

- 19.2 No later than 2 months before the termination date, the Landlord shall notify the Tenant in writing of the impending expiry date.
- 19.3 Should the Landlord be agreeable to continue the lease beyond the termination date, which decision will be in his sole discretion, whether by way of renewal of this lease or on a month-to-month continuance thereof, the notice referred to in clause 19.2 will include a notice to this effect. This notice shall also include details of any material changes that would apply to the lease agreement if the agreement were to be renewed.
- 19.4 The Tenant may then accept or reject such offer and:
- 19.4.1 if accepted, the lease will be renewed for a further period on the terms and conditions of the agreement together with the material changes that the Landlord have indicated in the notice referred to in clause 19.3.
- 19.4.2 if rejected, the lease comes to an end on the termination date and the Tenant must vacate the premises on the termination date.
20. Indemnity
- The Tenant hereby indemnifies the Landlord and holds him harmless for any loss of damage of property or injury to persons suffered on the property as a result of any act or omission by the Landlord or its servants or agents.
21. Material destruction or damage
- 21.1 Should the Premises at any time during the lease period be materially damaged or destroyed so that the Tenant is not able to occupy the Premises, then this Agreement of Lease shall terminate. Each party shall remain responsible for its obligations in terms of the Agreement of Lease up to the date of such termination and neither party will have any further claim against the other.
- 21.2 Should the Premises only be partly damaged, this Agreement of Lease shall remain in full effect and the Landlord shall repair the damage at its cost as soon as is reasonably possible.
- 21.3 The provisions of Clause 21.1 and 20.1, above shall not prejudice any claim the Landlord may have against the Tenant where any destruction of, or damage to the Premises is the result of an act or neglect of the Tenant or of any person for whose action the Tenant shall be responsible in law.
22. Security
- 22.1 The Tenant will carry out whatever is necessary to ensure that the security of the Premises is adhered to according to all reasonable requests by the Landlord. The Tenant will be held responsible for seeing that these steps are adhered to by visitors and guests.
- 22.2 The Tenant shall take all reasonable steps to ensure that the burglar alarm or security system is not abused or damaged and that should the system not work, the Tenant shall immediately notify the Landlord of any breakdown in the system, or burglary, trespass or any other crime that may occur on the Premises.
23. Repayment of Deposit
- 23.1 Should no amounts of money be owing by the Tenant to the Landlord either for monies owing or unpaid in terms of this Agreement of Lease, or for the costs of repair in terms of Clause 11.3 above, then the Landlord/Agent shall pay the full amount of the deposit plus any interest thereon to the Tenant within 7 (seven) days after the termination of this agreement.
- 23.2 Should the Landlord deduct the reasonable cost of repairing damage to the property or any monies owing by the Tenant from the deposit, the Landlord/Agent shall pay the balance of the deposit (if any) and the interest thereon to the Tenant no later than 14 (fourteen) days after the repair of the property. The receipts for the costs of repairs/replacements shall be made available to the Tenant for inspection as proof of the costs incurred by the Landlord.
- 23.3 Should the Tenant not attend the outgoing inspection the Landlord/Agent shall, on termination of the Lease Agreement, inspect the Premises within 7 (seven) days from the Termination Date in order to assess any damages or loss which happened during the lease period. The Landlord