

LEASE AGREEMENT

BETWEEN

THE LANDLORD

Name & Surname: **PHILIPPUS COENRAAD AND LIZNA VAN DYK**

ID NO: **710807 5210 082 & 740422 0218 082**

ADDRESS: **15 WALDECK CRESCENT, DUYNEFONTEIN, 7441**

AND

TENANT

Name & Surname : **YVANDRO REYNOLDS & TALITHA WESSELS**

ID number : **8511195003080 & 910524013082**

Address : **15 WALDECK CRESCENT, DUYNEFONTEIN, 7441**

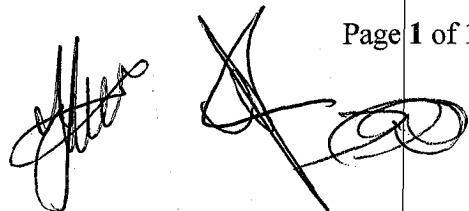
2. INTERPRETATION

In this agreement, unless the context indicates otherwise, the following expressions shall have the meanings assigned to them hereunder –

2.1 Rental property (hereafter referred to as the PREMISES)

2.1.1 Street addresses **15 WALDECK CRESCENT, DUYNEFONTEIN** Erf number: 3014 as unfurnished PREMISES.

2.1.2 In the case of an apartment/townhouse exclusive use areas are included.



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- 2.2 The Consumer Protection Act shall mean Act 68 of 2008 read together with the final regulations of 1 April 2011
- 2.3 this Agreement shall mean this Lease between the LANDLORD and Tenant together with in annexures;
- 2.4 the Rental Period shall mean the period of the Lease as described in Clause 5
- 2.5 the Premises shall mean **15 WALDECK CRESCENT, DUYNFONTEIN (FLAT)**
- 2.6 the Landlord shall mean **PHILIPPUS AND LIZNA VAN DYK**
- 2.7 the Tenant shall mean **YVANDRO REYNOLDS AND TALITHA WESSELS**
- 2.8 Month shall mean a calendar month;
- 2.9 the rent shall mean the rental that must be paid by the Tenant to the LANDLORD for renting the Premises;
- 2.10 deposit shall mean the amount/s the Tenant must pay to the LANDLORD before the Tenant take occupation of the Premises;
- 2.11 Date of Signature shall mean the date on which this Lease is signed by the last party to do so;
- 2.12 VAT shall mean value added tax;
- 2.13 Any reference to one gender includes the other gender and any reference to the singular includes the plural and vice versa

3. THE LEASE AGREEMENT

- 3.1 The PREMISES will be occupied by **2** (number of persons) and no more than **2** persons, solely for residential purposes.
- 3.2 The LANDLORD herewith lets the property subject to the provisions as stipulated in the agreement.

4. RENTAL & SECURITY FOR PAYMENT

- 4.1 The rental is **R 4 800.00 (FOUR THOUSAND ~~FIVE~~ HUNDRED RAND)** per month, subject to 4.2.
EIGHT

- 4.2 The rental is subject to an increase of **10%** per year as from the **1ST JULY** of every year, and such increased rental would thereafter apply as of the stipulated date.

- 4.3 Banking details for payment: Reference Number on payment: **RENTAL PAYMENT**

Bank **ABSA** Account Type **SAVINGS**

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Account Name **LIZNA VAN DYK**

Account Number **9187511258**

Branch Name **N1 CITY**

Branch Code **632005**

4.4 The monthly rent is payable in advance on or before the 3rd day of every month directly into the bank account of the LANDLORD as stipulated in 4.4. The rental must be free from any deductions or set-off for any cause whatsoever.

5. RENTAL PERIOD

5.1 This lease shall be for a period of **3** months and shall start on **1ST JULY 2015** and end on **30th SEPTEMBER 2015**

5.2 When the lease ends, and the TENANT simply stays on the Premises, the LANDLORD or the TENANT is allowed to tell the other that they want the LEASE to end by sending a letter at least 20 (twenty) business days before he wants the Lease to end.

5.3 On the date of expiry, the TENANT should vacate the Premises no later than **12H00** and all the keys of the PREMISES should be handed to the LANDLORD.

6. DEPOSIT

6.1 The TENANT must with immediate effect on signature of this agreement, pay the deposit of **R4 800.00** to the LANDLORD as agreed upon.

