

Date: \_\_\_\_\_

\_\_\_\_\_

**("The Landlord")**

**AND**

\_\_\_\_\_

**("The Tenant")**

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**TENANCY AGREEMENT**

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# TENANCY AGREEMENT

AN AGREEMENT \_\_\_\_\_ on the date \_\_\_\_\_ in Section 1 of the First Schedule hereto.

BETWEEN the party \_\_\_\_\_ name and \_\_\_\_\_ is as \_\_\_\_\_ in Section 2 of the First Schedule (hereinafter called "**the Landlord**") of one part.

AND the party whose \_\_\_\_\_ and address is as \_\_\_\_\_ in Section 3 of the First \_\_\_\_\_ hereto ( \_\_\_\_\_ called "**the Tenant**") of the other \_\_\_\_\_.

WHEREAS

The \_\_\_\_\_ is the \_\_\_\_\_ / \_\_\_\_\_ owner of that \_\_\_\_\_ more \_\_\_\_\_ described in \_\_\_\_\_ 4 of the First \_\_\_\_\_ hereto ( \_\_\_\_\_ called "**the said Premises**").

The Landlord \_\_\_\_\_ to let the said \_\_\_\_\_ and the Tenant \_\_\_\_\_ to take a \_\_\_\_\_ of the said \_\_\_\_\_ upon the \_\_\_\_\_ herein (hereinafter called "**the Tenancy**").

**NOW IT IS HEREBY MUTUALLY AGREED AS FOLLOWS:**

## 1 AGREEMENT

1.1 In \_\_\_\_\_ of the rent \_\_\_\_\_ reserved and the \_\_\_\_\_ on the \_\_\_\_\_ of the \_\_\_\_\_ hereinafter the \_\_\_\_\_ hereby lets to the \_\_\_\_\_ and the \_\_\_\_\_ hereby \_\_\_\_\_ from the \_\_\_\_\_ a tenancy of the said \_\_\_\_\_ including the \_\_\_\_\_ and \_\_\_\_\_ as stated in the Second \_\_\_\_\_ for the term as \_\_\_\_\_ in Section 5 of the \_\_\_\_\_ Schedule \_\_\_\_\_ with \_\_\_\_\_ from the \_\_\_\_\_ as stated in Section 6 of the First \_\_\_\_\_ hereto at a \_\_\_\_\_ rental ( \_\_\_\_\_ to as "**the Monthly Rental**") as \_\_\_\_\_ in Section 7 of the First \_\_\_\_\_ hereto payable in accordance with \_\_\_\_\_ 13 and on \_\_\_\_\_ hereinafter \_\_\_\_\_.

1.2 Upon the execution of this \_\_\_\_\_ the Tenant shall deposit with the Landlord:

1.2.1 A sum as \_\_\_\_\_ in \_\_\_\_\_ 8 of the First \_\_\_\_\_ hereto as \_\_\_\_\_ for \_\_\_\_\_ due \_\_\_\_\_ and \_\_\_\_\_ by the \_\_\_\_\_ of all and singular the \_\_\_\_\_ covenants on the \_\_\_\_\_ of the Tenant herein (hereinafter called "**the Security Deposit**").

1.2.2 A sum as \_\_\_\_\_ Section 9 of the \_\_\_\_\_ Schedule \_\_\_\_\_ being \_\_\_\_\_ for \_\_\_\_\_ and \_\_\_\_\_ (hereinafter both called "**the Utility Deposit**").

1.3 The Security \_\_\_\_\_ and the Utility \_\_\_\_\_ shall not in any \_\_\_\_\_ be \_\_\_\_\_ as \_\_\_\_\_ towards the Monthly \_\_\_\_\_ and shall be \_\_\_\_\_ by the \_\_\_\_\_ to the \_\_\_\_\_ free of \_\_\_\_\_ on the due \_\_\_\_\_ of the term hereby \_\_\_\_\_ in \_\_\_\_\_ 5 of the First \_\_\_\_\_ or upon the \_\_\_\_\_ of the \_\_\_\_\_ of the said \_\_\_\_\_ by the \_\_\_\_\_ prior to the \_\_\_\_\_ of the \_\_\_\_\_ hereby \_\_\_\_\_ in Section 5 of the First \_\_\_\_\_, less \_\_\_\_\_ sum as may be \_\_\_\_\_ deducted for any breach of the \_\_\_\_\_ on the \_\_\_\_\_ of the Tenant herein to be \_\_\_\_\_.

