

ADDENDUM

TO OFFER TO PURCHASE

Entered into by and between:

CANDICE ASHLEIGH CAMPBELL

duly authorised hereto by a resolution of the Directors of

LITTLE PHASE PROPRIETARY LIMITED

Registration number 2017/265936/07

And

1. **ADRIANO JOSÉ MANUEL**
Born on 29 April 1980
Married, which marriage is governed by the laws of Republic of Angola
2. **MARIA LUISA TEIXEIRA DA SILVA MANUEL**
Born on 15 October 1988
Married, which marriage is governed by the laws of Republic of Angola

In respect of the Deed of Sale of ERF 14259 MILNERTON known as 67 Alicante.
("the property").

WHEREAS:

An Agreement of Sale ("the Deed of Sale") was entered into between the parties on 26 April 2025; and

WHEREAS the purchase price is R3 150 000; and

WHEREAS a bond was approved in the sum of R1 575 000; and

WHEREAS the Purchaser has accepted the bond; and

WHEREAS the Purchaser was required to secure the balance purchase price in the sum of R1 575 000 by 23 June 2025; and

WHEREAS the transfer is being delayed as a result of the above;

NOW THEREFORE the parties agree as follows:

1. The balance purchase price will paid as follows:
 - a. R500 000 (five hundred thousand rand) directly into the account of LITTLE PHASE PTY LTD, FNB Account number 628 571 029 50 by no later than 17 July 2025; and
 - b. R1 075 000 into the trust account of Miltons Matsemela Tableview Inc by no later than 17 July 2025.

2. Should the sale be cancelled as a result of any breach by the Purchaser, the above mentioned R500 000 will be forfeited as pre estimated legal damages. The Purchaser assumes all risk in this regard.
3. Should the sale be cancelled as a result of breach by the Seller, this sum will be immediately refundable to the Purchaser by the Seller.
4. All transfer costs in the sum of R189 799.75 to be paid to the transferring attorneys by no later than 17 July 2025.
5. Should the Purchaser fail to meet any of the above deadlines the Seller reserves the right to cancel the sale summarily without further notice.

All remaining terms and conditions to remain the same.

This agreement may be executed in any number of counterparts, each of which when executed and delivered shall constitute a duplicate original, but all counterparts together shall constitute a single agreement.

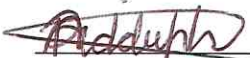
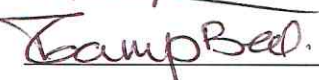

SIGNED AT _____ ON _____

AS WITNESSES:

1. _____
Purchaser
2. _____

SIGNED AT Table View ON 14/07/2025

AS WITNESSES:

1. 
 2. 
- 
Seller