

**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
<b>TOTAL</b>	<b>R</b>

**AGREEMENT OF LEASE**

## THE SCHEDULE AND TERMS

1. THE LANDLORD	<b>MASONIC GROVE PROPERTIES (PTY) LTD</b> 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 <sup>st</sup> day of each month, in advance.			
9. USE OF LEASED PREMISES	Advocates' chambers & ancillary administrative offices and gym.			

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

**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

- \_\_\_\_\_
- \_\_\_\_\_

\_\_\_\_\_  
Duly Authorised

SIGNED by the TENANT at \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_ 2011.

## AS WITNESSES

- \_\_\_\_\_
- \_\_\_\_\_

\_\_\_\_\_  
Duly Authorised