## 2 TENANT'S COVENANTS

The Tenant hereby \_\_\_\_\_ with the \_\_\_\_\_ as follows:

2.1 To pay the Monthly Rental on \_\_\_\_\_ days and in the \_\_\_\_\_;

2.2 To pay \_\_\_\_\_ and regularly all dues \_\_\_\_\_ including:

2.2.1 \_\_\_\_\_;

2.2.2 \_\_\_\_\_;

and all other \_\_\_\_\_ supplied by the \_\_\_\_\_ authorities to the said \_\_\_\_\_ during the term of  
this \_\_\_\_\_ . A \_\_\_\_\_ of the \_\_\_\_\_ of payment is to be \_\_\_\_\_ to the \_\_\_\_\_ upon \_\_\_\_\_ by  
the \_\_\_\_\_ ;

2.3 To \_\_\_\_\_ the said \_\_\_\_\_ for the purpose as \_\_\_\_\_ Section 11 of the First Schedule hereto and not to  
the said \_\_\_\_\_ or any part \_\_\_\_\_ for any other purposes \_\_\_\_\_ ;

2.4 To \_\_\_\_\_ the \_\_\_\_\_ and its \_\_\_\_\_ agents with or without \_\_\_\_\_ and \_\_\_\_\_ at all reasonable  
\_\_\_\_\_ of the day after \_\_\_\_\_ hours \_\_\_\_\_ notice to \_\_\_\_\_ upon and to \_\_\_\_\_ the \_\_\_\_\_  
of the said \_\_\_\_\_ and \_\_\_\_\_ the \_\_\_\_\_ or its \_\_\_\_\_ agents \_\_\_\_\_ serve upon the \_\_\_\_\_ a  
\_\_\_\_\_ in \_\_\_\_\_ specifying any repair or \_\_\_\_\_ necessary to be \_\_\_\_\_ and require the \_\_\_\_\_  
forthwith to \_\_\_\_\_ the \_\_\_\_\_ and if the \_\_\_\_\_ not within \_\_\_\_\_ days after the \_\_\_\_\_ of such  
\_\_\_\_\_ proceed \_\_\_\_\_ with the \_\_\_\_\_ of such \_\_\_\_\_ or work, the \_\_\_\_\_ , its \_\_\_\_\_ agents or  
\_\_\_\_\_ is / are \_\_\_\_\_ to enter upon the \_\_\_\_\_ Premises and \_\_\_\_\_ such \_\_\_\_\_ or \_\_\_\_\_ and the  
thereof \_\_\_\_\_ be a debt due \_\_\_\_\_ the \_\_\_\_\_ to the \_\_\_\_\_ and shall \_\_\_\_\_ recoverable by \_\_\_\_\_ ;

2.5 To \_\_\_\_\_ and \_\_\_\_\_ with all \_\_\_\_\_ imposed by and do \_\_\_\_\_ or cause to \_\_\_\_\_ done or  
all such works acts deeds \_\_\_\_\_ and things as \_\_\_\_\_ under or by \_\_\_\_\_ of any law for the \_\_\_\_\_ being in  
or which \_\_\_\_\_ be enacted in \_\_\_\_\_ of the use of the \_\_\_\_\_ or any \_\_\_\_\_ thereof by the  
and at all times to \_\_\_\_\_ the \_\_\_\_\_ indemnified against all \_\_\_\_\_ and \_\_\_\_\_ in respect  
\_\_\_\_\_ ;

2.6 To obtain and \_\_\_\_\_ at its \_\_\_\_\_ costs and \_\_\_\_\_ all \_\_\_\_\_ , \_\_\_\_\_ and approvals from  
the \_\_\_\_\_ authorities for its \_\_\_\_\_ use of the said \_\_\_\_\_ ;

2.7 Upon the \_\_\_\_\_ of any \_\_\_\_\_ order \_\_\_\_\_ or \_\_\_\_\_ thing from any \_\_\_\_\_ authority \_\_\_\_\_ affect  
the \_\_\_\_\_ Premises \_\_\_\_\_ to deliver to the \_\_\_\_\_ a copy of such \_\_\_\_\_ order \_\_\_\_\_ or other \_\_\_\_\_ ;  
Not to \_\_\_\_\_ , sublet or \_\_\_\_\_ part \_\_\_\_\_ the \_\_\_\_\_ of the said \_\_\_\_\_ or \_\_\_\_\_ thereof \_\_\_\_\_

