MAY SAFE BOX SDN.BHD.

(847129-P)

SAFE DEPOSIT BOX RENTAL AGREEMENT

THIS AGREEMENT is made between MAY SAFE BOX SDN. BHD. (847129-P) of No.198 Jalan Tuanku Munawir, 70100 Seremban, Negeri Sembilan Darul Khusus (hereinafter referred to as "the Owner") of the one part and the Party whose name address are stated in Section "B" of the Schedule hereto (hereinafter referred to as "the Hirer") of the other part.

WHEREAS:

1) The Owner is the proprietor of the safe deposit box facilities located at No. 198, Jalan Tuanku Munawir, 70100 Seremban, Negeri Sembilan Darul Khusus and offers safe deposit boxes for rental to its customers and general public subject to the terms and conditions as contained in this Agreement.

2) The Owner will let out and the Hirer will hire a Safe Deposit Box described in Section "C" of the Schedule hereto at yearly rental as stated in Section "E" of the Schedule.

INTERPRETATION

In this Agreement. unless the context otherwise requires:

Access	shall include the power to touch the contents and remove any or all or any part thereof of the contents.
Box	shall mean the safe deposit box hired by the Hirer.
Business Day	shall mean a day which the Owner is open for business during the business hours of the Owner ie between 9.00 a.m. and 6.00 p.m. Monday to Friday and between 9a.m. and 4.00 p.m. Saturday and 9.00 a.m. and 2.00 p.m. Sunday (which the Owner reserves the right to change without any prior notice Clause the clauses contained in this Agreement.
Company	as defined in the Companies Act, 1965 as amended from time to time.
Corporation	as defined in the Companies Act, 1965 as amended from time to time.
Date of this Agreement	stated in Section "A" of the Schedule.
Guard Key	the key which opens one set of tumblers in the Box which is kept by the Owner
Hirer	shall mean where there is one Hirer, that party or where there is more than one Hirer the parties hereto, and any of those Hirers, including any person authorized by the Hirer. The phrase "Hirer" shall also include any one of the hirers in the case of joint hiring where the manner of operation of the safe deposit box stipulates that any one of the joint hirers may gain access to the safe deposit box. Also include Corporations Companies firms, associations and clubs.
Identity Card	a valid Malaysian identity card.
Immediate Family relationship	shall mean family members with known legal Member.
Initial Period	the first year of the hiring of any safe deposit box(es)
Insurer	the insurance company licenced under the Insurance Act, 1996 as amended from time to time appointed by the Company
Key Deposit	stated in Section "D" of the Schedule
Location of Safe Deposit Box	No. 198, Jalan Tuanku Munawir, 70100 Seremban, Negeri Sembilan Darul Khusus

Owner	MAY SAFE BOX SDN. BHD (847129-P)
Particulars of the Sale Deposit Box hired by the Hirer	Described in Section "C" of the First Schedule
Parties to this Agreement	MAY SAFE BOX SDN. BHD. (847129-P) and The party whose name and address are stated in Section "B" of the Schedule (hereinafter referred to as "the Hirer")
Period of lease	one year from the date of this Agreement subject to extension.
Person	Shall be construed as a reference to any person, firm, Company Corporation, partnership, body of persons (whether or not having separate legal personality or one or more of the foregoing
Registered Office	No. 198, Jalan Tuanku Munawir, 70100 Seremban, Negeri Sembilan Darul Khusus.
Yearly Rental	Stated in Section "E" of the Schedule
Year	means the period of twelve months from the date of commencement of the hiring.

Words denoting the singular shall include the plural number and vice versa. Words denoting the masculine gender shall include the feminine gender. Words denoting persons shall include corporations, firms, associations, body of persons, etc.

WHEREBY IT IS AGREED as follows: -

May Safe Box Sdn. Bhd. is the Owner of the facilities at premises No. 198, Jalan Tuanku Munawir, 70100 Seremban, Negeri Sembilan Darul Khusus and all the safe deposit boxes therein

The Owner will let and the Hirer will take on hire the safe deposit box described in Section "C" of Schedule hereto at the rental stated in Section "E" for a period of one year from the date of this Agreement. The hiring may be extended from time to time.

1. **ACCESS**
   Upon the receipt by the Owner of the annual rent and the "Key Deposit" stated in Section "D" of the Schedule, the Owner shall permit the Hirer to have and enjoy the right of access to the Box subject to this Agreement.