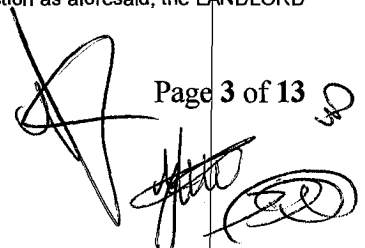
- The deposit must be kept till expiry of the agreement. The deposit will be paid directly to the LANDLORD and the LANDLORD will keep the full deposit till expiry of the contract and until all obligations towards this agreement have been fulfilled by the TENANT.

6.2 The deposit will increase annually in conjunction with the rental amount, payable by the TENANT, to concur with the rental increase if such increase is demanded in writing by the LANDLORD. The deposit must be kept till the expiry of the agreement.

6.3 On expiry of the agreement, subject to clause 12.2, the deposit will be handled as follows:

6.3.1 The LANDLORD may apply the deposit towards the payment of all amounts for which the TENANT is liable under this agreement including but without limitation arrear rental, unpaid electricity and telephone accounts, costs of repairing damages to the PREMISES or any of the movable property situated in the PREMISES and/or replacing lost keys. In the event of the LANDLORD utilizing the deposit for any of the aforesaid purposes the TENANT shall immediately pay to the LANDLORD an amount equal to the amount so expended to ensure that the deposit is at all times maintained in an amount maintained in the amount specified in the agreement. On termination of the lease agreement the balance of the deposit after deduction of the amounts for which the TENANT is liable in terms of this agreement (including the cost of repairing damages to the PREMISES) shall be refunded to the TENANT once such damages have been determined, but in any event no later than 14 days after restoration of the PREMISES from the TENANT to the LANDLORD, or if the TENANT has failed to respond to the LANDLORDS request for a final inspection as contemplated in 6.3.2 below, not later than 21 (twenty one) days after expiration of the lease.

6.3.2 Within a period of 3 (three) days prior to the expiration of the lease, the LANDLORD and the TENANT shall arrange a joint inspection of the PREMISES at a mutually convenient time to ascertain if any damage was caused to the PREMISES during the occupation thereof by the TENANT. In the event that the TENANT fails to respond to the LANDLORD S request for an inspection as aforesaid, the LANDLORD shall inspect the PREMISES within 7 (seven) days of expiration of the lease and ascertain the damages.



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6.3.3 The deposit shall be refunded by the LANDLORD to the TENANT within 7 (seven) days after termination of the lease agreement or as provided for in terms of the relevant legislation.

7. ACKNOWLEDGEMENT BY TENANT

The TENANT acknowledges:

7.1 that the premises are rent subject to the conditions contained in the title deed of the premises or the ground on which the premises are situated (depending on the specific circumstances) and the provisions of any applicable town planning schemes; and

7.2 that the PREMISES are suitable for the purpose for which they are leased; and

7.3 that the TENANT has no rights in claim towards the LANDLORD should the PREMISES become unsuitable for the Purpose for which they are leased; and

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7.4 that all payments of rental payments made directly to the LANDLORD is a concession to the TENANT and should any one payment be dishonored for any reason whatsoever, the TENANT will be obliged to effect all future rental payments directly into the LANDLORD's account.

7.5 the TENANT will carry the risk regarding all goods that are brought to the PREMISES and the LANDLORD is free from all responsibility or liability pertaining to such goods; and

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7.6 the LANDLORD is not responsible for any losses the TENANT may encounter via theft or fire to the PREMISES or any damage suffered by the TENANT as the result of any act or omission on the part of the LANDLORD as a result of any defect of the PREMISES.

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8. ADDITIONAL AMOUNTS PAYABLE BY THE TENANT

8.1 The TENANT pays on request:

8.1.1 all expenses, costs and charges incurred by the LANDLORD in securing the TENANT's compliance with the terms of this lease, including the costs of tracing the TENANT and legal costs (inclusive of collection commission) on the attorney and client scale together with such value added taxes which may be payable thereon, whether legal action has been instituted or not

8.2 The TENANT shall from the commencement of the agreement pay without default:

8.2.1 all costs regarding telephone services on the PREMISES (if applicable);

8.2.2 any other costs payable in respect of services rendered to the PREMISES during the period of the lease

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8.3 In the event of the TENANT failing to make payment of the a foregoing, the LANDLORD shall have the right without prejudice to his other rights in law under this agreement to effect payment himself and recover the amount so expended from the TENANT.

