

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:	TEST LANDLORD TEL:(1234567890)	
REGISTRATION NO:		
VAT REGISTRATION NO:		
BANKING DETAILS:	BANK: , A/C NO: , BRANCH CODE:	
1.2 THE TENANT:	TEST TENANT	
REGISTRATION NO:		
VAT REGISTRATION NO:		
	POSTAL:	PHYSICAL:
TRADING AS:	TEST TENANT	
1.3 THE PREMISES:	Unit 1	
1.4 BUILDING NAME:		
1.5 BUILDING ADDRESS:		
1.6 PREMISES MEASUREMENTS (APPROX):		
1.7 TENANT'S PERCENTAGE PROPORTIONATE SHARE OF BUILDING AND/OR PROPERTY EXCLUDING PARKING AND FACILITY AREAS		
1.8 PERMITTED USE OF PREMISES: TO BE USED BY THE TENANT FOR THESE PURPOSES AND FOR NO OTHER PURPOSES WHATSOEVER		
1.9 INITIAL PERIOD OF LEASE:	YEARS	MONTHS
	3	0
COMMENCEMENT DATE:		
TERMINATION DATE:		
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.	YEARS	MONTHS
	0	0
1.11 SURETY		
NAME:	Test Surety	
ID NUMBER:		
ADDRESS:		

1 INITIAL HERE: _____

1.12 MONTHLY RENTAL AND OTHER MONTHLY CHARGES.						
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	FRO M	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.**

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

2 INITIAL HERE: _____