2. **HIRER'S IDENTITY**
   The Hirer acknowledges that the Hirer has given the Owner truthful complete accurate and reliable proof as to the Hirer's identity.

   The Owner shall be entitled to rely on that proof at subsequent times in determining whether or not to allow access to the particular Box.

   Where finger print identification has been taken from the Hirer or any other person a authorized by the Hirer and held by the Owner, that form identification shall be conclusive for the Owner in determining identification at a subsequent date unless in the particular circumstances the Owner is satisfied with the signature of the Hirer or any other person authorized by the Hirer.

3. SPECIMEN SIGNATURES AND / OR FINGER PRINTS

The Hirer shall furnish to the Owner or shall cause to be furnished to the Owner the Hirer's specimen signature and / or specimen finger prints or the specimen signature and / or specimen finger prints of any other person who will be authorized by the Hirer to have access to the Box.

4. PRODUCTION OF IDENTITY CARD AND / OR OTHER EVIDENCE

The Owner may at any time require the production by the Hirer or any other person authorized by the Hirer his / her or their Identity Card or such other evidence of identification as the Owner may think fit when applying to have access to the Box.

5. JOINT HIRER

A Box rented in the names of two (2) and no more than two (2) persons as Hirers constitutes a joint hiring giving each hirer full rights to the Box as if it stood in his or her name alone. Each Hirer shall have the right to access the Box, the right to surrender the Box or terminate the Agreement and each such Hirer shall be jointly and severally liable for the observance and performance of the obligations of the Hirer under the Agreement.

Except as required by law, the death of any Hirer under the joint hiring shall not affect the rights of any other Hirer or duly appointed person with regard to the Box. Upon written notice of the death of any one of such persons accompanied by such proof of death as the Owner may require the Owner shall only recognize the surviving Hirer(s). All acts of any Hirer under the joint hiring shall be binding upon each Hirer, and each Hirer's estate, hers. representatives. successors and assigns.

6. TERMS AND RENTAL

This Agreement shall continue in force for a period of one year from the date specified in the Section "A" Of the Schedule at an annual rent specified in Section "E" of the Schedule hereto payable in advance and thereafter from year to year unless terminated as hereinafter provided. The Owner is entitled to revise the rental when extending the period after expiry of the initial Period or at any time thereafter and the revision will become effective and binding on the Hire one (1) month after such notice of revision is served on the Hirer. Upon execution of this Agreement, the Hirer shall pay to the Owner one year rental in advance as stated in Section "E" of the Schedule.

In the event of default in such payment for three (3) months from its due date the Owner Shall have the right at the Owner's absolute discretion to levy a surcharge as the Owner may from time to time reasonably determine and the Owner shall be entitled but not bound to terminate the renting of the Box at any time thereafter with notice.

7. EXTENSION OF HIRING

All the expiry of the one (1) year, unless either party serves a notice to the other of its intention to terminate the hiring at the end of the term, the hiring is deemed to have been extended for a further period of one year provided that the Hirer pays one year rental in advance on or before the expiry of the existing Agreement if extension is granted all terms and conditions of the hiring as contained in this Agreement shall apply including any variation and / or amendment by the Owner as if the parties have entered into a new agreement based on the terms and conditions as contained in the present Agreement.

8. KEY DEPOSIT

The Hirer upon execution of this Agreement shall pay to the Owner a key deposit (hereinafter shall be referred to as "the Deposit") specified in Section "D" of the Schedule which Deposit shall be held by the Owner and which shall be refundable without interest to the expiration or sooner determination of the hiring only in the event that the Hirer has observed and fulfilled all of his obligations under this Agreement. In all other circumstances the Deposit shall be absolutely forfeited and shall be the sole property of the Owner.

9. OWNER IS NOT BAILEE OR TRUSTEE

The Owner shall not be deemed to become a bailee of the contents of the Box or any part thereof, nor shall it be affected by notice of any trust or equity attaching to such contents or any part thereof. Subject to the provisions of Clause 13 hereof, the nature and value of such contents shall be no concern of the Owner.

The Agreement for the hire shall not confer on the Hirer any greater or other interest than a licence to use the Box during the term of hire for the deposit of articles of a suitable nature in accordance with these conditions.

