

4. COMMENCEMENT & RENTAL PERIOD

- 4.1. The rental agreement will be valid from the 01 of JANUARY 20 25 until 31 of DECEMBER 20 25.
- 4.2. The lease agreement will automatically be renewed, unless cancelled in writing by either the Landlord or Tenant. Notice of cancellation must be given at least 2 (two) months before the lease expires.

5. DEPOSIT

- 5.1. The Tenant must as security for fulfillment of all its obligations under this agreement, pay a deposit of R 30 000-00 THIRTY THOUSAND RAND, upon signing this agreement.
- 5.2. The Landlord will keep the deposit in an interest bearing account, for the benefit of the Tenant.
- 5.3. The Tenant cannot apply the deposit as payment of the last month's rental or any other rental due to the Landlord.
- 5.4. The Landlord may deduct amounts payable under this agreement, which remain unpaid after the due date, from the deposit. Should such a deduction be made, the Landlord may request the Tenant to immediately pay an amount to reinstate the deposit to its full amount. The Landlord is further entitled to deduct reasonable costs associated with repair of damages caused to the Premises during the lease period, or the cost for replacing lost keys.
- 5.5. The balance of the deposit and interest earned, must be refunded to the Tenant within 14 (fourteen) business days after the end of the lease agreement.
- 5.6. If no amounts are due and owing at the end of this lease agreement, the deposit and interest must be refunded to the Tenant, in full, within 7 (seven) business days after the end of the lease agreement.
- 5.7. If the lease agreement is automatically renewed, the lease will continue on the same conditions contained in this document, but rental will be negotiated. The Landlord may also increase the deposit amount to be equal to the newly negotiated rental.

6. INCOMING/OUTGOING INSPECTIONS

- 6.1. The Landlord and Tenant must jointly inspect the Premises before the Tenant moves in. Should the Tenant fail to meet the Landlord on the mutually agreed date and time to inspect the the Premises, the Premises will be regarded to be free of any defects and damages. A list of defects or damage present must be attached to this agreement. The Tenant must inform the Landlord of any additional defects or damages noted within 7 (Seven) days of moving into the Premises.
- 6.2. The Premises is let as is, VOETSTOOTS, and the Tenant acknowledges that the Premises is in a good state/condition, suitable for the purposes of letting in terms of this agreement.
- 6.3. The Landlord and Tenant must jointly inspect the Premises within 5 (five) days of this agreement expiring, to determine if there are any defects or damages causes to the Premises during the lease period.

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