

DEED OF CESSION OF AN AGREEMENT DATED 2023-09-14

MADE AND ENTERED INTO BY AND BETWEEN:

Bitprop SA (Pty) Ltd

Registration No 2019/407668/07

("Bitprop")

("the Cedent")

And

Micro Property Development Fund (Pty) Ltd

REGISTRATION NO.: 2019/407704/07

("Micro")

("the Cessionary")

WHEREAS the Cedent entered into a written partnership Agreement dated 2023-09-22 (hereinafter "the partnership agreement") pertaining to the Property being described as Property address.

Copies of the Partnership Agreement are annexed hereto marked "A".

AND WHEREAS the Cedent wishes to cede, assign, and transfer unto and in favour of the Cessionary all its right, title, interest, and obligations in and to the partnership agreement.

NOW THEREFORE it is agreed between the parties as follows:

1. That with effect from 2023-09-29 the Cedent cedes, assigns and transfers unto and in favour of the Cessionary all its right, title, interest and obligations in and to the Principal Agreement and the Cessionary accepts such cession and assignment.

2. Clause 14 of the Notarial Lease Agreement allows for concession and assignment of the Notarial Lease Agreement.
3. That Micro consents to such Cession.
4. That all the terms and conditions contained in the partnership agreement shall continue to apply and be in full force and effect.
5. In lieu of the cession Micro will pay Bitprop remuneration as per schedule "B".
6. The amount will be paid as per invoice on the first of each and every month and to be paid by no later than the 7th of each month.

DATED at CAPE TOWN this tues day of Feb 2023.

As Witnesses:

1. _____

2. _____

Bitprop SA (Pty) Ltd

DATED at CAPE TOWN this tues day of Feb 2023.

As Witnesses:

1. _____

2. _____

Micro Property Development Fund (Pty) Ltd