10. INSURANCE

The Owner may insure the contents of each Box for a sum not exceeding RM20,000/- which the Owner reserves the right to vary the amount insured from time to time, in any single claim by the Hirer against risk of loss damage or destruction of the said contents of the Box sustained or confirmed to have been sustained by reason of theft, attempted theft and / or armed robbery only. The insurance coverage shall be subject at all times to the terms of the policy of insurance in force and further subject to the Hirer's obligation to execute and deliver to the Owner a statement of claim in the form prescribed by the insurer. The Owner has advised the Hirer and the Hirer acknowledges having been advised to insure any item(s) of value in the Box that is are not subject to the aforesaid insurance coverage (if any). During the continuance or otherwise of this Agreement, it is hereby agreed that the Owner is not obliged to insure the content(s) of the Hirer's Box against any loss, damage or destruction by burglary, robbery, fire or flood or any other act of God.

11. ASSIGNMENT

Only the Hirer shall be permitted to have access to the Box. He will not be allowed to assign or subject the Box or any part thereof. A Hirer who is not an individual hirer or a joint hirer may, however authorize other person(s) within the limit allowed by the Owner to have access to his Box PROVIDED the authorization of such person(s) is done according to proper procedures and a letter indemnity is executed to the satisfaction of the Owner and such person(s) is hereby deemed to have the Hirer's full authority to remove or otherwise deal with the contents of his Box upon production of identification documents, the key and his finger prints and / or signature being verified to the satisfaction of the Owner.

The Hirer hereby agrees that the Owner shall be entitled to unconditionally novate or assign this Agreement to its holding subsidiary affiliated or related companies (as defined in the Companies Act 1965, as amended from time to time) which is licensed or authorized, if required by any rules or regulations by the relevant authorities to carry on business of providing safe deposit boxes facilities.

12. KEYS

Each Box shall have two sets of keys namely the Guard Key which shall be kept by the Owner and Hirer's key(s) which shall be delivered to Hirer on payment of the Deposit. The Hirer undertakes to keen the Hirer's key(s) very carefully. The property in the Hirer's key(s) will remain with the Owner and the Hirer undertakes to surrender the said keys in good condition upon the termination of this Agreement. If any of the Hirer's key(s) is lost stolen or mislaid, the Hirer shall immediately report it to Owner and the Owner may at the request of the Hirer obtain a new lock and the cost thereof shall be paid by the Hirer. Unless and until the Owner is duly notified of the loss of the key, the Owner shall not be responsible for any loss or damage resulting from the Box being opened and the contents removed by any person producing the key and impersonating the Hirer. All necessary repairs to the lock or key(s) shall be carried out exclusively by workmen nominated by the Owner. The expenses arising from the loss of the key or keys and of any repairs arising from other than the ordinary and reasonable use of the Box (including the cost of a new lock if required) shall be borne by the Hirer.

The Hirer shall not make nor cause to be made any duplicate of the Hire's key(s) to the Box under any circumstances whatsoever and the Owner reserves the absolute right to confiscate and destroy any duplicate Hirer's key(s) which may come to its knowledge or possession and may terminate the renting of the Box upon delivery.

13. PROHIBITED ITEMS

The Hirer shall not use or permit the Box to be used for the deposit of any narcotics, liquid or anything of explosive, dangerous, corrosive or offensive nature or anything which may become a nuisance to the Owner or the hirer of any other Box, or for any other purpose other than for the deposit of articles or documents of value. Hirer shall also not use or permit the Box to be used for any illegal or unlawful purpose whatsoever which contravenes any rules, regulations or Act(s) in Malaysia and the Hirer upon demand shall permit the Owner to inspect the contents of the Box for the purpose of ensuring that these conditions are being complied with failing which and upon the Owner suspecting that the Hirer has contravene this clause, the Owner shall be entitled to open the same by force if necessary in which case the Owner shall not be liable for any damage whether direct consequential or otherwise arising from the opening by the Owner of the Box under such circumstances.

14. BUSINESS DAY AND HOURS

The Hirer or the authorized persons may have access to the Box on any Business Day (except public holidays), on his signing an application for such access but the Owner will not be bound to allow such access if the identity and / or signature of the Hirer or the authorized persons is not verified to the satisfaction of the Owner, and the Owner shall not be responsible for any loss or damage arising from the Owner refusing to give the applicant access to the Box by reason of the Owner not being satisfied as to identity of the applicant and / or the genuineness of the signature. The Owner may also refuse to allow access to the Box if the rent is in arrears and unpaid (unless and until the Owner has received express notice of the hire) or any sum is due and owing to the Owner from the Hirer under these conditions.