8.4 It is noted that on the date that the agreement is signed by the LANDLORD, the LANDLORD has fully paid and are up to date with all municipal taxes & levies, payable by him to the Local Council regarding the PREMISES.

8.5 Any late rentals (any payments received after the 3rd of the month) shall incur interest at 2% per month. The TENANT shall on demand pay such interest to the LANDLORD.

9. PAYMENT OF RATES, TAXES AND LEVIES

The LANDLORD is responsible for the payment of all rates, taxes and levies pertaining to the PREMISES to the relevant Authorities concerned unless a specific condition stipulating otherwise is included in this agreement.

10. PROHIBITION ON SUBLETTING & ABANDONMENT OF RIGHT

The TENANT may under no circumstances without written consent of the LANDLORD

10.1 renounce or abandon the PREMISES or any part of it.

10.2 cede or delegate his obligations regarding this agreement;

10.3 sublet the PREMISES or any part of it;

11. OCCUPATION

11.1 Notwithstanding any receipt given for rental or deposit paid in terms of the lease, the TENANT shall have no claim for damages or rights of action against the LANDLORD, nor be entitled to cancel this lease, should the LANDLORD be unable to give the TENANT occupation of the PREMISES on the date of commencement of the lease for any reason whatsoever not attributable to willful default on the part of the LANDLORD, and the TENANT undertakes to accept occupation from whatever date the PREMISES are available, subject to remission of the rental in respect of the period of non-occupation.

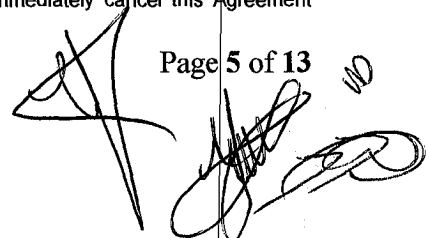
11.2 Should the TENANT lose use or enjoyment of the property because of substantial damage due to fire earthquake, weather situations, riot activity and the like and the LANDLORD –

11.2.1 failing within 30 days of the date of the damage to give the TENANT written notice that he intends to keep this lease alive, this lease shall be deemed to have been cancelled on the date that the damage occurred and the LANDLORD shall refund to the TENANT all rental paid in advance beyond the date of such damage; or

11.2.2 having given notice to the TENANT as aforesaid, the LANDLORD shall restore the PREMISES to a tenable condition as expeditiously as practicable and the TENANT shall be entitled to a total or partial remission of rental according to which and the period for which he was deprived of beneficial occupation of the PREMISES. Save as provided in 11.2.1 and

11.2.3 the TENANT shall have no other claims whatsoever against the LANDLORD.

11.3 Should the TENANT fail to take occupation of the PREMISES on the date upon which the PREMISES are made available to him/her for occupation, the LANDLORD may without incurring any liability whatsoever towards the TENANT immediately cancel this Agreement



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without notice, whereupon the TENANT shall forfeit the deposit paid by him/her while remaining liable for any loss of rental or other losses sustained by the LANDLORD provided that this clause shall not apply if the LANDLORD and TENANT have agreed in writing that the TENANT will not take physical occupation of the PREMISES on the said date.

11.4 The TENANT may not without the prior written consent of the LANDLORD, and such written consent may not be unreasonably withheld from the TENANT:

11.4.1 vacate the PREMISES before expiry of the rental agreement period stipulated;

11.4.2 leave the PREMISES unoccupied for longer than six weeks; or

11.4.3 let the property be occupied or inhabited by more persons other than stipulated in clause 3.1

12. DEFECTS AND MAINTENANCE

12.1 The TENANT acknowledges that he has inspected the PREMISES. The defects which are listed in the annexure hereto and those which are shown in the photographs annexed hereto are defects which exist in the PREMISES. Insofar as the Consumer Protection Act (CPA) governs this agreement, the parties attention is drawn to the fact that Section 55(2) provides that, except to the extent contemplated in subsection (6), every consumer has a right to receive premises that:-

