

**MEMORANDUM OF LEASE AGREEMENT**

in respect of

4 Strelizia Street

Heldervue

Somerset West

Between

**Lessor:**

Steven Faure Family Trust

And

**Lessee:**

Jan Jacobus Wesseloo

(ID 770710 5012 085)

&

Cecilia Elmerie Wesseloo

(ID 751204 0048 081)

SF.  
J. Wesseloo

**MEMORANDUM OF AGREEMENT OF LEASE**

Made and entered into by and between:

LESSOR: Steven Faure Family Trust

REGISTRATION NUMBER: IT1396/2012

PHYSICAL ADDRESS: 38 Grosvenor Road, Bryanston, 2021, South Africa

(Hereinafter shall be referred to as "the Lessor") of the one part

and: LESSEE: Jan Jacobus Wesseloo and Cecilia Elmerie Wesseloo

ID NO: 7707105012085 & 751204 0048 081

OF: 145 Burkea Street, Pebble Rock Golf Estate Roodeplaat Dam Pretoria 0035

(hereinafter referred to as "the Lessee") of the other part.

WHEREAS the Lessor is the registered owner of the premises as hereinafter defined:

AND WHEREAS the Lessor wishes to lease the said premises to the Lessee who wishes to hire the said premises from the Lessor.

### **1. PROPERTY**

The Lessor hereby lets to the Lessee who hereby hires from the Lessor certain property described as:

- Nr 4 Strelitzia Street, Heldervue, Somerset West

together with the dwelling and outbuildings thereon and the effects contained therein (all of which are hereunder referred to as "the premises").

### **2. PERIOD**

The Lease shall commence on the 15/09/2017 and shall terminate on the 30/09/2018 subject to the provisions of Clause 4 below.

### **3. RENTAL**

3.1. The rental payable under this Lease shall be the sum of R 19,500 per month, payable in one instalment by no later than the 1st day of each and every month of this Lease and any extension thereof without deduction. It is agreed between the Lessor and Lessee that the rent is payable to:

3.2.

Steven Faure Family Trust  
FNB Business Cheque Account  
Account number: 62363601149  
Branch code: 200912

3.3. The Lessee shall ensure that any payment into the bank account above is identifiable to the property being let. The inability to identify a payment, will lead to the Lessee being held liable for any penalties or legal costs that may be incurred as a result. The tenant is thus urged to safeguard himself/herself from incurring such penalties, by the use of the account number appearing on the cover of this Lease on any bank deposit.

SF. J. Wesseloo

VETERINARY HEALTH CERTIFICATE IN RESPECT OF DOGS  
FOR EXPORT TO THE REPUBLIC OF SOUTH AFRICA

ISSUING AUTHORITY: VETERINARY SERVICES - MINISTRY OF AGRICULTURE

COUNTRY OF ORIGIN: ISRAEL


Permit NO/13/1/1/1/2/5/1-201309000720

A. DESCRIPTION:

1. Number and Identification of animals:

	BREED	SEX	AGE	COLOUR	NAME/ID no.
1.	F. Bulldog	F	4 MO.	White	Whitey
2.					
3.					
4.					
5.					
6.					

For corresponding animal mentioned in the table above

	MICROCHIP NO	LOCATION OF MICROCHIP
1.	ISO Transponder: 2.12*12mm	
2.	ISO 11784/11785 FDX-B Standard	NECK
3.		
4.	800182000149593	
5.		
6.		

