

AGREEMENT OF LEASE

PART A

THE PREMISES ARE HIRED BY THE TENANT FROM THE LANDLORD SUBJECT TO THE TERMS AND CONDITIONS SET OUT HEREIN AND IN ANY ANNEXURE HERETO:

1.1 THE LANDLORD:	BENAV PROPERTIES (PTY) LTD TEL: (0861) 999 118
REGISTRATION NO:	2018/060720/07
VAT REGISTRATION NO:	4200288134
BANKING DETAILS:	BANK: NEDBANK, NORTHERN GAUTENG A/C NO: 120 459 4295, BRANCH CODE: 14690500
1.2 THE TENANT:	TENANT COMPANY NAME (PTY) LTD
REGISTRATION NO:	1986/032873/078
VAT REGISTRATION NO:	4510124892
POSTAL ADDRESS:	Unit 14, Rodium Park
PHYSICAL ADDRESS:	Unit 14, Rodium Park
TRADING AS:	Test Company
1.3 THE PREMISES:	UNIT 14
1.4 BUILDING NAME:	RODIUM INDUSTRIAL PARK
1.5 BUILDING ADDRESS:	CNR FABRIEK & MASJIEN ROADS
1.6 PREMISES MEASUREMENTS (APPROX):	361.00m ²
1.7 TENANT'S PERCENTAGE PROPORTIONATE SHARE:	4.325%
1.8 PERMITTED USE:	HVAC ENGINEERING
1.9 LEASE PERIOD - YEARS:	3
LEASE PERIOD - MONTHS:	0
COMMENCEMENT DATE:	01 MARCH 2026
TERMINATION DATE:	28 FEBRUARY 2029
1.10 OPTION YEARS:	3
OPTION MONTHS:	0
1.11 SURETY NAME:	JOHN DOE
SURETY ID NUMBER:	7810025482029
SURETY ADDRESS:	4 PLANE ROAD, RANDBURG

1 INITIAL HERE: _____

1.12 MONTHLY RENTAL AND OTHER CHARGES

BASIC RENT EXCL VAT	BASIC RENT INCL VAT	SECURITY EXCL VAT	REFUSE	RATES	FROM	TO
R 22 730,00	R 26 139,50	R 1 033,18	R 515,94	R 251,29	01/03/2026	28/02/2027

1.13 DEPOSIT:	R 39 710,00
1.14.1 TURNOVER PERCENTAGE:	N/A
1.14.2 FINANCIAL YEAR END:	N/A
1.14.3 MINIMUM TURNOVER:	N/A
1.15 ADVERTISING CONTRIBUTION:	N/A
1.16 BANK ACCOUNT DETAILS:	N/A
1.17 LEASE FEES (EXCL VAT):	N/A
1.18 ANNEXURES:	"A"; "B"; "C"; "D"

2 INITIAL HERE: _____