

affect the TENANT'S right and obligations and the TENANT acknowledges that he has acquainted himself with these provisions in particular. _____ (Tenant)
Clauses 30.2 and 37 are of specific importance because they affect the TENANT'S right and obligations and the LANDLORD acknowledges that he has acquainted himself with these provisions in particular. _____ (Landlord)

1. Lease of Premises

The Landlord hereby lets to the Tenant who hires the Premises situated at 509 Costa Brava, 299 Beach Road, Sea Point, Cape Town subject to the terms and conditions set out in this Agreement of Lease:

2. Lease Period

2.1 The Agreement of Lease shall be fixed for a period of 6 (six) months commencing on 01 February 2015 (commencement date) and terminating on 31 July 2015 (termination date).

2.2 If the lease period exceeds 24 months, the parties record that the length of the lease period is of financial benefit to the Tenant because:
N/A

3. Rental

3.1 The rental of the Premises shall be the sum of R18 500.00 (eighteen thousand, five hundred rand) per month and the Tenant hereby acknowledges such rental to be reasonable.

3.2 The rental shall be paid monthly in advance and cleared in the bank account on or before the first day of each and every month during the period of this Lease, without any deduction or set off for any cause whatsoever by direct deposit into:

Name of Account Holder Kapstadt International Properties
Bank ABSA
Branch Adderley Street
Branch Code: 632005
Account Number 4074029052
Reference 509 Costa Brava

3.3 The rent in respect of the first month shall be paid in full before the Tenant takes occupation of the Premises.

3.4 No cash payments will be accepted.

3.5 When making a payment of the rental, the tenant shall notify the Agent of the date, amount and means of payment and produce proof of payment in writing. Should the tenant fail to advise the Agent of any payment made, the Tenant agrees that it may not be possible for the Agent to identify the payment and allocate it to the credit of the Tenant, and the Tenant therefore indemnifies the Agent/Landlord and holds them harmless for any damages which the tenant may suffer should the Agent/Landlord take legal action against the Tenant for non-payment in these circumstances.

4. Occupants and Use of Premises

4.1 The property can only be occupied by a maximum of 2 (two) permanent persons at any one time unless the Landlord's prior written permission has been obtained.

4.2 The Tenant is entitled to use the Premises for private residential purposes only and for no other purpose whatsoever, unless the Landlord's prior written consent has been obtained.

5. Escalation