

- 6.4. The Tenant will be liable for any damages or defects in the Premises, whether visible or concealed during the inspection. Upon termination of the lease agreement, the Tenant must restore the Premises to the Landlord in the same condition it was received at the start of the lease (fair wear and tear excluded).
- 6.5. Should the Landlord fail to inspect the Premises with the Tenant, the Landlord will be regarded to have acknowledged that the Premises is in a good and proper state of repair, and will have no claim against the Tenant.
- 6.6. Should the Tenant fail to respond to the Landlord's request to conduct a joint inspection, the Landlord must at the end of the lease, inspect the Premises, within **7 (seven) business days** from the date that the Tenant moved out of the Premises.
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7. LANDLORD'S OTHER RESPONSIBILITIES

- 7.1. The Landlord must provide the Tenant with vacant occupation of the Premises at the start of this lease, and allow the Tenant undisturbed enjoyment of the Premises for the duration of the lease.
- 7.2. It is the Landlord's responsibility to maintain the exterior, roof, gutters, downpipes of the Premises, in good order and condition (fair wear and tear to be expected).
- 7.3. The Landlord will further be responsible for maintenance to and repairs of the installations in the Premises including the locks, windows, geysers or other fixtures, fitting and installations. If repairs are required due to fault on the part of the Tenant, the Tenant will be responsible for the necessary repairs or replacements.
- 7.4. The Landlord is responsible for payment of the municipal rates and taxes on the Premises.
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8. TENANT'S OTHER RESPONSIBILITIES

- 8.1. For the duration of the lease, the Tenant must inform the Landlord of any defects or damages that require repair and are the Landlord's responsibility.
- 8.2. The Tenant is responsible for payment of ordinary consumption charges levied on the Premises, such as water and electricity, sanitary, sewerage and refuse removal services that are not included in the annual rates and taxes.
- 8.3. The interior must be maintained at the Tenant's own cost, in the same good, defect-free condition as it was when the lease started (fair wear and tear excluded). If the Tenant fails to fulfill this responsibility, the Landlord may make the necessary repairs or maintenance and recover the costs from the Tenant. Proof of cost will be provided to the Tenant.
- 8.4. Any broken window glass or mirrors must be replaced by the Tenant at its own cost.
- 8.5. The Tenant may not drive any nails or object into the walls or ceilings of the Premises, unless the Landlord has provided prior written permission.
- 8.6. All lightbulbs, switches, sockets, locks and keys must be replaced at the Tenant's own cost. The Tenant may not interfere with or overload the electrical, lighting or heating installations of the Premises.
- 8.7. No additional fixtures or fittings may be installed on the Premises without the prior written permission of the Landlord. Consent will not be unreasonably refused. Approved fixtures and fittings may be removed by the Tenant before the end of the lease period. After the lease has expired, all fixtures and fittings which were not removed, become the Landlord's property, and it will not provide any compensation.

JPB