2.9 Not to do or \_\_\_\_\_ or \_\_\_\_\_ to be \_\_\_\_\_ upon the said \_\_\_\_\_ anything which in the \_\_\_\_\_ of the  
may be a \_\_\_\_\_ or in \_\_\_\_\_ way interfere \_\_\_\_\_ the quiet and comfort of the \_\_\_\_\_ of  
properties;

2.10 Not to use or suffer or \_\_\_\_\_ the said \_\_\_\_\_ to be used for any \_\_\_\_\_ or \_\_\_\_\_ purposes;

2.11 Not to \_\_\_\_\_ any \_\_\_\_\_ and / or \_\_\_\_\_ to the \_\_\_\_\_ or remove any of the Landlord's  
and \_\_\_\_\_ without the \_\_\_\_\_ consent in \_\_\_\_\_ of the \_\_\_\_\_ ;

2.12 To \_\_\_\_\_ due and proper \_\_\_\_\_ of the \_\_\_\_\_ by the \_\_\_\_\_ and to \_\_\_\_\_ the same  
and in good \_\_\_\_\_ (reasonable fair \_\_\_\_\_ and \_\_\_\_\_ excepted) \_\_\_\_\_ so far as \_\_\_\_\_ forthwith to \_\_\_\_\_ ,  
\_\_\_\_\_ or \_\_\_\_\_ whenever the \_\_\_\_\_ be broken, lost or \_\_\_\_\_ and not to \_\_\_\_\_ or  
suffer the \_\_\_\_\_ to be \_\_\_\_\_ from the said \_\_\_\_\_ the written consent to the \_\_\_\_\_ ;

2.13 To keep in \_\_\_\_\_ repair all the said \_\_\_\_\_ and \_\_\_\_\_ on the said \_\_\_\_\_ in their  
of repair and \_\_\_\_\_ wear and \_\_\_\_\_ and \_\_\_\_\_ by \_\_\_\_\_ fire \_\_\_\_\_ and to  
with \_\_\_\_\_ articles of equal \_\_\_\_\_ or if the Landlord so \_\_\_\_\_ , pay to the \_\_\_\_\_ the \_\_\_\_\_ of the said  
\_\_\_\_\_ or \_\_\_\_\_ by the \_\_\_\_\_ ;

2.14 At the \_\_\_\_\_ or earlier \_\_\_\_\_ of the term of this \_\_\_\_\_ to yield \_\_\_\_\_ the said  
Premises \_\_\_\_\_ all \_\_\_\_\_ therein \_\_\_\_\_ to \_\_\_\_\_ by the \_\_\_\_\_ in \_\_\_\_\_ the said  
condition \_\_\_\_\_ and if \_\_\_\_\_ shall be any \_\_\_\_\_ or \_\_\_\_\_ made to the said  
\_\_\_\_\_ by the \_\_\_\_\_ , to remove such \_\_\_\_\_ or \_\_\_\_\_ or to restore the said \_\_\_\_\_ to its  
original \_\_\_\_\_ and \_\_\_\_\_ ) at the \_\_\_\_\_ of the Landlord;

2.15 To keep the said \_\_\_\_\_ and the \_\_\_\_\_ area \_\_\_\_\_ , \_\_\_\_\_ and \_\_\_\_\_ and \_\_\_\_\_

2.16 Not to \_\_\_\_\_ or \_\_\_\_\_ upon the said \_\_\_\_\_ any \_\_\_\_\_ of specially \_\_\_\_\_ or  
in \_\_\_\_\_ ;

2.17 \_\_\_\_\_ the Landlord on the \_\_\_\_\_ Premises \_\_\_\_\_ anything \_\_\_\_\_ the policy or \_\_\_\_\_ of \_\_\_\_\_ taken by  
\_\_\_\_\_ or \_\_\_\_\_ and to \_\_\_\_\_ to the \_\_\_\_\_ loss or \_\_\_\_\_ by \_\_\_\_\_ for the time \_\_\_\_\_ subsisting may become  
and all \_\_\_\_\_ incurred by the \_\_\_\_\_ in any \_\_\_\_\_ by the \_\_\_\_\_ by way of increased \_\_\_\_\_  
a breach or \_\_\_\_\_ of this \_\_\_\_\_ ; \_\_\_\_\_ of such policy or \_\_\_\_\_ rendered \_\_\_\_\_ by

