills incurred during the said term and deliver all bills to the landlord after payment had been made.
- c) Not to make any structural alterations or additional to the Said Premises, without the Landlord's consent in writing first had and obtained. Any alterations or damage by the Tenant shall be made good upon the termination of the agreement.

All alterations must have complied with the Laws and by laws set by the government.

- d) To keep the whole premises and the Landlord's fixtures and fittings in good conditions to yield up the same at the end of the said term. Reasonable wears and tears and damage by the storm, act of God, war, riot and civil commotion excepted.
- e) Not to do or permit to be done on the said premises anything whereby the policy or policies of insurance against loss or damage by fire thereof may become void or violable or whereby the insurance premiums payable thereof may be increased and reimburse the Landlord in full in respect of any expense incurred as a result of breach of the covenant.
- f) Not to be done anything on the said premises which may be or become a nuisance or annoyance or cause damage or inconvenience to the Landlord or to the Tenants, occupiers or lessees of the neighbouring premises or for any illegal or immoral purposes.
- g) To permit the Landlord or his agent at all reasonable times to enter upon and to examine the Said Premises and thereupon the Landlord may serve upon the Tenant notice in writing specifying any repairs necessary to be done and the Tenant shall forthwith execute the same and if the Tenant shall not within seven (7) days after the service of such notice proceed diligently with the execution of such repairs by workman and the cost thereof shall be deemed to be debt due from the Tenant to the Landlord which such can be deducted from the deposit above stated and/ or be recovered by legal proceedings.
- h) To be responsible for and to indemnify the Landlord against all damages occasioned to the Said Premises or any part thereof any adjacent of a willful act of negligence or default on the part of the Tenant or his servants or employees.
- i) Not to store or permit or suffer to be brought or stored on the Said Premises firearms, ammunitions or unlawful goods, gunpowder, saltpetre, kerosene, or combustible substance or any goods which in the opinion of the Landlord is of a noxious or dangerous or hazardous nature.
- j) The Tenant is fully responsible and duty for the activities on the Said Premises included unlawful activity. The Landlord is not responsible and duty for any activities on the Said Premises which run by the Tenant.

- k) To insure and keep insured the Tenant's own goods, machinery and/ or chattels from loss or damage by fire up to the full value thereof and to pay all premiums necessary for the purpose.
- l) Strictly not to assign, sublet or part with possession of the Said Demised Premises or any part thereof without the prior written consent of the Landlord first has been obtained.
- m) At the expiration of the Tenancy hereby created, to peaceably and to quietly yield up the Said Premises to the Landlord with all the fixtures and fitting found therein in good and tenantable repair and condition.
- n) Not to use the Said premises as a funeral parlour or the sale of coffins or for any matters or business relating to funerals and the dead and to use the Said Premises only for the purpose as stated in the First Schedule hereto.

The Tenant shall not later than Two(2) Calendar months before the terminations of the term hereby created notify the Landlord of his intention to renew the Tenancy and the Landlord shall continue to let out the Said Premises, grant the Tenant the first option thereto for another term as stated in First Schedule of Section 8 and at the [REDACTED] that the Tenant have regularly paid the rent hereby reserved the observed the terms and conditions herein on his part contained of the current rental rate.

3. THE LANDLORD HEREBY CONVENNANTS WITH THE TENANT AS FOLLOWS: -

- a) To pay all quit rent, assessments, taxes and maintenance fees on the said premises levied or to be levied by the Government or Developer or any other local authorities.
- b) To keep and maintain the structure of the Said Premises including walls, roof, and window frames in proper repair and condition.
- c) To permit the affix and install in the said premises the Tenant's own fixtures and fittings and any time or from it time to time during the said term to permit the Tenant to disconnect and remove such fixtures and fittings [REDACTED] [REDACTED] that the Tenant shall make good and repair any damage to the said premises.
- d) To insure and keep the Said Premises, excluding the Tenant own goods, fixture and fittings against loss damaged by fire up to full value thereof and to pay all insurance premiums necessary for that purpose.
- e) That the Tenant paying the rent hereinbefore reserved punctually and performing and observing the terms and conditions on her part herein contained shall peaceably hold and enjoyed the Said Premises without any interruption by the Landlord or any Person lawfully claiming through under or in trust for him.
- f) Upon the expiration of the tenancy hereby created, to refund to the Tenant without interest the aforesaid Rental Deposit and Utility Deposits as specified in First Schedule of Section 6 (b) and Section 7 herein contained and subject to the Landlord' right to offset the same or deduct there from such sum as may be requisite against herein contained.