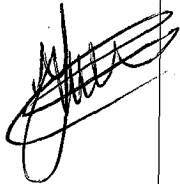
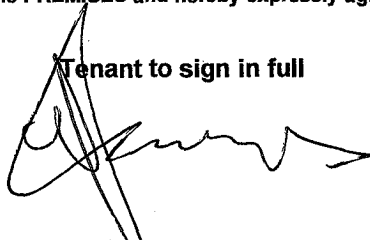
- (a) Are reasonably suitable for the purposes for which they are generally intended;
- (b) Are of good quality, in good working order and free of any defects;
- (c) Will be useable and durable for a reasonable period of time, having regard to the use to which they would normally be put and to all the surrounding circumstances of their supply;
- (d) Comply with any applicable standards set out under the Standards Act 1993 (Act No. 29 of 1993), or any other public regulation

Section 55(6) of the CPA provides that subsection (2)(a) and (b) do not apply to a transaction if the consumer:-

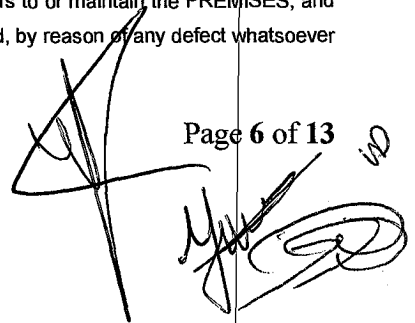
- (a) Has been expressly informed that the particular premises were offered in a specific condition; and
- (b) Has expressly agreed to accept the goods in their condition, or knowingly acted in a manner consistent with accepting the premises in that condition.

The TENANT confirms that he/she has carefully inspected the PREMISES and hereby expressly agrees to accept the Premises in the condition as it stands

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12.2 It is recorded that the LANDLORD and the TENANT have jointly inspected the PREMISES before the TENANT took occupation to register defects in the PROPERTY which defects are set out in Annexure A and the photographs which are annexed hereto. It is specifically recorded that the fact that there are items listed in Annexure A and defects recorded in the photographs attached hereto shall not place any obligation on the LANDLORD to repair the PREMISES concerned, the intention being that such annexure and photographs will only serve to record the state of repair in which the TENANT took occupation of the PREMISES. It is furthermore specifically recorded that, save as is otherwise provided in this agreement, the LANDLORD shall not be obliged to effect repairs to or maintain the PREMISES, and the TENANT shall not be entitled to withhold the rental or to claim any refund in respect of rental paid, by reason of any defect whatsoever in the PREMISES.



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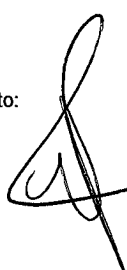

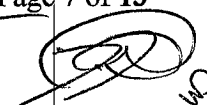
- 12.3 The LANDLORD shall keep the structure of the PREMISES as well as the roofs in a good condition but has no liability to the TENANT regarding damages that may occur if repairs were not done timeously or done at all.
- 12.4 The LANDLORD will be entitled to visit the PREMISES for inspection inside and outside to do such repairs or changes as needed for the safety, preservation or improvement of the PREMISES.
- 12.5 The TENANT at his own expense hereby undertakes, subject to clause 12.3 and clause 12.8, to maintain the whole of the PREMISES and the movable goods on the PREMISES, in the same condition as in which they were received on occupation of the PREMISES for the full term of this agreement. Alternatively, the TENANT undertakes to reimburse the LANDLORD on all costs to repair, replace or maintain defects of the PREMISES. Notwithstanding general stipulations, the TENANT undertakes to:
- 12.5.1 keep all sewerage and water pipes on the PREMISES clean and free from obstruction and to keep all gutters and drains free from blockage;
- 12.5.2 ensure that the PREMISES stay neat & tidy and to ensure that all rubbish is taken from the PREMISES, as well as to be responsible for the overall maintenance of the garden, which includes mowing of the lawn;
- 12.5.3 to keep the electricity system in good working order and condition; and
- 12.5.4 keep the carpets or any other floor covering and tiles clean with the understanding that the TENANT will pay for replacement should the floor covering be damaged beyond normal wear and tear. If the Lease ends because of the TENANT leaving, or the LANDLORD ending the lease, the TENANT to have the carpets cleaned by a professional carpet cleaning to pay for it to be done by somebody else;
- 12.6 On termination of the agreement the TENANT will return the whole of the PREMISES and the moveable goods to the LANDLORD in the same good condition as in which they are at present excluding normal wear and tear. The LANDLORD and TENANT shall jointly inspect the PREMISES within 3 (three) days before the expiry of the lease to ascertain any damages caused by the TENANT. If the TENANT fails to respond to the LANDLORD s request for an inspection, the LANDLORD shall within 7 (seven) days after restoration of the PREMISES to him, inspect the premises and in writing notify the TENANT in terms of clause 13 of any damage or default on the PREMISES for which the TENANT is liable. The LANDLORD will within 7 (seven) days after restoration of the PREMISES to him, inspect them and in writing notify the TENANT by virtue of clause 13 of any damage or default on the PREMISES for which the TENANT is liable. Should the LANDLORD neglect to give such notice it will be deemed to be acknowledged that the PREMISES and/or moveable goods are returned to the LANDLORD in a proper condition.
- 12.7 Should the TENANT neglect to keep the PREMISES in a good condition as is stipulated in this clause, the LANDLORD will be entitled in addition to any other rights or remedies available in terms of this agreement, at his/her discretion to do the necessary maintenance and to recover the full costs thereof from the TENANT.