2.18 To permit the \_\_\_\_\_ and its \_\_\_\_\_ agents \_\_\_\_\_ the \_\_\_\_\_ of the \_\_\_\_\_ to bring prospective  
at a time \_\_\_\_\_ to the \_\_\_\_\_ and with prior \_\_\_\_\_ to view the \_\_\_\_\_ for the  
of \_\_\_\_\_ or for sale;

To pay for all consumables are less than Ringgit Malaysia repair. In the of in of such amount, the shall to on the and a quote for the repairs. The Landlord bear the in excess of Ringgit Malaysia

2.19 Not to said or any part to be used as or shelter for any are illegal or workers;

2.20 Not to or permit or to be caused any or sewerage systems in and the said or the shall at the Tenant's and expenses all such remedial works repairs to be without any from the ;

2.21 the or earlier of the hereby created to from the said any item of any found in the said all the Tenant's of the and such the may of the in such as the deems fit having to account to the any proceeds or being to the in any ;

2.22 To out and at the and of the to against the Tenant's own in the said against fire or other . In the event of to the own in the said due to any , the shall not be held for the said caused ;

2.23 To with the rules and of the /company the area or in which the said is (if any, a copy of the rules and is attached as Appendix 1) as may be by the from time to

2.24 The shall and keep the against all , penalties, costs ( legal on clients ) and for any injury caused to any by reason of or negligence of the or its /agent or the of the Tenant's herein or any of non- with any , by-laws, or any other imposed by the Municipal or or any of the at the said .

### 3 LANDLORD'S COVENANTS

The hereby with the as follows:

3.1 that the duly paying the Monthly Rental observing the covenants on its to be and , the shall hold and the said Premises the of the tenancy created any by the or any person rightfully through or under or in trust for the ;

3.2 To all quit rent, tax management, imposed by the or body or company, and common area charges, from time to time in respect of the said ;

3.3 At all times the term hereby created to keep the said Premises fully against or by , and and in case of by fire, , to or the same as speedily as ; and

3.4 To keep and the main of the said in a good , repair and throughout the hereby provided that the shall not be in case of any wilfully or caused by the .

### 4 MUTUAL COVENANTS

#### 4.1 Termination of Tenancy

4.1.1 If the Monthly Rental or any part shall be unpaid for days after the same shall payable formally or or

4.1.2 If the shall have given days' by the of its failure or to or observe any , terms and herein and the does not such failure or ; or

4.1.3 If the [redacted] shall become [redacted] or being a [redacted] company into [redacted] or into [redacted] composition its [redacted] or any distress to be [redacted] on its goods; then in [redacted] of the said [redacted], it shall be [redacted] for the [redacted] at any [redacted] to [redacted] the tenancy [redacted] granted by [redacted] on the [redacted] a [redacted] notice and it is [redacted] mutually [redacted] that a [redacted] time in which to [redacted] the [redacted] of the [redacted] matter of the [redacted] notice is [redacted] days and if the same is not [redacted] at the expiry of [redacted] period as [redacted] in the forfeiture [redacted], then it [redacted] be [redacted] for the [redacted] at any time [redacted] to do [redacted] or all of the [redacted] :

4.1.3.1 to recover [redacted] of the said Premises or any [redacted] thereof

4.1.3.2 to [redacted] and take any other action the [redacted] deems fit to recover all moneys [redacted] and owing to the [redacted] including loss and [redacted] and the costs and [redacted] (including [redacted] client's costs) of all [redacted] actions shall be [redacted] by the [redacted]; and

4.1.3.3 the Security Deposit and the Utilities Deposit [redacted] be [redacted] forfeited by the [redacted];  
thereupon this [redacted] shall [redacted] but [redacted] prejudice to the [redacted] of action of [redacted] the Landlord in [redacted] of any [redacted] claim or [redacted] of the Tenant [redacted] herein

4.2 In the [redacted] that the [redacted] vacates or [redacted] the said Premises [redacted] the [redacted] of the term hereby [redacted] created or [redacted] term as the case [redacted] be, the [redacted] shall be [redacted] to treat such [redacted] or [redacted] as a [redacted] of the [redacted] hereby [redacted] and to [redacted] this [redacted], in [redacted] event the [redacted] of [redacted] stated in Clause 4.1 above shall apply.