2. South African Veterinary Import Permit no:

13/1/1/1/2/5/1-201309000720

3. Origin of animal(s)

3.1 Name and address of consignor: JUSTIN JOFFE  
29 CECILE ROAD, NORWOOD 2192

3.2 Address of premises of origin of animal(s): KEAR SABA, ISRAEL  
EHAD HAHN 2 / TZOFIM

4. Destination of animal(s):

4.1 Name and address of consignee: JUSTIN JOFFE  
29 CECILE ROAD, NORWOOD 2192

4.2 Means of transport (flight no/vessel name)

4.3 Physical address of premises at final destination 29 CECILE ROAD  
NORWOOD 2192





# **B. HEALTH ATTESTATION**

I, Dr. WASSERMAN DVI

government veterinarian of the Veterinary Administration of the exporting country, certify that the animals described in section A:

Dr. WASSERMAN DVI  
STATE OF ISRAEL  
MINISTRY OF AGRICULTURE  
District Veterinary Office  
HADERA



1. Have, as far as I can ascertain, either been continuously resident in the exporting country since birth, or have been continuously resident in the exporting country or South Africa for the last six months.
2. Originate from an area which is not under official veterinary restrictions by the Veterinary Administration of the exporting country for any disease to which carnivores are susceptible.
3. Did not, as far as is possible to determine, come into contact with animals infected or suspected of being infected with rabies.
4. Have a valid rabies vaccination, as stipulated below or have been exempted from having rabies vaccination. (See notes on page 4)

Vaccination date of animal being exported to be completed for animals over 3 months

OR Vaccination date of dam/mother of animal being exported to be completed for animals under 3 months

	Date	Type of vaccine	Batch no.
1.	20/10/13	RABISIN-R	1393178
2.			
3.			
4.			
5.			
6.			

	Date	Type of vaccine	Batch no.
1.			
2.			
3.			
4.			
5.			
6.			

5. Originate from a country free of the following diseases: (indicate with X)  
Complete the applicable portions of paragraph 6 for those diseases where the country is not certified free.

Disease	Country free	Country not free
5.1 <i>Brucella canis</i>	X	
5.2 <i>Trypanosoma evansi</i>	X	
5.3 <i>Babesia gibsoni</i>	X	
5.4 <i>Dirofilaria immitis</i>	X	
5.5 <i>Leishmania</i>		Negative

6. Unless the country of origin is certified free of the disease under Paragraph 5, the animals have been tested, with negative results, within 30 days of export, for the following conditions at officially approved laboratory, using testing procedures described in the OIE Manual of Standards for Diagnostic Tests and Vaccines, 1999.

	Test date:
6.1 <i>Brucella canis</i> serum agglutination:-	—
6.2 <i>Trypanosoma evansi</i> card agglutination test And giemsa blood smear:-	—
6.3 <i>Babesia Gibsoni</i> Immunofluorescence antibody test and giemsa blood smear:-	—
6.4 <i>Dirofilaria immitis</i> microfilarial filtration test:-	—
6.5 Leishmaniosis: Indirect fluorescent antibody or ELISA	19/11/13 - NEGATIVE
or Direct agglutination test	
or Western blot/membrane immunoassay	



Note: Animals subjected to post importation quarantine will, at the discretion of the Director of Veterinary Services of South Africa, be re-tested at the importer's expense.

7. Unless the country of origin is certified free of the disease under Paragraph 5, the animals have been treated for the condition as prescribed below:

7.1 *Dirofilaria immitis*: from the date of negative testing until export at the required intervals with:\*

- Diethylcarbamazine (5-6 mg/kg per os daily)
- OR
- Ivermectin (6 micrograms/kg per os monthly)
- OR
- Milbemycin oxime (0.5 mg/kg per os monthly)
- OR
- Moxidectin (3 micrograms/kg per os monthly)
- OR
- Selamectin (6mg/kg)
- (Revolution) Prophylactic only
- OR
- Proheart SR12 (Subcut injection yearly)

\*If the date of the negative test falls within 11 months of giving the Proheart SR12 subcut injection then no further *Dirofilaria immitis* treatment is required.

