

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: **MEGA PARK 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: **R200.00**
Elect Supply: **R373.53**
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?

12. c) ARE ANY FLAMMABLE MATERIALS USED?
12. d) IF YES, WHAT ARE THEY?
13. PARKING:
14. GUARANTEE:
15. BANKING DETAILS: BANK:
- BRANCH:
- ACCOUNT NO.:
16. SURETY: In the event of the Tenant as described above being a Company, Close Corporation or Trust, then the person who signs this offer to rent on behalf of said Tenant binds themselves as surety and co-principle debtor for the obligations of the Tenant which shall arise after acceptance by the Landlord of this offer to rent.
- FULL NAMES: FULL NAMES:
- I.D. NO.: I.D. NO.:
- RESIDENTIAL RESIDENTIAL
- ADDRESS: ADDRESS :
- DO YOU OWN THE PROPERTY? DO YOU OWN THE PROPERTY?
- IF NOT, LANDLORD'S DETAILS IF NOT, LANDLORD'S DETAILS
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- IN WHO'S NAME IS THE PROPERTY IN WHO'S NAME IS THE PROPERTY
- REGISTERED? REGISTERED?
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- TEL. NO. : TEL. NO. :
17. ADDITIONAL CHARGES: a) In the event of assessment rates and/or any other Municipal charges being increased during the currency of this Lease, the Landlord shall be entitled to increase the rental payable by the Tenant with effect from the date upon which such increase shall become effective on the basis of a pro rata amount in relation to the lease premises and the property as a whole.
- b) The Tenant shall pay for electricity consumed within the leased premises.
18. BREACH: Any breach by the Tenant after acceptance of the Offer by the Landlord shall entitle the Landlord without prejudice to any other rights either to cancel this Agreement, or sue for specific performance.
19. LEASE COSTS: The cost of **R450.00** for the preparation of the lease documentation and the Stamp Duty thereon shall be borne by the Tenant.

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.