4.3 The Parties [redacted] that in [redacted] to and [redacted] derogation of [redacted] other [redacted] accruing to the [redacted], if [redacted] the [redacted] shall default in [redacted] on due date of [redacted] sum [redacted] by the [redacted] hereunder, the [redacted] shall [redacted] the right to [redacted] late payment [redacted] at the rate of [redacted] per [redacted] on the [redacted] amount [redacted] or any part [redacted] on a daily [redacted] from the due [redacted] thereof to the date of actual [redacted]

4.4 The Tenant [redacted] agrees covenants and [redacted] to [redacted] and keep [redacted] the [redacted] against [redacted] demands costs [redacted] and [redacted] may be [redacted] brought or made [redacted] it or which it [redacted] pay sustain or [redacted] by reason of any act or omission of [redacted] the [redacted] or use of [redacted] said [redacted] by the [redacted]

4.5 Any notice [redacted] this [redacted] shall be in writing and [redacted] or by [redacted] registered [redacted] at [redacted] the [redacted] of the [redacted] parties [redacted] stated or at [redacted] office for the [redacted] or their [redacted] place of business last [redacted] and such [redacted] shall [redacted] to have [redacted] served after the expiration [redacted] days from the date it is [redacted] or if [redacted] by hand, on the [redacted] it was [redacted] by the [redacted] party.

4.6 If the [redacted] shall be desirous of [redacted] the [redacted] of the [redacted] Premises after [redacted] of the term [redacted] created, it shall have the [redacted] to do so by [redacted] the [redacted] in writing of such [redacted] at least [redacted] months before such [redacted] and the [redacted] upon [redacted] of such notice shall [redacted] to the [redacted] a [redacted] term as [redacted] in Section 10 of the [redacted] to take [redacted] the expiry of the [redacted] hereby [redacted] at the revised [redacted] rental as stated in [redacted] 10 of the [redacted] Schedule [redacted] subject in all [redacted] to the same [redacted] as are [redacted] save and [redacted] for this [redacted] for [redacted] PROVIDED THAT [redacted] shall not at the time of such [redacted] by the [redacted] be any existing [redacted] or [redacted] by [redacted] the [redacted] herein [redacted] and the Tenant has paid the Monthly Rental and other [redacted] hereby [redacted] reserved.

4.7 In the [redacted] of any [redacted] requiring to be [redacted] out at the said [redacted] and [redacted] repairs are those [redacted] the [redacted] of the [redacted] stipulated in Clause 3.4 [redacted], the Tenant shall give [redacted] notice to [redacted] the [redacted] to that effect and if [redacted] are not [redacted] out [redacted] days [redacted] the date of [redacted] the [redacted] notice, the [redacted] may [redacted] such [redacted] to be effected and the [redacted] shall be [redacted] to deduct [redacted] the [redacted] of such [redacted] so [redacted] by it from the ensuing Monthly Rental.

4.8 In the [redacted] that the said [redacted] or [redacted] part [redacted] shall at any [redacted] be [redacted] or [redacted] by fire [redacted] or [redacted] other [redacted] so as to [redacted] the said Premises or any [redacted] thereof unfit for [redacted] and [redacted] for [redacted] a [redacted] exceeding [redacted] days the [redacted] Rental or a fair [redacted] thereof [redacted] to the [redacted] and [redacted] of the [redacted] shall be [redacted] until the said [redacted] shall [redacted] rendered fit for [redacted] and use [redacted] the Tenant shall have the right to terminate this [redacted] after the said [redacted] days [redacted] period.

