

# COMMERCIAL LEASE AGREEMENT

This Commercial Lease Agreement ("**Agreement**") is entered into as of [29/01/2025] by and between:

Landlord (**Lessor**):

[Sisanda Mthethwa]

Property Address: **37 Artfield Place, Newlands West, Durban, Kwa-Zulu Natal, 4037**

Tenant (**Lessee**):

**Parables and Platters**

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## 1. Premises

The Landlord agrees to lease to the Tenant the office space ("**Premises**") located at:

Address: **37 Art Field Place, Newlands West, Durban, Kwa-Zulu Natal, 4037.**

The Premises consists of [1 room].

## 2. Term of Lease

The lease term shall begin on [03/02/2025] and end on [01/06/2026], unless terminated earlier in accordance with this Agreement.

## 3. Rent

**The Tenant agrees to pay the Landlord rent in the amount of [R1500] per month, payable on the [1st day] of each month.**

The first month's rent shall be excluded.

#### **4. Security Deposit**

There will be no security deposit held.

#### **5. Use of Premises**

The Tenant shall use the Premises exclusively for the purpose of operating the business **Parables and Platters**, which is engaged in [**fast food delivery**].

The Tenant shall not use the Premises for any unlawful activities or in a manner that would violate local zoning laws or ordinances.

#### **6. Maintenance and Repairs**

The Tenant shall maintain the Premises in good condition and shall be responsible for any routine cleaning, maintenance, and repairs.

The Landlord is responsible for structural repairs and major systems such as plumbing, HVAC, and electrical systems, unless damage is caused by the Tenant's misuse or negligence.

#### **7. Utilities**

The Tenant is responsible for paying all utility charges, including but not limited to electricity, water, gas, and waste removal, unless otherwise agreed upon by the parties.

#### **9. Alterations and Improvements**

The Tenant shall not make any alterations, improvements, or changes to the Premises without the prior written consent of the Landlord.

#### **10. Termination and Renewal**

Upon the expiration of the lease term, the Tenant has the option to renew the lease for an additional term of [**1 year**], provided that the Tenant gives the Landlord written notice of their intent to renew at least [**60 days**] before the lease expiration.

The Landlord may terminate this lease by giving the Tenant **[30 days]** notice in writing.


## **12. Governing Law**

This Agreement shall be governed by and construed in accordance with the laws of South Africa and the province of Kwa-Zulu Natal.

## **14. Signatures**

By signing below, the parties agree to the terms of this Agreement:


### **Landlord:**

Signature: 

Date: 30/01/2025

### **Tenant:**

Name: **[Siyabonga Hlongwane - Authorized Representative of Parables and Platters]**

Signature: 

Date: 30/01/2025