15. CLOSURE EVENTS

If the Owner as a consequence of any emergency, any Act, rules or regulations, process, search warrant or Court Order against the Hirer is forbidden to allow any Box to be opened, it may close the vault and deny a ccess to all Boxes even during Business Day either to all hirers or at the option of the Owner to the Hirer of the Box or Boxes concerned while such emergency Act, rules or regulations, process or court order is in effect and may require any one for the time being in the vault to leave there immediately without incurring any liability therefor,

16. OWNER'S RIGHT TO REFUSE ACCESS TO THE BOX

The Owner shall have the right to refuse access to the Box in any of the following events:

(i) when the Owner has any doubts at the identity and /or the genuineness of the signature of the Hirer or authorized person on the form of application for having access to the Box

(ii) when the rent has not been duly paid

(iii) If any of the terms and conditions in the Agreement or any of the Owner's rules and regulations (i) governing the Box has not been observed or complied with, or

(iv) the right or access to the Box by the Hirer or any authorized person(s) shall cease in the event of a petition for bankruptcy being presented or a bankruptcy or receiving or winding up order being made against the Hirer or any of them, or the Hirer becoming of unsound mind PROVIDED however that the Owner shall incur no liability in respect of any access unless and until the Owner has received actual notice of the presentation of a petition or the making of a the Hirer or any of them being o bankruptcy or receiving or winding up order against the Owner or any of them or formal proof unsound mind.

Against from the foregoing the Owner shall have the right to restrict or limit the number of authorized person(s) so nominated and / or authorised by the Hirer at any time without giving any reasons therefor.

17. TERMINATION OF THE AGREEMENT

If the rent be in arrears and unpaid for three (3) months after the due date, or if there shall be any breach or non-observance or non-performance of any of these terms and / or conditions or the rules and regulations or the part of the Hirer, the Owner shall be at liberty by one (1) month notice in writing to the Hirer to determine the Agreement for hiring. Either party shall be entitled to terminate the Agreement by giving one (1) month notice to the other with or without giving any reason to the termination. If the Hirer shall terminate the hiring before the expiry of the term, he shall not be entitled to any refund of the rental paid in advance. In the case of termination by the Owner upon written demand, provide a pro rata refund of rent paid in advance.

On the termination of the Agreement for hiring by the Owner or the Hirer all the property deposited in the Box shall be removed within three (3) months and the Hirer's key(s) returned to the Owner in good condition. The receipt of the key(s) will be acknowledged by the Owner.

In the event of the contents of the Box be not removed and / or the Hirer's key(s) not being returned to the Owner within three (3) months from the termination of the Agreement, the Owner shall have the right at any time thereafter to break open the Box and if the Owner thinks fit to break the seal of any packet or receptacle in the Box and unlock or break open any locked receptacle without being responsible for the damage occasioned The Owner shall at liberty to forward the contents of the Box by registered post or other reasonable means at the Hirer's risk at the access referred to in this Agreement, or at the Owner's option it may retain and keep the

said contents in the same Box or such other safe place as it may think fit at the sole risk of the Hirer, and the Owner shall entitled to change a sum equal to the rent payable for the period commencing from the date of termination of the Agreement until the Owner forwards the contents of the Box to the Hirer or until the Hirer shall remove the contents of the Box.

The Owner shall have a lien or charge on the contents of the Box for the rent and all sums for which the Hire may become liable to the Owner under these conditions and may at any time from time to time after the expiration of the said period of three (3) months without notice to the Hirer sell all or any part thereof the contents of the Box either by public auction or private treaty and to apply the net proceeds in or towards satisfaction of the moneys due to the Owner for such rent or expenses or surcharge as aforesaid and the surplus proceeds of sale (if any) shall be retained by the Owner to the order of the Hirer without any liability on the part of the Owner for interest.

