

- 8.8. The Tenant will repair any damages or blemishes caused to the Premises upon removal of the Tenant's fixtures and fittings.
- 8.9. No structural changes or additions may be made, unless the Landlord's prior written permission has been obtained. All alterations, additions and improvements to the Premises become the property of the Landlord and no compensation will be paid.
- 8.10. The Tenant will not take any action or allow anything that may cause damage to the Premises. Reasonable care will be taken to avoid blockages (gutter, downpipes, sewerage pipes, water pipes, drains). Removal of any blockages will be for the Tenants own pocket.
- 8.11. The gardens must be kept clean and tidy and in good appearance. Plants must be watered and replaced regularly. All rubbish and litter must be removed and the refuse area kept tidy and sanitary at all times.
- 8.12. No part of the Premises may be sub-let to or occupied by another person. The Tenant may not assign this lease, nor ceded any of its rights herein, nor part with possession without prior written permission from the Landlord.
- 8.13. The Tenant may not refuse the Landlord or any of its agents reasonable access to inspect or attend to repairs on the Premises.
- 8.14. 1 (one) month prior to the lease expiring, the Tenant must allow the Landlord to display a "To Let" notice and at all reasonable times allow the Landlord or its agent to show prospective tenants the interior of the Premises.
- 8.15. The Tenant must allow the Landlord to display a "For Sale" notice at any point during the lease, and at all reasonable times allow the Landlord or its agent to show prospective buyers the interior of the Premises.
- 8.16. All sectional title and body corporate rules must be complied with. The Tenant must also comply with the Landlord's house rules, which may be amended in writing from time to time. A copy will be provided to the Tenant.
- 8.17. The Tenant must not cause any nuisance to others in the neighborhood.
- 8.18. The Tenant may not keep any illegal substances or weapons on the Premises, nor omit to do anything or keep or do anything on the Premises that may be contrary the terms and conditions of any insurance policy held by the Landlord in respect of the building or Premises.
- 8.19. No pets or animals may be kept on the Premises, without prior written permission from the Landlord.
- 8.20. Prior to vacating the Premises, all fitted carpets must be cleaned by a professional carpet cleaner at the Tenant's own cost.
- 8.21. The Tenant must return to the Landlord all keys, remote controls and other security items that allow access to the Premises.
- 8.22. Any repairs or replacements that are the Tenant's responsibility, must be carried out to the satisfaction of the Landlord, by competent and experienced workmen. No inferior or bad quality products may be used at any stage.

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## 9. INSURANCE & DAMAGES

- 9.1. The Tenant must at all times comply with the terms of any insurance policies that the Landlord has for the Premises (building/property). Should the premium increase due to the Tenant's failure to comply, it will be responsible for payment of any additional premium.
- 9.2. The Tenant is responsible for its own household, car or other insurance, protecting its goods while residing on the Premises.

*Handwritten initials:*  
JR