13. TO LET AND FOR SALE SIGNS

- 13.1 The LANDLORD shall be entitled to affix To Let or For Sale signs at the PREMISES when applicable.
- 13.2 The TENANT will not be entitled to remove damage or relocate said notice boards as mentioned in clause 13.1
- 13.3 The TENANT will permit the LANDLORD and/or potential TENANTS or buyers entry to the property at a reasonable time, should it be arranged in advance with the TENANT. The TENANT will be obligated to accept at least 3 (three) such appointments per week.

14. USE OF THE PREMISES BY THE TENANT

The TENANT will occupy the PREMISES for residential purposes only and undertakes specifically not to:



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14.1 contravene any law, bylaw, ordinance or regulation applicable in respect of the PREMISES, in particular (if applicable) the rules applicable to the sectional title scheme of which the PREMISES form part or, if the PREMISES form part of a share block scheme, any use agreement applicable to the PREMISES; or

14.2 keep any animals on the PREMISES without consulting with the LANDLORD first; or

14.3 allow any animals to damage the property; or

14.4 cause or permit any hindrance or nuisance upon the PREMISES

14.5 at any time interfere with the electrical system of the PREMISES or connect any electrical equipment to the electrical current that may in any way damage the electrical system or cause it to short circuit; or

14.6 without written consent of the LANDLORD make any changes or additions to the PREMISES or its appliances; or

14.7 deface, mark, paint or drive any nails, hooks or screws into the walls, ceilings, doors or floors of the PREMISES without written consent of the LANDLORD or to affix signs, advertisements or notice boards of any kind whatsoever on any portion of the PREMISES, without the written consent of the LANDLORD; or

14.8 keep any dangerous goods or substances on the PREMISES or do anything that could render the LANDLORD insurance invalid or result in an increase of the insurance premiums payable;

14.9 hold a public auction or give permission to such at the PREMISES.

15. ADDITIONS, ALTERATIONS AND/OR CHANGES

15.1 No additions by the TENANT, to the PREMISES that occur during the agreement period will by termination of the contract be removed by the TENANT nor will the TENANT claim any compensation for these from the LANDLORD.

15.2 Notwithstanding the stipulation of clause 15.1 the LANDLORD will by termination of the contract be entitled to request in writing from the TENANT the removal of any additions or alterations at the TENANT S own cost. The TENANT will at own cost and to the satisfaction of the LANDLORD repair any damage due to the removal of such additions or alterations. The TENANT will pay the full rental due to the LANDLORD till such repairs are done.

15.3 Should the TENANT refuse to comply with a demand by the LANDLORD in terms of clause 15.2, the LANDLORD will be entitled in addition to any other right or remedy available to him in terms of this agreement, to remove such repairs are done.

16. BREACHING OR NOT COMPLYING WITH THE TERMS OF THE LEASE

16.1 The LANDLORD shall be entitled, over and above any other rights in law, to immediately cancel the Lease if:

16.1.1 The TENANT fails to pay the rental, any other amount or fails to comply with any other terms as required in terms of this Lease within 20 (twenty) days of a letter being posted to the TENANT telling him to do what is necessary to sort out the wrongdoing

16.1.2 In the event of the TENANT being a company, close corporation, trust or partnership, there is a change in membership of the company, close corporation, trust or partnership without the LANDLORD being advised of this .

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16.2. The LANDLORD and TENANT agree that the Magistrates Court of the district where the property is situated, is the Court that will be used if a matter regarding this Lease needs to be argued.

