

AGREEMENT OF LEASE THE SCHEDULE

1	THE LANDLORD	Vega Properties, a division of Sargas (Pty) Ltd (Registration No. 1968/009480/07) 5 th Floor, Deneb House, 366-368 Main Road, Observatory, 7925 VAT Registration No: 4020201796			
2	THE TENANT a) Full Name b) Company Registration Number c) Full Address				
3	THE LEASED PREMISES	In extent approximately m ²			
4	THE LEASE PERIOD				1
5	BASIC MONTHLY RENTAL	<u>FROM</u>	<u>TO</u>	<u>RENTAL</u>	1
		THE ABOVE RENTALS EXCLUDE V.A.T.			
6	DEPOSIT/BANK GUARANTEE				17
7	LEASE FEE (PAYABLE BY TENANT)	R1 200.00 (VAT INCLUSIVE)			16
8	DUE DATE OF PAYMENT OF RENTAL	<i>THE FIRST DAY OF THE MONTH COMMENCING ON 1ST</i>			15
9	TENANT'S PROPORTIONATE SHARE OF RATES & OTHER COSTS	SEE CLAUSE 3.4 (PRO RATA%)			3.4
10	USE OF PREMISES				5.2
11	NAME & ADDRESS OF LANDLORD FOR THE PAYMENT OF RENTAL	Vega Properties, a division of Sargas (Pty) Ltd Address: 5 th Floor, Deneb House, 366-368 Main Road, Observatory, 7925, by EFT into Standard Bank Account No. 070225702, Branch Code: 020909, as per Clause 15			15
12	ADDITIONAL CONDITIONS				
13	GUARANTOR/S FOR TENANT				18
14	THE AGENT				19
15	ESTATE AGENT'S COMMISSION (Excluding VAT)				19.1

The LANDLORD and the TENANT enter into an agreement of Lease in respect of the LEASED PREMISES on the terms and conditions set out in this schedule and in the ANNEXURES hereto. The GUARANTORS bind themselves to the guarantee in clause 18 of ANNEXURE "A" hereto.

- Annexure A: General lease conditions
 Annexure B: Specific lease conditions
 Annexure C: Identification plan of leased premises
 Annexure D: Conduct Rules
 Annexure E: NBR Sprinkler Requirements