

Masonic Grove Properties

Suite 101
40 Masonic Grove
DURBAN
4001

Stamp Duty (if applicable)

| | |
|------------------------------|----------|
| Stamp Duty on original lease | R |
| Stamp Duty on Copy of Lease | R |
| Documentation Fee – n/a | Nil |
| TOTAL | R |

AGREEMENT OF LEASE

THE SCHEDULE AND TERMS

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|--|---|-------------------------|---------|-------------------------|
| 1. THE LANDLORD | MASONIC GROVE PROPERTIES (PTY) LTD COMPANY REG NO. 88 01595/07 POSTAL ADDRESS: Suite 101, 40 Masonic Grove, DURBAN, 4001 | | | |
| 2. THE TENANT | NAME: POSTAL ADDRESS: | | | |
| 3. THE LEASED PREMISES | Office number * in the building known as Atrium Court, situated at 50 Masonic Grove, Durban (“the building”). A copy of the applicable building plan is available upon application. | | | |
| 4. THE PERIOD OF THE LEASE | 3 years commencing on * | | | |
| 5. RENTAL AND GROUP CONTRIBUTION | BASIC NET MONTHLY RENTAL (inclusive of Basic Group Contribution as per annexure “A” paragraph 25) | VAT ON RENTAL (14 %) | PARKING | VAT ON PARKING (14%) |
| First year | R * | R | R | R |
| Second year | R * | R | R | R |
| Third year | R * | R | R | R |
| 6. DEPOSIT | Cash equivalent to the first month’s rental | | | |
| 7. TENANT’S PROPORTIONATE SHARE OF UTILITIES | The tenant shall in addition to the said basic net monthly rental pay a one-twenty-second share of all electricity, water & refuse charges levied in respect of the building. | | | |
| 8. DUE DATE OF PAYMENT OF RENTAL | The 1 st day of each month, in advance. | | | |
| 9. USE OF LEASED PREMISES | Advocates’ chambers & ancillary administrative offices and gym. | | | |

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| <p>10. ALL PAYMENTS BY THE TENANT SHALL BE MADE IN FAVOUR OF THE LANDLORD</p> | <p>MASONIC GROVE PROPERTIES (PTY) LTD Suite 101, 40 Masonic Grove, Durban, 4001.</p> |
| <p>12. PARKING BAY</p> | <p>Applicable / Not Applicable : If applicable – parking bay number *</p> |

THE AGREEMENT

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 read with the terms and conditions set out in annexure "A" hereto.

SIGNATURE OF THE PARTIES

SIGNED by the LANDLORD at _____ on this _____ day of _____ 2011.

AS WITNESSES

- 1. _____
- 2. _____

Duly Authorised

SIGNED by the TENANT at _____ on this _____ day of _____ 2011.

AS WITNESSES

- 1. _____
- 2. _____

Duly Authorised