PROVIDED ALWAYS [redacted] in the [redacted] of the [redacted] deciding not to [redacted] and [redacted] the said [redacted] the [redacted] shall within [redacted] days from the [redacted] of such [redacted] or [redacted] serve upon the [redacted] a [redacted] in [redacted] to that effect and [redacted] this [redacted] shall [redacted] cease and [redacted] to an end [redacted] the Monthly [redacted] shall be [redacted] to the [redacted] of such [redacted] or [redacted] and [redacted] such [redacted] the [redacted] shall also [redacted] the [redacted] paid [redacted] to Sections 8 and 9 to the [redacted] less such sum as [redacted] be [redacted] due to the [redacted];

- 4.9 Either the \_\_\_\_\_ or the \_\_\_\_\_ can \_\_\_\_\_ this \_\_\_\_\_ without \_\_\_\_\_ any reason \_\_\_\_\_ at any time \_\_\_\_\_ the Term of the Tenancy by \_\_\_\_\_ a \_\_\_\_\_ months' advance \_\_\_\_\_ in writing or \_\_\_\_\_ months' \_\_\_\_\_ Rental in lieu of notice \_\_\_\_\_ this \_\_\_\_\_ shall \_\_\_\_\_ terminate and the \_\_\_\_\_ shall \_\_\_\_\_ the \_\_\_\_\_ and the \_\_\_\_\_ Deposit \_\_\_\_\_ that the \_\_\_\_\_ Monthly Rental in lieu of notice, if \_\_\_\_\_, has \_\_\_\_\_ received by the \_\_\_\_\_ to the \_\_\_\_\_, \_\_\_\_\_ days upon \_\_\_\_\_ of the said \_\_\_\_\_ to the \_\_\_\_\_ pursuant to the \_\_\_\_\_ as stated in Clause 2.14
- 4.10 During the \_\_\_\_\_ of this tenancy, the \_\_\_\_\_ shall be \_\_\_\_\_ at its \_\_\_\_\_ discretion to sell, \_\_\_\_\_ and/or \_\_\_\_\_ the said \_\_\_\_\_ to any party (hereinafter \_\_\_\_\_ to as "**the Third Party**") in which \_\_\_\_\_ the Tenant shall upon \_\_\_\_\_ of a \_\_\_\_\_ notice \_\_\_\_\_ the \_\_\_\_\_ of such sale, transfer or \_\_\_\_\_, agree to an \_\_\_\_\_ of all the \_\_\_\_\_ and \_\_\_\_\_ of the \_\_\_\_\_ in this \_\_\_\_\_ in favour of the \_\_\_\_\_ upon the \_\_\_\_\_ of this Tenancy
- 4.11 It is \_\_\_\_\_ by the \_\_\_\_\_ that the \_\_\_\_\_ Conditions stated in the Third Schedule form part of this \_\_\_\_\_ and in the \_\_\_\_\_ there is any \_\_\_\_\_ or \_\_\_\_\_ in respect of the \_\_\_\_\_ contained in this \_\_\_\_\_, the terms and conditions \_\_\_\_\_ in the Special \_\_\_\_\_ shall prevail over the same \_\_\_\_\_ in this \_\_\_\_\_.
- 4.12 Time wherever \_\_\_\_\_ in this \_\_\_\_\_ shall be of the essence.
- 4.13 This \_\_\_\_\_ shall be \_\_\_\_\_ on and shall \_\_\_\_\_ for the \_\_\_\_\_ of each party's \_\_\_\_\_ -in-title or personal \_\_\_\_\_, as the \_\_\_\_\_ may be, and \_\_\_\_\_ assigns.
- 4.14 This \_\_\_\_\_ shall be \_\_\_\_\_ and governed by the laws of \_\_\_\_\_ party irrevocably agrees that the \_\_\_\_\_ of Malaysia \_\_\_\_\_ have exclusive \_\_\_\_\_ to settle any \_\_\_\_\_ or claim ( \_\_\_\_\_ disputes or claims) \_\_\_\_\_ out of or in \_\_\_\_\_ with this \_\_\_\_\_ or its subject matter or \_\_\_\_\_.
- 4.15 This \_\_\_\_\_ together with all \_\_\_\_\_ and \_\_\_\_\_ shall \_\_\_\_\_ the whole \_\_\_\_\_ between the \_\_\_\_\_ hereto in \_\_\_\_\_ of its \_\_\_\_\_ matter and \_\_\_\_\_ all \_\_\_\_\_ with \_\_\_\_\_ to its subject \_\_\_\_\_.
- 4.16 No \_\_\_\_\_, variation or \_\_\_\_\_ of this \_\_\_\_\_, the \_\_\_\_\_ hereof will \_\_\_\_\_ any legal effect and \_\_\_\_\_ unless such \_\_\_\_\_, \_\_\_\_\_ or \_\_\_\_\_ is in \_\_\_\_\_ and \_\_\_\_\_ by the parties.
- 4.17 If any one or \_\_\_\_\_ of the provisions \_\_\_\_\_ herein shall for any \_\_\_\_\_ be held to be illegal or \_\_\_\_\_ invalid in any respect under the law \_\_\_\_\_ this \_\_\_\_\_ or its \_\_\_\_\_, such unenforceability \_\_\_\_\_ or otherwise \_\_\_\_\_ shall not affect \_\_\_\_\_ other \_\_\_\_\_ of this \_\_\_\_\_ and this \_\_\_\_\_ shall then be \_\_\_\_\_ as if such unenforceable illegal or \_\_\_\_\_ invalid \_\_\_\_\_ had \_\_\_\_\_ been contained \_\_\_\_\_.
- 4.18 All \_\_\_\_\_ of this \_\_\_\_\_ including \_\_\_\_\_ duties \_\_\_\_\_ be borne by the \_\_\_\_\_.
- 4.19 The \_\_\_\_\_ shall be \_\_\_\_\_, read and \_\_\_\_\_ as an \_\_\_\_\_ part of this \_\_\_\_\_ and shall form an \_\_\_\_\_ part hereof. In the \_\_\_\_\_ that the \_\_\_\_\_ and / or \_\_\_\_\_ hereto \_\_\_\_\_ in the First \_\_\_\_\_ are \_\_\_\_\_ from or \_\_\_\_\_ with the other \_\_\_\_\_ or clauses \_\_\_\_\_ in this \_\_\_\_\_, the term \_\_\_\_\_ in the First \_\_\_\_\_ shall \_\_\_\_\_.
- 4.20 In this \_\_\_\_\_ where the \_\_\_\_\_ so admits:
- 4.20.1 The \_\_\_\_\_ "the Landlord" and "the Tenant" \_\_\_\_\_ the \_\_\_\_\_ heirs \_\_\_\_\_ or legal representatives \_\_\_\_\_ in title and \_\_\_\_\_ of the Landlord \_\_\_\_\_ the \_\_\_\_\_; and
- 4.20.2 Words \_\_\_\_\_ the \_\_\_\_\_ gender only \_\_\_\_\_ the \_\_\_\_\_ and neuter \_\_\_\_\_ and words importing the \_\_\_\_\_ number only \_\_\_\_\_ the plural and \_\_\_\_\_ versa.