4. PROVIDED ALWAYS THAT IS hereby express agreed and between the parties as follows: -

- a) If the rent reserved or any part thereof shall remain in arrears and unpaid for [REDACTED] days after becoming due whether formally demand or not or if there is breach of ant terms and conditions on the part Tenant herein contained or if the Tenant shall make any assignment for the benefit of his creditors or enters into any agreement or makes any arrangement with his creditors by composition or otherwise or suffers any distress or attachment or execution to levied against his goods then and in any case it shall lawful for the Landlord to re-enter upon the Said Premises or ant part thereof in the name of the whole and thereupon the Tenancy hereby created shall forthwith determine without prejudice to the Landlord' right in respect of any antecedent breach of and covenant or obligation on the part of the Tenancy hereby contained.
- b) In the event of frustration, whether due to the Act of God, War or acquisition of the Said Premises by the Government actions beyond the control of the Landlord then this Agreement shall automatically become void and be off no further effect and in such case neither party hereto shall have any claim against the other party whatsoever.
- c) In the event that the Landlord shall desire to sell the Said Premises, the existing Tenant shall be given the first option to purchase (either verbally or in writing) and thereafter should the Tenant refuse to purchase for whatsoever reasons, them the offer shall be given to any other parties that may meet the price offered and Tenancy shall continue until the expire date.
- d) The Tenant shall absolutely responsible for the loss or theft of or damage or destruction to any of the Tenant's goods and property in the Said Premises and the Tenant shall have no right of action whatsoever against the Landlord or its assignees and successors in title.
- e) The Tenant shall be absolutely responsible for the repairs to ant damage to any portion or part of the Said Premises inclusive of the roof caused by breaking in or burglary or theft during the currently of the Tenancy hereby granted.

- f) In the event the said Demised Premises is destroyed by fire so as or access thereof impossible then the damage sustained shall be suspended until the Said Premises shall be rendered fit for occupation and use or until access thereto may be obtained as the case may be [REDACTED] that the whole of the said building is destroyed or damaged by fire then this agreement shall cease to have any legal effect save the clause for recovery of the damage in respect of breach or breaches of the Tenant's covenants and stipulations herein contained.
- g) Should the Tenant prematurely terminate this agreement before the expire term hereby granted the aforesaid deposit as stipulated in First Schedule of Section 6 (b) and Section 7 shall be forfeited.
- h) If the Tenant and Landlord shall be desirable of terminating this Tenancy at any time earlier than it is hereby granted, the Tenant and Landlord shall give not less than [REDACTED] notice in writing to the Tenant and Landlord.
- i) If any differences or disputes shall arise between the parties hereto touching their respective rights, duties liabilities etc. under this Tenancy Agreement, the matter in dispute shall determined by an arbitrator as stipulated in the Arbitrator (s) Act of Malaysia.
- j) Service upon either party of any notice hereunder maybe effect in the case of the Landlord by forwarding it to the Tenant(S) by A.R. registered post to the address hereinafter given. A notice sent by post should be deemed to have received when in due course of post, it would be delivered at the address to which it is sent.
5. This agreement shall be binding on the heirs, executors and administrators, successors in title of the parties hereto.
6. Time is the essence of this Tenancy Agreement.
7. All cost of stamp duty and preparation cost in nature of disbursement shall be borne by the Tenant.

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

Signed by the Landlord

In the presence of

NAME:

I/C NO:

NAME:

I/C NO:

Signed by the Tenant

In the presence of

NAME:

I/C NO:

FIRST SCHEDULE

(To be read and construed as an integral part of this Agreement)

1. LANDLORD'S NAME: J
NO.Registration : 7
ADDRESS : 1

2. TENANT'S NAME : K
NO.Registration : 2
ADDRESS :

3. PROPERTY ADDRESS:

4. BEING OCCUPY AS: Furniture Office

5. RENTAL RATE: 1

6. RENTAL DEPOSIT: -

a) ADVANCE RENTAL:
(RINGGIT)

b) SECURITY DEPOSIT:
(RINGGIT)

7. UTILITY DEPOSIT:

8. TENANCY PERIOD: FROM
OPTION TO RENEW: FROM

9. RENTAL INCREAMENT: FROM
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