For the purpose of breaking open the Box and / or disposing of its contents, the Owner may, but are not bound to employ the services of the notary public solicitor, auctioneer and / or other agents contractors or workman whatsoever. The Hirer shall be responsible for all the reasonable costs and expenses incurred by the Owner in carrying out the said breaking dealing and disposal operations which shall include all disbursement to be paid to the Owner for the service of a solicitor or notary public and auctioneer and other parties whatsoever.

18. **PERSONAL REPRESENTATIVES OF THE DECEASED HIRER**
In the event of the death of the Hirer, his/ her legal personal representatives if more than one on producing the Grant of Probate or Letters of Administration and signing his / her name or their names in the application form and letter of indemnity and producing the Hirer's key(s) may have access to and open the Box and remove all of the contents, and this act shall automatically terminate the Agreement. The Owner may in its discretion without being responsible for any loss, before the Grant of Probate or Letters of Administration is produced permit any person claiming to be entitled to administer the deceased Hirer's estate to open the Box and examine the contents for the purpose of taking an inventory of the contents thereof in the presence of the official of the Owner but such person shall not remove any of the contents except pursuant to any Will or Testamentary paper whereby such person is appointed executor provided that nothing contained in this Clause shall prejudice or otherwise affect the provisions contained in Clause5 hereof.

19. **INCAPACITY OF A HIRER**
In such an event, only a committee appointed under the mental Health Ordinance 1952 (and any subsequent amendments made thereto and / by the coming into force of the Mental Health Act 2001) (hereinafter referred to as "the Committee") or any other person(s) authorised by a competent court to act on behalf of the Hirer is to be allowed access to a Box, Before allowing the Committee to open the Box and remove any article from the Box, the Owner may require the Committee or such persons authorized by the court to execute a letter of indemnity in the Owner's prescribed from.

20. **SERVICE OF NOTICE**
Any notice sent to the Hirer by registered post directed to him at the address given by him to the Owner (or such other address as he may from time to time in writing instruct the Owner to substitute thereof) shall be deemed to have been duly served on the Hirer in the usual course. In the case of joint Hirers, notice given to any one of them shall be deemed sufficient notice to all joint hirers.

21. **HIRER'S CHANGE OF ADDRESS**
The Hirer undertakes to notify the Owner in case of any change of address. Until the Owner shall have been notified otherwise the Hirer's address registered with the Owner shall be deemed to be the Hirer's address and any notice to the Hirer sent to that address shall be deemed to have been duly served on the Hirer.

22. **OWNER'S RIGHT TO AMEND**
The Owner reserves the right to add vary and / or amend any of these terms and or conditions at its discretion at any time and from time to time and such additions or amendments Shall be deemed to be incorporated in these presents and the Hirer thereby agrees to abide by the same.

23. HOUSE RULES

The Owner reserves the right to formulate rules for the conduct and day to day operation of the vault and all Boxes and the same shall be published by notice posted in the vault whereupon the Hirer shall be deemed to have notice thereof and to be bound thereby.

24. CORPORATIONS/UMCORPORATED ASSOCIATIONS

If the Hirer is a Corporation Company or unincorporated association, club, society or partnership firm, the right of access of the Box by the Hirer shall be operated by authorized officer(s) of the Company or the Society as the case may be and subject always to the restriction or limit of number of authorized person(s) by the Owner and such authorization shall be made by a proper resolution of the Company or the association as the case may be. In this case, the right of access of the Box by the Hirer or any authorized officer or officers shall cease forthwith upon the dissolution of the Hirer and in the case of passing of a resolutions for voluntary winding up of the Company or the making by the court of the winding up order forthwith upon such resolution being passed or upon making of the winding up order as the case may be PROVIDED however that the Owner shall incur no liability in respect of any access unless and until the Owner has received notice in writing of the resolution to wind up or of the winding up order by the court. Upon the dissolution or winding up of the Hirer, any authority given to officers to have access to the Box shall continue to be valid until notice in writing of such dissolution or winding up is given by the Hirer or the court to the Owner whereupon every such authority shall automatically cease and determine and Owner may at his option (and on such evidence as it may deem necessary being produced) permit any person(s) claiming to be the liquidator(s) of the Hirer and their legal adviser in the presence of a representative of the Owner to inspect the contents of such Box and make an inventory thereof and thereafter the liquidator(s) or receiver(s) shall have the power to deal with the contents of the Box and shall be deemed to have become the Hirer of the Box subject to the terms and conditions herein. This provision will be applied if the Hirer were to be adjudicated as bankrupt by the Court

