

# 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:

<u>1.1 THE LANDLORD:</u>	TEST LANDLORD TEL:(1234567890)	
REGISTRATION NO:		
VAT REGISTRATION NO:		
BANKING DETAILS:	BANK: , A/C NO: , BRANCH CODE:	
<u>1.2 THE TENANT:</u>	TEST TENANT	
REGISTRATION NO:		
VAT REGISTRATION NO:		
	POSTAL:	PHYSICAL:
TRADING AS:	TEST TENANT	
<u>1.3 THE PREMISES:</u>	Unit 1	
<u>1.4 BUILDING NAME:</u>		
<u>1.5 BUILDING ADDRESS:</u>		
<u>1.6 PREMISES MEASUREMENTS (APPROX):</u>		
<u>1.7 TENANT'S PERCENTAGE PROPORTIONATE SHARE OF BUILDING AND/OR PROPERTY EXCLUDING PARKING AND FACILITY AREAS</u>		
<u>1.8 PERMITTED USE OF PREMISES: TO BE USED BY THE TENANT FOR THESE PURPOSES AND FOR NO OTHER PURPOSES WHATSOEVER</u>		
<u>1.9 INITIAL PERIOD OF LEASE:</u>	YEARS	MONTHS
	3	0
COMMENCEMENT DATE:		
TERMINATION DATE:		
<u>1.10 OPTION PERIOD OF LEASE (TO BE EXERCISED BY 31/08/2028) OPTION PERIOD IS TO BE MUTUALLY DETERMINED BY THE PARTIES. IF BUSINESS SOLD LEASE TO BE RENEWED SUBJECT TO APPROVAL OF NEW TENANT BY LANDLORD.</u>	YEARS	MONTHS
	0	0
<u>1.11 SURETY</u>		
NAME:	Test Surety	
ID NUMBER:		
ADDRESS:		

1 INITIAL HERE: \_\_\_\_\_

<u><b>1.12 MONTHLY RENTAL AND OTHER MONTHLY CHARGES.</b></u>						
BASIC RENT EXCL. VAT	BASIC RENT INCL. VAT	SECURITY EXCL. VAT	ELECTRICITY SEWERAGE & WATER  *REFUSE AS AT 01/06/2025 EXCL. VAT	*RATES AS AT 01/06/2025 EXCL. VAT	FROM	TO
R 10 000,00	R 11 500,00		ELECTRICITY SEWERAGE & WATER  METERED OR % AGE OF EXPENSE  *REFUSE - p/m	*		

\*INCREASES AS PER RELEVANT MUNICIPAL AUTHORITY/CONTRACTOR IN RATES AND REFUSE TO APPLY ON A PROPORTIONATE BASIS.

<u><b>1.13 DEPOSIT</b></u>	- DEPOSIT HELD.
<u><b>1.14.1 TURNOVER PERCENTAGE</b></u>	N/A
<u><b>1.14.2 TENANT'S FINANCIAL YEAR END:</b></u>	N/A
<u><b>1.14.3 MINIMUM TURNOVER REQUIREMENT ESCALATING ANNUALLY</b></u>	N/A
<u><b>1.15 TENANT'S ADVERTISING AND PROMOTIONAL CONTRIBUTION: % AGE OF TENANT'S NET MONTHLY RENTAL PLUS ATTRIBUTABLE VALUE ADDED TAX THEREON</b></u>	N/A
<u><b>1.16 TENANT'S BANK ACCOUNT DETAILS:</b></u>	N/A
<u><b>1.17 THE FOLLOWING LEASE FEES SHALL BE PAYABLE BY THE TENANT ON SIGNATURE OF THIS LEASE.(EXCL. VAT)</b></u>	
<u><b>1.18 THE FOLLOWING ANNEXURES SHALL FORM PART OF THIS AGREEMENT OF LEASE: "A"; "B"; "C"; "D"</b></u>	

2 INITIAL HERE: \_\_\_\_\_