

2. THE RESIDENTIAL PREMISES

2.1. The Landlord lets to the Tenant, who hires the following Premises:

Address:

UNIT C125 BOSMANS CROSSING,
2 DISTILLERY ROAD, ONDER PAPEGAANBERG,
STELLENBOSCH, 7600

2 UNDERGROUND PARKINGS, TBC

- 2.2. The Premises does not only refer to the dwelling or grounds let in terms of this agreement, but also to any of the Landlord's fixtures and fittings in/on the dwelling. This includes, but is not limited to keys, locks, windows, electrical appliances, sanitary ware, sewage pipes, stoves, geysers, taps and other fixtures of fittings specifically specified in this agreement.
- 2.3. The Premises will only be used for private residential purposes, and the Tenant will not allow more than 2 people to stay on the Premises at any time, without obtaining written permission from the Landlord first.
- 2.4. No animals, birds or pets may be kept on the Premises, without written permission of the Landlord.

3. RENTAL

3.1 The Tenant agrees to pay the following monthly rental amount:

R 15 000-00 FIFTEEN THOUSAND RAND

- 3.2. The rental amount must be paid in advance, free of bank charges, on or before the the first working day of every month.
- 3.3. Rental payments received after the 7th day of the month, will incur a surcharge of R250.00 to cover additional administration costs.
- 3.4. Rental must be paid without deduction or set off, directly into the following bank account:

Bank:

STANDARD BANK

Branch Code:

3012

Account Holder:

KS ANDREWS

Account Type:

CURRENT

Account Number:

10 22 909 861 2

- 3.5. The rental amount will be increased every year on the anniversary of the start of this agreement, in the amount of R LESSER OF 10% OR OFFICIAL SA INFLATION RATE
- 3.6. A dated receipt will be issued by the Landlord upon receipt of the rental amount. The receipt will indicate the amount received, any arrears due, deposit kept, repair costs and any other charges incurred during the period for which the rental amount was paid.

[Signature]
JPB