25. SEIZURE OF BOX CONTENTS BY COURT ORDER

In the event that the contents of the Box shall be attached or seized by an order issued by a court of law or under any orders or warrants or directives issued by any competent government or statutory authority or agency in pursuance of any written law and such order or warrants or directives require the Owner to hand over or deliver the contents of the Box to any sheriff, bailiff, court officials, police officers or any other person named or described in such orders, warrants or directives, the Owner shall be entitled to comply herewith if necessary , by the opening of the Box by any means whatsoever and the Owner shall not be liable for any loss or damage to any of the contents of the Box or to the Hirer in consequence of the Owner's compliance with the said orders, warrants or directives PROVIDED ALWAYS that the Hirer shall bear and pay all cost and expenses incurred by the Owner in complying with the said orders, warrants and directives.

26. LOSS OR DESTRUCTIONS / LIMITATION OF OWNER'S LIABILITY

It is hereby expressly agreed that in the event of loss suffered by the Hirer as a result of destruction loss or damage to the contents of the Box arising out of theft, attempted theft and / or armed robbery the Owner shall be subject to an insurance policy taken by the Owner (if any) and completion of proper claims documents, be liable up to a maximum sum of RM20,000/- only. In all circumstances, there shall be no liability for consequential loss.This clause shall apply whether a claim or legal action for the loss is instituted pursuant to this Agreement or otherwise.

Unless due to the gross negligence or willful default of the Owner or its authorized officers, employees o agents and only to the extent of direct and reasonably foreseeable loss and damage (if any) arising directly and solely therefrom, the Owner accepts no responsibility nor shall the Owner incur any liability in any circumstances whatsoever foe any loss or damage howsoever caused or resulting from.

(i) destruction or deterioration or removal of the Box or contents or any part thereof

(ii) without prejudice to the foregoing any loss resulting from or attributable to by the Box being left unlocked;

(iii) without prejudice to the foregoing any loss directly or indirectly attributable to acts of God natural causes, earthquake, strong wind, tempest, flood, fire howsoever caused, termite infestation or any kind of infestation, epidemics, labour dispute, civil commotion, riots, strikes, war or acts and omissions

of government, governmental regulations and directives imposed after the date of this Agreement or any other circumstance over which the Owner has no control

(iv) without prejudice to the foregoing any damage or loss resulting from or attributable to by any delay caused by the failure operation of the vault door or the lock of the Box.

(v) destruction or deterioration of the Box or contents or any part thereof caused by or resulting from or attributable to the discontinuance of air-conditioning after office hours or by the air-conditioning system's failure to operate.

27. OWNER'S RIGHT TO DEMAND BOX TO BE OPENED AND REMOVAL OF BOX AND CARRYING OUT REPAIRS

If the owner wishes to transfer the Owner's vault from the present location thereof to other places in Malaysia or to discontinue business at the present location or to effect any repair in any part of the vault where the Box is or to change the situation of the Box without having to open it the Owner will be at liberty by (except in case of emergency) giving the Hirer one (1) month written notice and without further consent from the Hirer to have the Box removed to such place or location as the Owner decides PROVIDED THAT no such notice is required in case of emergency or alternatively notwithstanding Clause to terminate the renting of the Box by giving one (1) month notice of the Owner's intention to do so. If the fails to surrender the Box to the Owner at the expiration of the notice, the Owner shall be at liberty to effect the removal of the Box without any further notice in addition to and apart from the Owner's rights under Clause 17.

28. INDEMNIFICATION

The Hirer hereby agrees and undertakes to indemnify, defend and hold harmless Owner, its trustees, officers, agents and employees against any demands, claims, actions, proceedings or cost of judgments at all times which may be made or instituted against any of them by reason of any loss or damage to property (whether criminal or civil) and legal fees and costs incurred by the Owner, its trustee, officers, agents and employees as a result of any act or omission on the part of the Hirer in relation to the Box and / or in respect of the Hirer's obligations under this Agreement during and after the continuance of this Agreement and / or in the consequence of the Owner changing the lock of keys.

The Hirer hereby further agrees and undertakes to indemnify, defend and hold harmless Owner, its trustees. officers, agents and employees against any demands, claims, actions, proceedings or cost of judgments at all times which may be made or instituted against any of them by reason of any loss or damage to property (whether criminal or civil) and legal fees and costs incurred by the Owner, its trustee, officers, agents and employees as a result of the Owner placing reliance and acting upon any notice of the Hirer pursuant to Clause 7. 13 and 17.

