



## NOTICE OF TERMINATION OR RENEWAL OF FIXED TERM LEASE

### SCHEDULE

1.1	The Landlord	
1.2	The Tenant	
1.3	The Premises	
1.4	The Parking Bays	
1.5	The Termination Date	
1.6	Lease to be renewed	Yes No
1.7	Lease Renewal Period	
1.8	Lease Renewal Commencement Date	
1.9	Lease Renewal Termination Date	
1.10	Material Changes	
1.10.1	Rent	R
1.10.2	Deposit	R
1.10.3	Further Material Changes	

Kindly take note that the Lease concluded between the Landlord and the Tenant, as set out in items 1.1 and 1.2 of the Schedule, in respect of the Premises and the Parking Bays, as set out in items 1.3 and 1.4 of the Schedule, is due to expire on the Termination Date as set out in item 1.5 of the Schedule.

This document serves as notice to the Tenant by the Landlord that the Landlord intends to:

- terminate the Lease on the Termination Date; or
- renew the Lease for a further fixed-term period,

as indicated in item 1.6 of the Schedule.

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Should the Landlord have elected to terminate the Lease on the Termination Date, the Tenant and all those occupying the Premises and Parking Bays through and under him, will be required to vacate the Premises and the Parking Bays and reinstate the Premises and the Parking Bays to the Landlord on or before the Termination Date. In such an event, the Tenant agrees to comply fully with all the provisions of the Lease and any other applicable legislation.

Should the Landlord have elected to renew the Lease, the Lease will continue for the Lease Renewal Period, as set out in item 1.7 of the Schedule. The Lease Renewal Period will commence on the date set out in item 1.8 of the Schedule and will terminate on the date set out in item 1.9 of the Schedule. During the Lease Renewal Period the material changes referred to in item 1.10 of the Schedule will apply to the Lease.

Should the Landlord have elected to renew the Lease, subject to the material changes set out in item 1.10 of the Schedule, the Tenant shall notify the Landlord, in writing, within 10 (Ten) Business Days hereof that the Tenant:

- accepts the material changes to the Lease as set out in item 1.10 of the Schedule and agrees to the renewal of the Lease on the Lease Renewal Commencement Date, in which case all of the original terms of the Lease, as well as the material changes will apply and the Lease will be deemed to be a fixed-term agreement; or
- does not accept the material changes to the Lease as set out in item 1.10 of the Schedule that would apply should the Lease be renewed, in which case the Lease will automatically terminate on the Termination Date, without further notice to the Tenant and the Tenant shall vacate and reinstate the Premises and the Parking Bays to the Landlord on or before the Termination Date.

Should the Tenant fail to notify the Landlord of his intention as aforementioned within 10 (Ten) Business Days from the date of this notice, the Lease shall automatically continue on a month-to-month basis from the Termination Date, subject to the original terms of the Lease, as well as the material changes to the Lease as set out in item 1.10 of the Schedule. In such a case, the Lease may be terminated by either Party by giving the other Party 1 (One) Months' notice, in writing, of such Party's intention to terminate the Lease.

SIGNATORY

**SIGNED AND DATED BY THE LANDLORD AT THE UNDERMENTIONED PLACE AND ON THE UNDERMENTIONED DATE, IN THE PRESENCE OF THE UNDERMENTIONED WITNESSES, HE/SHE BEING DULY AUTHORISED THERETO.**

Signed by the LANDLORD aton this theday of20

LANDLORD

WITNESS 1

NAME OF SIGNATORY

WITNESS 2

Initial