Date: \_\_\_\_\_ Product: \_\_\_\_\_ Dosage: \_\_\_\_\_

Date: \_\_\_\_\_ Product: \_\_\_\_\_ Dosage: \_\_\_\_\_

Date: \_\_\_\_\_ Product: \_\_\_\_\_ Dosage: \_\_\_\_\_

Treatment for *Dirofilaria* must continue for 6 months after arrival in South Africa. I have informed the owner / person in custody of the dog of this condition and I confirm that this person has sufficient amounts of the drug used in possession to carry out the required therapy.

(Heartworm drugs are not available in the Republic of South Africa and must be imported by the importer of the dog at the time of the importation of the dog.)

Dr. Y. Samuel  
D.V.M 01936  
ד"ר יובל סמואל

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VI. ADVOCATE



4/4 End

8. Have been examined clinically by an official veterinarian within 10 days of export and were found to be free of internal and external parasites, contagious and infectious diseases to which the species is susceptible and fit to travel.
9. Will be shipped in containers which conform to IATA regulations, which will be either new or suitably disinfected and fumigated before loading and are of such a nature that contact with other animals of a lesser health status, en route, is prevented.



Signed at HADERA on date 9.12.13

OFFICIAL (GOVERNMENT) VETERINARIAN

OFFICIAL (GOVERNMENT) STAMP

Signature

Name in print

Address

*[Signature]* Dr. Wasserman A  
Dr. Y. Samuel  
D.V.M 01936  
מ"ר יובל סמואל  
STATE OF ISRAEL  
MINISTRY OF AGRICULTURE  
District Veterinary Office  
DVM 594 HADERA




- Note 1:
- The rabies vaccine used must be a strain of anti-rabies conforming to a potency standard recognised by the World Health Organisation.
  - In the case of the primary rabies vaccination the animal must have been vaccinated at least 30 days, but not longer than 12 months prior to export.
  - In the case of the booster rabies vaccination the animal must have been vaccinated less than 12 months prior to export. (The 30 day waiting period for the primary rabies vaccination does not apply to the booster vaccination).
  - Animals under 3 months of age may not be vaccinated and are considered to have a valid vaccination provided the dam of the animal concerned was vaccinated at least 30 days, but not more than 12 months prior to giving birth. NB Such animals must be vaccinated at 3 months of age against rabies, in the Republic of South Africa and the owners must inform the South African Veterinary Authorities.
- Note 2:
- In the case of dogs from the United Kingdom, Australia or New Zealand vaccination for rabies is not required.

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Dr. Y. Samuel  
D.V.M 01936  
מ"ר יובל סמואל

**Conditions of Sale: French Bulldog Puppy**  
**Sunday 23 January 2014**

Agreement of Sale between:

2014 -02- 23 

**Justin Joffe** (The OWNER)

AND

**Jacko Wesseloo** (The BUYER)

The following is agreed in good faith between the above.

The French Bulldog Puppy known as Georgie and described as follows:

Female: White with a black back leg and black spots. (The PUPPY)


1. The PUPPY is alive and healthy to the best of my knowledge and is free of any remarkable illness or injury.
2. The PUPPY has been examined the Oaklands Veterinary Office and is not currently under treatment for any illness or injury.  
A full veterinary history of The PUPPY is attached.  
All necessary puppy vaccinations have been done in order to export The PUPPY from Israel  
A copy of the vaccination certificate will be provided to the BUYER as soon as it is to hand.
3. The puppy has been under the care of The OWNER since importation on 12 December 2013 and during that time she has been well treated and fit and healthy to the best of my knowledge.
4. The BUYER agrees to buy The PUPPY in the condition above and indemnifies and holds The OWNER free of any liability or responsibility for any claim that may arise from this transaction.
5. The BUYER accepts responsibility for the care and welfare of The PUPPY from time of this transaction .

