

OFFER TO RENT

1. BY: (THE TENANT)
- VAT REG. NO :
- TYPE OF BUSINESS:
C.C. / PTY (LTD) / SOLE PROP.
- COMPANY REG. NO.
- ADDRESS:
-
- TEL. NO.:
2. TO: **SUJEAN PROPERTY INVESTMENTS CC** (THE LANDLORD)
3. OFFER: To lease the undersigned premises upon the terms and conditions set out herein.
4. THE PREMISES:
5. AREA: m²
6. RENTAL: /month excl. VAT
7. ESCALATION: % per annum
8. LEASE PERIOD: Year(s)
9. INSTALLATION REQUIREMENTS:
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10. OPERATING COSTS: Rates: **Pro rata on any escalation after signature**
Elect: **As metered**
Security: **N/A / R132.00 (for SP)**
Elect Supply: **R355.63 (for SL) / R373.53 (other sites)**
Water: **As metered**
Refuse: **As per site / R90.15 per bin**
Sanitary Unit **±R35.15 per bin**
11. COMMENCEMENT DATE:
12. a) USAGE:
12. b) WHAT PRODUCTS WILL BE MANUFACTURED / STORED?

20. DEPOSITS:
- a) A deposit equivalent to one month's rent shall be paid to the Landlord on signature by the Tenant.
 - b) A deposit of **R?????** (**depending on the Amps**) estimated electricity usage shall be paid to the Landlord on signature. This amount will be increased if the actual usage is higher.

21. SIGNAGE: **Before any signage is erected on the building it must first be approved in writing by the Landlord. The Landlord will not be liable for the cost of amending any signs that are erected without its written permission. These costs shall be born by the Tenant.**

22. FIRE: The Tenant will be liable for the cost of any fire fighting equipment as required in the premises by the Local Authority.

23. SPECIAL CONDITIONS:

24. TENANT CONTACT DETAILS: Contact Person Tel.#
 Home tel.#
 Cell#
 Name & Surname of Next of Kin :
 Address :
 Contact tel no :

25. RENTAL PAYMENT: Any payment made after the 1st of the month shall attract interest at the overdraft rate of Nedbank at the time the funds are outstanding. Payments of rentals received after the 5th day of the month in respect of which the Rental is due, shall attract a collection fee. The Tenant shall on demand pay such fee to the Landlord.

26. AGREEMENT: This constitutes a firm and binding offer which shall remain binding if accepted by the Landlord and shall itself constitute a Lease Agreement until such a date as the Landlord's Lease Agreement is signed. Failing signature by the parties of the Landlord's Lease Agreement, this offer shall constitute a binding Lease Agreement which the Landlord may cancel at his discretion.

27. OCCUPATION: The Tenant shall only be entitled to occupation and possession of the premises against delivery to the Landlord of a complete and duly signed and witnessed Lease Agreement and against payment of all amounts due and fulfillment of any conditions therein contained.

In the event that the Tenant does not adhere to these conditions the Tenant will be liable for the rent even though it will not get access to the premises until the conditions have been met.

If the Landlord is unable to give the Tenant beneficial occupation of the premises by the intended occupation date by reason of the premises being incomplete or for any other reason, the Tenant shall have no claim of any nature nor any right of cancellation and shall accept beneficial occupation on such later date as the premises are available.

THUS DONE AT ON THIS DAY OF 20.....

SIGNED(TENANT)
Who declares he is authorized to make this offer.

THUS DONE AT ON THIS DAY OF 20.....

SIGNED(LANDLORD)
Who declares he is authorized to accept this offer.