New Lease
Renewal Status: *Unknown*

Parties

Owner / Lessor	Reflect-All 1025 (Pty) Ltd	Represented By	Earle Marks	Capacity	Director
Tenant / Lessee	Exceedprops Management Services (Pty) Ltd	Represented By	Peter Allan Marks	Capacity	Director
List/Trading As	Exceedprops Management Services (Pty) Ltd	Entity	Company - Private	Ref No 1995/008835/07	Vat No 4060152289
Group Tenant	Earle	Lease Description			

Domicile: Erf 726, Woodmead, 22 Stirrup Lane, Woodmead Office Park, Woodmead

Postal: Erf 726, Woodmead, 22 Stirrup Lane, Woodmead Office Park, Woodmead

General Contact	Earle Marks	Telephone	0861 999118	Mobile	072 424 0162
Email	earle@exceedprops.co.za	Fax			

Premises

Property	Erf 726, Woodmead	Stand No	Erf 726	Township	Woodmead

Address: 22 Stirrup Lane, Woodmead Office Park, Woodmead

Accommodation Type	Unit No	Area	No of Units/Bays	Further Description	PQ	Section No	Market Rentals Amount	Rate	As at
*Offices	Erf 726	417.00							
* Main Unit		417.00							

Terms

Currently designated as Main Lease

Lease Starts	01/04/2021	Lease Ends	31/03/2026	Period in Months 60	Indefinite Thereafter No
Occupation Date	01/04/2021			Notice Period (in months) for Indefinite Leases	

Rent Review

Date	30/09/2025	Notes
or Annual Review Day	Month	Notes

Option Details

Option Period (in months)	60	Exercise By 30/09/2025	But No Earlier Than
Premises Subject to Other Tenant's Option or Option over Additional Space	No		Enforceable No
Conditions			

Permitted Usage

Offices and Administration.

Base Rentals

Rental Type	Tax	From Date	To Date	Amount	Rate	Escalation %	Remarks
Rent	Output Tax	01/04/2021	31/03/2022	35,900.00	86.09	6.50	
		01/04/2022	31/03/2023	38,233.50	91.69	6.50	
		01/04/2023	31/03/2024	40,718.68	97.65	6.50	
		01/04/2024	31/03/2025	43,365.39	103.99	6.50	
		01/04/2025	31/03/2026	46,184.14	110.75	6.50	

Recoveries

Notes

Recovery	Type	Paid Directly	Percentage	Review	Meter Reference	T/O
	Tax	From Date	To Date	Amount	Rate	Escalation %	Remarks
				0.00			

Deposit Details

Cash Amount Required	0.00	To be Held By Owner	Interest Payable No
Bank Guarantee Required		

Notes

Stamp Duty & Lease Documentation Fees

Stamp Duty Amount

Lease Fees Amount   0.00   Payable By   Tenant

Letting Commission

Payable To   Formula

Other Conditions

Exclusivity on Business Types   No   Payment by Debit Order Enforceable   No

Installation Requirements

Other

Administrative

Analysis Code

Statement Required   Yes   Delivery Method   Other   Payment Method   Cheque / Cash

Banking

| Bank | | Branch | | Branch No | | Account Type | Cheque |

| Account No | | Account Name | Exceedprops Management Services (Pty) Ltd | Bank Authorisation Ref | |

Document Controls

Signed by Tenant   Yes   19/01/2021   Signed by Owner   Yes   21/01/2021

Description	Status	Date	Comments
<Custom Control>	No		

Lease Authorisation

Authorised By   Admin   Authorised Date   Time

Notes

Resolution

Entity Type	Company - Private	Reference No	1995/008835/07
Authorised Representative	Peter Allan Marks	Capacity	Director
Resolution Date	19/01/2021	Notes	Copy on file.