THE TENANT'S RIGHT TO CANCEL THE LEASE AND REASONABLE CANCELLATION PENALTIES DUE TO THE LANDLORD

If the TENANT cancels the Lease with the LANDLORD at any time during the Lease, the TENANT agrees that the LANDLORD will be entitled to charge the TENANT a maximum charge of 2 months of the rental that is payable at the time of the TENANT canceling the Lease OR such amount which the TENANT/LANDLORD agrees is a fair and reasonable cancellation penalty.

In the event that the LANDLORD by acting diligently, is able to find another suitable tenant to enter into a new Lease, which is equal to or longer than the remaining period of the cancelled Lease and does so within a period of time before the next month's rental would be due and payable, then the TENANT will only have to pay the advertising costs incurred.

17. SURETYSHIP

If the TENANT is a body corporate, partnership/association, company, corporation or trust, the Lease will not be valid unless the directors, members or trustees of the TENANT commit themselves in writing on behalf of the TENANT to the satisfaction of the LANDLORD. If the person signing this Lease is not the Tenant, then the person signing accepts his liability jointly and severally with the Tenant as surety and co-principal debtor for amounts which may become due to the Landlord by the Tenant at any time in terms of this Lease.

18. DOMICILE

18.1 Each party chooses *domicilium citandi et executandi* at his address as set out in clause 1, at which address all notices and legal process in relation to this agreement or any action arising there from may be effectually delivered and served.

18.2 Any notice given by one of the parties to the other (the addressee) -

18.2.1 when posted by prepaid registered post from an address within the Republic of South Africa, to the addressee at the addressee's *domicilium citandi et executandi*, will be deemed to have been received by the addressee within 5 (five) days from the date of posting, unless otherwise proved;

18.2.2 if delivered by hand shall be deemed to have come to the notice of the addressee on the date of delivery unless otherwise proven; or

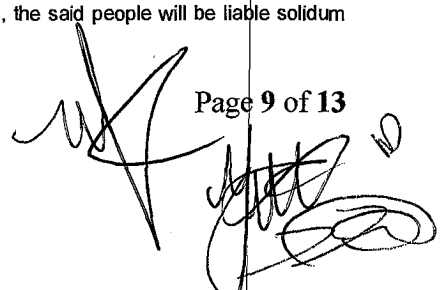
18.3 Either party is entitled to change the *domicilium citandi et executandi* by written notice to the other party.

19. GENERAL

19.1 The parties agree to the jurisdiction of the Magistrates Court regarding any action or legal proceedings arising from this agreement or the cancellation thereof.

19.2 This agreement is the exclusive and complete agreement between the parties and no warranties, guarantees, representations or any other terms and conditions of whatsoever nature not contained herein will be binding to the parties.

19.3 In the case of two or more than two people signing this agreement as LANDLORDS or TENANTS, the said people will be liable solidum for the proper fulfillment of any stipulations of their obligations pertaining to this agreement.



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19.4 No concession that one party (the grantor) may grant to the other party (the grantee), will constitute a waiver of any rights of the grantor who will not thereby be precluded from exercising any rights against the grantee which may have arisen in the past or which might arise in the future.

19.5 No amendments or adjustments to the stipulations or conditions of this agreement or any consensual cancellation thereof will be enforceable unless such was done in writing and signed by both parties and their duly authorised representatives.

19.6 This agreement is regarded as concluded upon signature thereof by the LANDLORD and the TENANT, without it being required that the fact of the LANDLORD s signature be communicated to the TENANT.

19.7 The LANDLORD and TENANT hereby confirm that they have complied with all the terms necessary in terms of the Matrimonial Property Act 88 of 1984. This means that if any person signing this Lease is married in community of property, the spouse of that person signing the Lease will be considered to have agreed and given the necessary permission to the person signing the Lease.

20. TENANT CONSENT CLAUSE

The TENANT hereby agrees and allows: -

20.1 the LANDLORD, at all times, to contact, request and obtain information from any credit provider (or potential credit provider) or registered credit bureau that may be necessary to assess the behavior, profile, payment patterns, indebtedness, whereabouts and creditworthiness of the TENANT;

20.2 the LANDLORD to furnish information concerning the behavior, profile, payment patterns, indebtedness, whereabouts and creditworthiness of the TENANT to any registered credit bureau or to any credit provider (or potential credit provider) seeking a trade reference regarding the TENANT s dealings with the LANDLORD.