A letter of indemnification in the Owner's prescribed form shall be signed I the event:

(i) there is a joint hiring between the Hirers, to be executed by both the Hirers;

(ii) there are person(s) authorized by the Hirer to have access to the Box, to be executed by the Hirer;

(iii) the Hirer is physically incapable to access the Box and is authorizing a person to access his / her Box, to be executed by the Hirer

(iv) a Committee if formed pursuant to Clause 19, to be executed by the members of the Committee; and

(v) of the death of the Hirer, to be executed by the legal personal representatives producing the Grant of Probate or Letters of Administration.

29. COSTS

The Hirer shall be liable to pay all fees and expenses in connection with or incidental to this Agreement including the Owner's solicitor's fees (on a solicitor and client basis) in connection with the preparation and execution of the Agreement.

30. HEADINGS

The section headings used in this Agreement are for reference and convenience only and shall not enter into the interpretation hereof or thereof

31. INVALIDITY OF PROVISIONS

If any of the provisions of this Agreement become invalid, illegal or unenforceable in any respect under any law, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired.

32. WAVIER

Time shall be the essence of the Agreement, but neglect or failure to exercise or delay in exercising on the of the Owner any right power or privilege under this Agreement shall not operate as a waiver thereof, nor shal any single or partial exercise of any right power of privilege preclude the exercise of any other right power or privilege at any time thereafter.

33. SUCCESSORS IN TITLE

This Agreement shall be binding upon the heirs, personal representatives and the successors in title of the Hirer and successors in title of the Owner

34. ENTIRE AGREEMENT

This Agreement including any schedule or annexures referred to herein or therein and attached hereto or thereto. each of which is incorporated herein or therein, as applicable, for all purposes, constitutes, as of the effective date of this Agreement, as applicable, the entire agreement between the parties hereto as it relates to the subject matter hereof or thereof, and there are no representations, understandings or agreements relative hereto or thereto which are not fully expressed herein or therein.

However if anything contained in the schedules and annexures are in conflict with the terms and conditions of this Agreement, the terms and conditions of this Agreement shall take precedence.

35. LAW APPLICABLE

This Agreement shall be governed by and construed in accordance with the Laws of Malaysia and the parties hereto hereby submit to the jurisdiction of the Court of Malaysia in all matters connected with the obligations and liabilities of the parties under this Agreement.

36. ASMINISTRATIVE FEE CHARGEABLE

In the event of any of the following request(s) by the Hirer: -

(i) to change the Box from its present compartment to another compartment within the same vault

(ii) to change the Box from its present location to another location or

(iii) to change the type of hiring (eg. From an individual hiring to a joint hiring),

before the expiry of this Agreement, the Owner reserves the right to agree to such a change and to charge the Hirer and administrative fee which shall be determined by the Owner.

Hereby agreed that either one of the box holder can do the closure of the safety box if one of the signatories has proven to be sick, bedridden(OKU) or passes away with all supporting documents to be certified by the Commissioner of Oath and to be procedure to our customer service to be sent to our legal consultant to approve the closure which will not take place immediately.

**Note:

With condition they are require to hand over both the keys of the safe box deposit when the closure take place and also any rental pending for the said box will be deducted accordingly.

37. DEFAULT IN RENTAL

(i) In the event the Hirer defaults in the payment of annual rent during the term of this agreement, the Owner shall immediately forfeit the deposit paid by the Hirer and thereafter the Hirer shall be ceased to have access to the box until all dues or outstandings be paid to the Owner within three (3) days from the date of notification to the Hirer.

(ii) If the Hirer still fails to settle the outstandings as demanded by the Owner, the Owner shall have the rights to take legal proceedings against the Hirer for the recovery of all outstanding payments. Further, all legal costs for the recovery proceedings shall be borne and paid solely by the Hirer herein.