Accepted on behalf of The BUYER

  
\_\_\_\_\_  
Signature

J. J. Wesseloo  
\_\_\_\_\_  
Print Name and Surname

Sunday 23 January 2014

2014 -02- 23 

082 461 5444.

jaco.j6@vodamail.co.za

REFERENCE	: 'Moorddrift Dairy Distribution Warehouse Project:
PROJECT	: Moorddrift Warehouse: Erf 377 Rosslyn East
DOCUMENT	: Budget Summary
CLIENT	: Moorddrift Family Trust
DATE	: 2017/06/16

TENDER SUMMARY		Amount
1.	<b>Builder's Work</b>	
1.1	Preliminaries: (7 months)	R 700 000,00
1.2	<b>Site Preperation, Cleaning and Levelling etc</b>	R 170 000,00
1.3	<b>Bulk Earthworks as per Civil Engineers</b>	R 1 220 000,00
1.4	Foundations & Ground Floor Construction	R 438 150,00
1.5	Brickwork in Superstructure	R 272 217,00
1.6	Concrete Formwork and Slabs	R 163 479,50
1.7	Steel Roof Structure including Roof Sheeting	R 783 672,00
1.8	Aluminium Windows & Doors	R 60 000,00
1.9	Ceilings:	R 144 415,75
1.10	Carpentry and Joinery: (Doors)	R 55 950,00
1.11	Plastering	R 189 000,00
1.12	Tiling	R 161 035,00
1.13	Paintwork	R 116 849,25
1.14	Plumbing Installation, including Stormwater Drainage, Sewer Drains, Water Supply etc	R 555 896,00
1.15	Screen Walls / Boundary Walls / Palisade Fence	R 248 550,00
1.16	Paving	R 661 560,00
1.17		
1.18	<b>Sub-Total : Builder's Work</b>	R 5 940 774,50
2.	<b>Provisional Sums &amp; PC Amounts:</b>	
2.1	Electrical Installation - Building Work Refer RDV Budget	R 800 000,00
2.2	Electrical Installation - Tshwane Bulk Contribution and cables	R 225 000,00
2.3	Earthing and Lightning Protection - Refer HHK Quote	R 44 000,00
2.4	Generator - Supply by Moorddrift - Allow for transport and installation only	R 20 000,00
2.5	Airconditioning: (Allowance)	R 100 000,00
2.6	Fire Prevention and Protection Services as per MDB Consulting	R 310 000,00
2.7	Steel Staircase and Cat-Ladder:	R 40 000,00
2.8	Steel Handrailing to main staircase	R 15 000,00
2.9	Steel Security Gates:	R 7 500,00
2.10	Tea-kitchen Joinery fittings	R 25 000,00
2.11	Vanity Slabs	R 7 500,00
2.12	Sunshade Structures	R 20 000,00
2.13	Timber Wall Cladding	R 5 500,00
2.14	Sanitary Fittings	R 50 000,00
2.15	Bathroom Accessories (towel rails, toiletrol holders, mirrors, soap dispensers etc)	R 10 000,00
2.16	Security Installation - Turnstiles and other	R 150 000,00
2.17	Signage	R 15 000,00
2.18		
2.19	<b>Sub-Total : Provisional Sums &amp; PC Items</b>	R 1 844 500,00
3.	<b>Contingencies:</b>	R 150 000,00
4.	<b>SUB-TOTAL 1: Construction Cost</b>	R 7 935 274,50
5.	<b>Proffesional Fees and disbursements:</b>	R 825 000,00
6.	<b>SUB-TOTAL 2: Project Cost:</b>	R 8 760 274,50
7.	<b>Add: 14% VAT</b>	R 1 226 438,43
8.	<b>TOTAL PROJECT AMOUNT (INCLUDING VAT)</b>	R <u><u>9 986 712,93</u></u>

**Excluded from Construction Costs:**

Coldroom installation: Refer Shivers Quote	R 1 134 000,00
Electro Hydraulic dock-leveler: Refer DDL Qoute	R 57 000,00
Dock Contact Curtain Seals: Refer DDL Qoute	R 34 000,00
<b>Excl VAT:</b>	R <u><u>1 225 000,00</u></u>