21. RENEWAL OF LEASE AGREEMENT

21.1 If the Lease is not cancelled by either the LANDLORD or the TENANT before the Lease ends, the Lease will automatically continue on a month to month basis and will need at least **20 (twenty) bussiness days** from the TENANT or the LANDLORD to end the Lease.

21.2 The LANDLORD will notify the TENANT not more than **80 (eighty)** and not less than **40 (forty)** business days before the Lease period ends and inform the TENANT of the following by way of a letter, a copy of which is attached hereto:

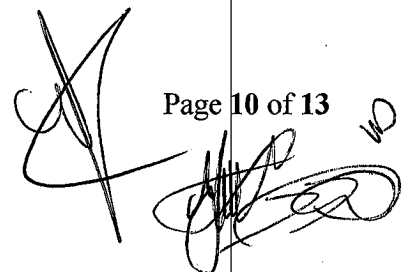
21.3 The date that lease period ends;

21.3.1 The changes that will apply if the Lease is renewed or which continues on a month to month basis and attach those changes to the letter;

21.3.2 Any material changes to the Lease that will apply such automatic renewal;

21.3.3 That the TENANT retains the right to cancel the Lease as stated above unless the TENANT tells the LANDLORD that the LANDLORD that the TENANT does not want the Lease to continue or agrees to the Lease being renewed for a further Lease and which the TENANT must let the LANDLORD know, not less than **20 (twenty)** business days before the Lease period ends.

22. SELLING OF THE PROPERTY



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If the LANDLORD sells the PREMISES all rights and liabilities of the signed contract will be honored by the new owner of the signed contract. The TENANT will be bound by the contract until the expiry date thereof.

23. TENANT S RIGHT TO COOL OFF AFTER DIRECT MARKETING IN TERMS OF THE CONSUMER PROTECTION ACT

The TENANT s attention is drawn to the provisions of clause 16 of the Consumer Protection Act in terms of which the TENANT may rescind this transaction without any reason or penalty by notice to the LANDLORD in writing or another recorded manner and form within 5 (five) business days after this contract was concluded if this agreement resulted from any direct marketing. This remedy is in addition to and not in substitution for any right to rescind this agreement which may otherwise exist in law between the LANDLORD and the TENANT.

24. CONSUMER PROTECTION ACT

Insofar as the Consumer Protection Act governs this agreement and/or the relationship between the parties, it is specifically agreed that in the event of any clause or sub-clause herein not being permitted in terms of the Consumer Protection Act, such clause or sub-clause shall be severed from this agreement and be treated as if it were not a part of this agreement. All provisions which automatically apply to an agreement of this nature in terms of the Consumer Protection Act are automatically incorporated herein.

25. SPECIAL CONDITIONS

25.1 The TENANT understands and agrees that he/she has read and understood the Lease, been explained all necessary clauses by the LANDLORD, been advised of all his rights in terms of the Lease and all his rights in terms of the relevant sections of the Consumer Protection Act, if applicable, and signs this Lease, freely and voluntarily

Tenant to sign in full

25.2 Yvandro Reynolds 
25.3 Talitha Wessel 

This done and signed at Tabl View on this 09th day of June 2015

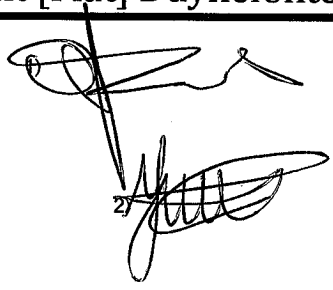
WITNESSES:

Lease Agreement: 15 Waldeck Crescent [Flat] Duynfontein

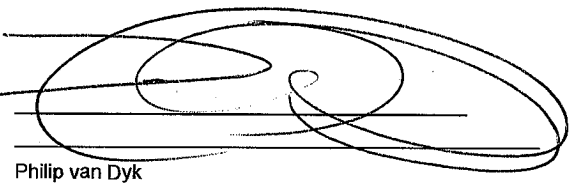
Yondro Reynolds
8511195603080

Taiitha Wessels
9105240132082

TENANT (or duly authorized representative)



This done and signed at Table View on this 09th day of June 2018



Philip van Dyk

W.Dyk.

Lizna van Dyk

LANDLORD (or duly authorized representative)

WITNESSES:

1)

2)