SCHEDULE

SECTION

A.	Date of Agreement	: 06TH SEPTEMBER 2026
B.	Name(s)& Address of Hirer(s)	: LOO JING HAN NO 385 JALAN RIMBUN VISTA 20, TAMAN RIMBUN VISTA S2 HEIGHT 70300 SEREMBAN NSDK
C.	Safe Deposit Box Hired by the Hirer(s)	: 0272
D.	Deposit paid by Hirer(s) For key(s)	: RM 500.00
E.	Yearly rental payable In Advance	: RM 240.00
F.	Expiry of hiring	: 05TH SEPTEMBER 2027

IN WITNESS WHEREOF the parties hereto have hereunto set their hands the day and year mentioned in Section "A' of the Schedule hereto

SIGNED for and on behalf)
Of the Owner by its Director /)
Manager, in the presence of)

.....

NAME: BAVANI A/P SUBRAMANIAM
NRIC: 750203-05-5224

SIGNED by the Hirer(s) named)
In the Schedule hereto in the)
Presence of)

.....

NAME: LOO JING HAN
NRIC: 070401-05-0548

.....

NAME:
NRIC:

LETTER OF INDEMNITY

To

MAY SAFE BOX SDN. BHD, (847129-P)

No. 198, Jalan Tuanku Munawir,

70100 Seremban,

Negeri Sembilan Darul Khusus.

Dear Sirs,

Re: SAFE DEPOSIT BOX NO. 1001-10-01-0272

NAME(S) OF THE HIRER(S) LOO JING HAN

ADDRESS NO 385 JALAN RIMBUN VISTA 20, TAMAN RIMBUN VISTA S2 HEIGHT

70300 SEREMBAN NSDK

DATE OF RENTAL AGREEMENT 06TH SEPTEMBER 2026

In consideration of you granting permission to open and remove all or any articles from the above mentioned Safe Deposit Box on the grounds / reasons stated in the First Schedule hereto. 1/we hereby hold myself ourselves jointly and severally responsible and further undertake that I/ we will at all times hereafter well and sufficiently indemnity you and keep you indemnified against all liabilities in respect thereof and against all action suits, proceedings, claims, demands, costs and expenses whatsoever which may be taken or made against you or incurred or become payable by you in consequence of you granting permission to me/ us to open the said Safe Deposit Box and remove all or any items therein.

The indemnity herein small constitute a separate and independent obligation and shall apply irrespective of any time or indulgence granted by you. A statement of account / liability certified by your officer shall be conclusive evidence of my / our liability under the Letter of indemnity.

FIRST SCHEDULE

A. In any Joint Hiring where access to the Box is given to the co-hirer(s) state

(1) Names and identity card / passport numbers of all the Hirers :

(i) .....

(ii) .....

B. In the event where access to the Box is given to authorized person(s) by the Hirer state :

(1) Name(s) and identity card/ passport number(s) of all the authorised person(s)

(i) .....

(ii) .....

(iii) .....

C. If permission was granted to the Administrator or Executor of the Renter state :

(1) The above-named renter died on .....

(2) Letters of Administration / Probate was granted to .....

(3) By high court in Malaya at .....

(4) In Petition No. .....

(5) Grant was extracted on .....

(Please produce the original copy of the Grant of Probate / or Letters of Administration as the case may be or obtain a certified true copy and verify it with the original copy)

D. If permission was granted to the Committee under the mental Health ordinance 1952 (and any subsequent amendments made thereto and / or the coming into force of the Mental Health Act 2001) or otherwise by reason of incapacity of the Renter state:

(1) Name(s) and identity card / passport number of members of the Committee appointed by the court:

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.....

(2) Address(es) of the Committee:

.....

.....

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.....

.....

(3) Date of appointment .....

(4) Level of the court .....

(Please produce the original Court Order)

I / We have by guarantee the due performances of the indemnity as set out above

.....

SIGNATURE OF GUARANTOR

Name : .....

NRIC No. : .....

Address : .....

Occupation : .....

.....

SIGNATURE OF GUARANTOR

Name : .....

NRIC No. : .....

Address : .....

Occupation : .....

WITNESS/S

.....

SIGNATURE OF WITNESS

Name : RAHIMAH BINTI ISHAK

NRIC No. : 890220-05-5108

Address: MAY SAFE BOX SDN BHD
(Formerly known as Redza Safe Deposit Box)
(847129-P)
No. 198, Jalan Tuanku Munawir,
70100 Seremban, Negeri Sembilan D.K.
Tel: 06-7632190, 7633190 H/P: 012-5031190
Fax: 06-7621190

Occupation: .....