

DATED THIS

DAY OF

01 MAR 2023

, 20

TENANCY AGREEMENT

Between

TANAH PERMAI HOLDINGS SDN BHD
(COMPANY NO: 504729-X)

(Landlord)

And

MALAYSIA PRODUCTIVITY CORPORATION

(Tenant)



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*

FPX TRANSACTIONS

No. Adjudikasi *Adjudication No.*

L01D2728E5XS030 (SALINAN 1/1)

Jenis Surat Cara

PERJANJIAN SEWA

Type Of Instrument

SURAT CARA UTAMA

Tarikh Surat Cara

01/03/2023

*Date Of Instrument***Balasan** *Consideration*

RM 0.00

Maklumat Pihak Pertama / Penjual / Pemberi *First Party / Vendor / Transferor / Assignor*

TANAH PERMAI HOLDINGS SDN BHD, (504729-X)

Maklumat Pihak Kedua / Pembeli / Penerima *Second Party / Purchaser / Transferee / Assignee*

MALAYSIA PRODUCTIVITY CORPORATION

Butiran Harta / Suratcara *Property / Instrument Description*

SUITE 1-01, 2ND FLOOR, MENARA MAA, NO. 6, LORONG API-API 1, KOTA KINABALU, 88000 SABAH

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>	S0303A230214016
Tarikh Penyeteman <i>Date of Stamping</i>	06/03/2023
Duti Setem Dikenakan <i>Amount of Stamp Duty</i>	RM 10.00
Penalti <i>Penalty</i>	RM 0.00
Pelarasan <i>Adjustment</i>	RM 0.00
Jumlah Dibayar <i>Total Amount Paid</i>	RM 10.00
Indorsemen <i>Indorsement (Akta Setem 1949)</i>	Seksyen 12

Pemungut Duti Setem

No. Kelulusan Perbendaharaan *Treasury Approval No.* : KK/BSKK/10/600-2/12(60)Tarikh Cetak *Printed Date* : 06/03/2023 04:07:23

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 —

IN WITNESS WHEREOF the parties hereto have executed this Tenancy Agreement the day and year first above written.

SIGNED by the said **LANDLORD**

TANAH PERMAI HOLDINGS SDN BHD
(Company No. 504729-X)
in the presence of :



Name: Chong Su Fun
NRIC No.: 660406-12-5318



DIRECTOR
Name: Lim Poh Thai
NRIC No.: 570321-12-5547
Company Stamp:



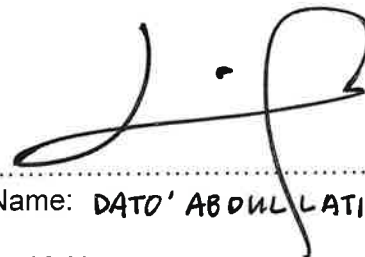
SIGNED as the said **TENANT**
as duly authorized for and on behalf

**MALAYSIA PRODUCTIVITY
CORPORATION**

in the presence of:



Name: Nor Mishaq Hassan
NRIC No.: 740928-08-5194



Name: DATO' ABDUL LATIF HAJI ABUSEMAN
NRIC No.: 610529-06-5073
Company Stamp:



THE FIRST SCHEDULE**(To be taken read and construed as an essential part of this Agreement)**

SECTION	ITEM	PARTICULARS
1	Date Of This Agreement	1 MAR 2023
2 (a)	Name And Address Of Tenant	MALAYSIA PRODUCTIVITY CORPORATION Suite 1-01, 2nd Floor, Menara MAA No.6, Lorong Api-Api 1, 88000 Kota Kinabalu, Sabah
2 (b)	Nature Of Business	Government Agency
3	Demised Premises	Menara MAA Suite 1-01, 2nd Floor No. 6, Lorong Api-Api 1 88000 Kota Kinabalu, Sabah (6,491 Sq. Ft) as demarcated in red
4	Parking Lot Charges	To be paid and borne solely by the Tenant
5	(a) Term of tenancy (b) Termination notice (c) Period after which six (6) months' notice to terminate may be served	Fixed term of two (2) years (1 April 2023 to 31 March 2025) Six (6) months 30 September 2024
6	Commencement of term of tenancy	1 April 2023
7	Rent-free period	Nil
8	Extension period	Two (2) years subject to notice of extension given at least three (3) months' prior to expiration of this tenancy with a rental to be based on the prevailing market rate or the current rental rate, whichever is higher.
9	Initial term of tenancy	2 January 2013 to 31 March 2015
10	Usage of premises	Office



THE SECOND SCHEDULE**(To be taken read and construed as an essential part of this Agreement)**

SECTION	ITEM	PARTICULARS
1	Security Deposit (Equivalent to Two (2) Months' Rental)	RM29,860.00 (Ringgit Malaysia : Twenty Nine Thousand Eight Hundred and Sixty Only)
2	Monthly Rental Rental Rate Per Square Foot	RM14,930.00 (Ringgit Malaysia : Fourteen Thousand Nine Hundred and Thirty Only) RM2.30 (Ringgit Malaysia : Two and Sen Thirty Only)
3	Utilities Deposit (Equivalent to One (1) Month's Rental)	RM14,930.00 (Ringgit Malaysia : Fourteen Thousand Nine Hundred and Thirty Only)
4	Compliance Deposit	Nil (Ringgit Malaysia : Nil)





THE THIRD SCHEDULE**(To be taken read and construed as an essential part of this Agreement)****First Part**

Particulars of the Demised Premises	Menara MAA Held Under The Main Subsidiary Title No. 010608385 District Of Kota Kinabalu Sabah
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Wj

JF