*[the rest of the page is intentionally left blank]*

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

SIGNED by the Landlord )

(NRIC/Passport No.: )

in the presence of:- )

\_\_\_\_\_  
Witness

Name:

NRIC/Passport No.:

\_\_\_\_\_  
Name:

NRIC/Passport No.:

SIGNED by the Tenant )

(NRIC/Passport No.: )

in the presence of:- )

\_\_\_\_\_  
Witness

Name:

NRIC/Passport No.:

\_\_\_\_\_  
Name:

NRIC/Passport No.:

# First Schedule

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

Section	Item	Particular
1	Date of Agreement	
2	The Landlord	Landlord Name: NRIC/Passport No.: Address:  Contact Number:
3	The Tenant	Tenant Name: NRIC/Passport No.: Address:  Contact Number:
4	The said Premises	
5	Term of Tenancy Created	years
6	Commencement and Expiry Date	For a term of on and expiring on
7	Monthly Rental	Ringgit Malaysia
8	Security Deposit	Ringgit Malaysia
9	Utilities Deposit	Ringgit Malaysia
10	Option To Renew	years upon the expiry of this Tenancy at the revised monthly rental amount of Ringgit Malaysia
11	The said Premises shall be used for this purpose only	Residential people
12	Fixtures and	See Second Schedule



13	Payment of Monthly Rental	_____ in _____ on the _____ but _____ later than the _____ day of each and every _____ by _____ into Landlord's _____.
14	Meter Reading _____ vacant possession -	Vacant Possession On: _____ Meter reading for electricity: _____ Meter reading for water: _____ unit Key: _____
15	Landlord Bank Account Details	Bank Account Holder's Name: _____ Bank Account Number: _____ Bank: _____ Bank Address: _____

## Second Schedule

Details of [redacted] and [redacted] in the Said Premises

No.	Items	Quantity / No. of Units	Remarks
[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]

# **Third Schedule**

## **Special Conditions**

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



# Appendix 1

Rules and Regulations of 