

All complaints shall be made in writing to the Landlord. Only in an emergency will a telephonic complaint be considered and attended to.

The apartment is furnished – please refer to inventory which forms part of the lease agreement.

There is one single garage included in the monthly rental.

The actual occupants of the apartment will be:

LOEI MURKOVIC ID number: 9602190020080

And

JUSTINE DESSIMAN ID number: 560549203

33. Pets

No animals or pets of any kind shall be kept upon any part of the premises without the written consent of the Landlord, which consent may be withdrawn at any time by the Landlord, or the Trustees of the Body Corporate where applicable.

34. Relletting or Sale of Premises

34.1 The Tenant shall give the Landlord/Agent access to the Premises at all reasonable times during the last 3 (three) months of the tenancy of the lease period or any renewal period for viewing of the Premises. The Landlord/Agent may fix a To Let or For Sale sign during the last 3 (three) months of the tenancy.

34.2 Should the Tenant or any member of his family conclude a Contract of Sale with the Landlord, within a period of 12 (twelve) months after the termination of this agreement, then the Agent shall be deemed to be the effective cause of such sale of the Premises and shall be entitled to payment by the Landlord, a commission in the amount of 5 (five) % plus VAT of the total sale price.

35. No Changes

No variation or addition or agreed cancellation of this Agreement of Lease shall be regarded as legally valid unless it is in writing and signed by the Landlord and Tenant.

36. Lease Costs

The Tenant shall be liable for the cost of this Agreement of Lease in an amount of R700.00 (seven hundred rand) which shall be paid in advance on the date of signature hereof to the Agent.

37. Agent Commission

37.1 It is hereby recorded that the Agent is the effective cause of the Lease Agreement. The Landlord shall pay Kapstadt International Properties CC the Agent's management fee commission of 15 (fifteen) % plus VAT of 14 (fourteen) % of the monthly rental amounting to: R3 163.50 (three thousand, one hundred and sixty three rands and fifty cents).

37.2 The commission plus VAT shall be deemed to have been earned upon signature hereof by both the Landlord and the Tenant. Kapstadt International Properties CC is hereby authorized, but not obliged, to deduct the commission in equal proportions from the