

The amount of monthly rental payable by the Tenant in terms of the Agreement of Lease shall automatically escalate at 8 (eight) % per year and on each and every anniversary of the commencement date unless the parties agree to the contrary.

6. Deposit

- 6.1 As security for the due fulfillment of all the Tenant's obligations in terms of this Agreement, the Tenant shall pay a deposit in the sum of R27 750.00 (twenty seven thousand, seven hundred and fifty rand), free of bank charges, upon signature of this Agreement into the bank account mentioned in clause 3.2 hereof.
- 6.2 The Agent shall, during the currency of the Lease, place the Tenant's deposit into an interest bearing account, the interest earned ultimately to accrue to the Tenant.
- 6.3 The deposit and interest thereon shall be held as security for payment of arrear rental and/or damages to the Premises and/or any other amount that may be due by the Tenant in respect of this Lease, either during the period or the renewal period or on termination thereof. The deposit and interest shall not be released save with the consent of the Landlord.
- 6.4 The deposit may not be used instead of rental, unless with prior consent of the Landlord.
- 6.5 Under no circumstances may the Tenant make use of the deposit as the last month's rental.
- 6.6 The Agent is entitled to deduct an administration fee of R150.00 (One Hundred and Fifty Rand) plus the actual bank charge for the investment of the deposit.

7. Rates, Taxes & Levies

The Landlord shall pay all rates, taxes/levies due or to become due in respect of the Premises during the Lease Period.

8. Electricity Other Supplies to Premises

- 8.1 **The Tenant shall be responsible to pay the supplier for the costs of all electricity and any other service plus VAT thereon, supplied to and used on the Premises during the lease period, within 5 (five) days of presentation of proof of payment by the Landlord of those services and charges.**
- 8.2 **The Tenant indemnifies the Landlord against any damages he may experience as a result of any failure or interruption of any supplies to the premises for the duration of the Lease period. The Landlord does not guarantee that these supplies will be continued for the period of the Agreement of Lease. The Landlord however undertakes that he will do nothing to interrupt or interfere with the continuation of these supplies during the Agreement of Lease.**

9. Fixtures and Fittings

- 9.1 The Tenant is not allowed to install and affix any fixtures or fittings to the Premises without the Landlord's prior written permission having been obtained.
- 9.2 **Tenant shall remove same before the date of the outgoing inspection and that the affected area must be made good at the Tenant's cost and the Tenant agrees to restore the Premises to the same condition that it was in on the commencement date, fair wear and tear excepted.**
- 9.3 **Should the Tenant fail to remove any authorised fixtures and fittings on or before the outgoing inspection, such fixtures and fittings shall become the property of the Landlord, without any obligation on the Landlord or Agent to compensate the Tenant.**
- 9.4 **The Tenant shall not be entitled to drive nails or any such objects into the walls or any other area without prior written consent of the Landlord. Should the Landlord consent to this, these nails or objects are to be removed and the areas made good on or before the date of the outgoing inspection.**
- 9.5 **The Tenant may not undertake alterations to the premises without the prior written consent of the Landlord, which consent may be granted or withheld at the sole discretion of the Landlord.**
- 9.6 **On the termination of the Lease the carpets shall be cleaned at the Tenant's expense and the Premises shall be left clean and tidy. Any Premises left dirty will be cleaned by a cleaning service at the Tenant's expense.**