

# **PREMISES RENTAL AGREEMENT**

**PREMISES ADDRESS:**

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.....  
.....

BETWEEN

.....

**(PREMISES OWNER)**

AND

.....

**(TENANT)**

ON

.....

**(Date of Agreement)**

## PREMISES RENTAL AGREEMENT FOR BUSINESS PURPOSES

This AGREEMENT is made on .....

Between ..... of address .....

.....

and

..... of address .....

.....

Identification No. .... (hereinafter referred to as "Tenant," which includes the Tenant's estate administrator, heirs, and any persons with the right to administer the Tenant's estate) as the second party.

### WHEREAS

- A. The Premises Owner is the lawful and registered owner of the premises at the following address:

.....  
.....

(hereinafter referred to as "the said Premises") and agrees to lease the entire premises to the Tenant, including all available facilities.

- B. The Tenant agrees to pay the Premises Owner a monthly rental of Ringgit Malaysia ..... (RM ..... ) payable before the ..... day of each month.

- C. The Tenant agrees to pay immediately upon signing this Agreement an amount of Ringgit Malaysia ..... (RM ..... ) being 2 (two) months' deposit and the first month's rent, and an amount of Ringgit Malaysia ..... (RM ..... ) as advance payment for water and electricity bills, in accordance with the terms of this agreement.

- D. The rental period for the said premises is for ..... (months/years) starting from ..... and ending on ....., subject to the terms of this agreement.

- E. This rental may be renewed for an agreed period with the written consent of both parties (Premises Owner and Tenant) at least one (1) month before the expiration date of this rental.
- F. The Tenant is the registered name listed in the Premises Occupant Information Form.

**THE TENANT HEREBY AGREES WITH THE PREMISES OWNER AS FOLLOWS:**

- 1. To pay the advance rental on the agreed date.
- 2. To be responsible for payment of all water, electricity, and telephone bills incurred during the tenancy.
- 3. To be personally and/or jointly responsible for paying the rental and item (2) above.
- 4. Not to use or allow the Premises or any part thereof to be used for any business or commercial activity without written permission from the Premises Owner.
- 5. Not to sublet or transfer the whole or any part of the Premises to any other person without prior written consent from the Premises Owner. Breach of this clause entitles the Premises Owner to take necessary action as per this agreement.
- 6. Not to make or permit any structural alterations or additions inside or outside the Premises without written approval from the Premises Owner.
- 7. Not to store or place any toxic, explosive, or highly flammable materials in the Premises unless in compliance with legal requirements and with the consent of the authorities and the Premises Owner.
- 8. To maintain cleanliness inside and outside the Premises as determined by the Premises Owner.
- 9. To ensure the Premises is kept in good condition and inhabitable throughout the rental period (excluding damage due to fire, storms, or other natural disasters).
- 10. Not to engage in or permit any immoral, illegal, or disruptive behavior in the Premises that may cause discomfort to the surrounding community.
- 11. To allow the Premises Owner or their authorized representative or appointed workers to enter the Premises at reasonable times for inspections or necessary repairs.
- 12. To be responsible for repairing any damage caused by the Tenant, their workers, or guests and to reimburse the Premises Owner for all expenses incurred for such repairs.

13. To return the Premises in clean, good, and peaceful condition to the Premises Owner upon termination of this rental agreement.

#### **DUTIES OF THE PREMISES OWNER**

1. To pay assessment tax, land tax, Indah Water bills, and maintenance charges imposed on the Premises.
2. To repair major damages not caused by the Tenant's negligence and to fix wear and tear damage, and to supervise repair works throughout the rental period.
3. To refund the deposit to the Tenant at the end of the rental, subject to deductions for unpaid rent and/or repairs due to intentional or negligent damage by the Tenant or their agents, and for any outstanding charges in accordance with this agreement.
4. To ensure all safety measures (locks, wiring, water supply) are functional and secure before the Tenant occupies the Premises.

#### **AGREEMENT BETWEEN THE PREMISES OWNER AND TENANT**

1. The Premises Owner shall hand over the premises keys to the Tenant after deposit payment, unless agreed otherwise.
2. If the Agreement is terminated by either party, the Tenant shall immediately return the keys to the Premises Owner or their representative.
3. If the monthly rental is unpaid and carried into the following month, the Tenant must settle the arrears on the agreed date.
4. The Premises Owner reserves the right to terminate the tenancy for breach or if they require the Premises for other purposes, with at least one (1) month written notice.
5. The Tenant may terminate the tenancy by providing at least one (1) month's written notice to the Premises Owner.
6. Termination by the Tenant does not exempt them from paying any outstanding dues as stated in this agreement.
7. Any disputes between the Premises Owner and Tenant regarding this Premises rental shall be resolved amicably. If unresolved, the matter shall be settled through arbitration in Malaysia under the Arbitration Act 2005.

**IN WITNESS WHEREOF**, the parties have signed this agreement on the date and year mentioned above.

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Premises Owner

Name:

IC No.:

Date:

.....

Tenant

Name:

IC No.:

Date:

.....

Witness

Name:

IC No.:

Date:

.....

Witness

Name:

IC No.:

Date: