

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 (PTY) LTD** (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 / R0.50/M2, MINIMUM R250.00 FOR SS, HP, WP & SL**
Elect Supply: **R373.53 BUT R355.63 FOR STIKLAND PARK**
Water: **As metered**
Refuse: **As per site**
Sanitary Unit **±R51.04 per bin**
11. COMMENCEMENT DATE:
12. a) USAGE:
12. b) WHAT PRODUCTS WILL BE MANUFACTURED / STORED?
12. c) ARE ANY FLAMMABLE MATERIALS USED?

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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?
IF NOT, LANDLORD'S DETAILS

DO YOU OWN THE PROPERTY?
IF NOT, LANDLORD'S DETAILS

IN WHO'S NAME IS THE PROPERTY REGISTERED?
.....

IN WHO'S NAME IS THE PROPERTY REGISTERED?
.....

TEL. NO. : TEL. NO. :

17. 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.

18. LEASE COSTS: The cost of **R900.00** for the preparation of the lease documentation and the Stamp Duty thereon shall be borne by the Tenant.

- 19. DEPOSITS:
 - a) A deposit equivalent to two 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.
 - c) The Landlord will only attend to the installation requirements in clause 9 once the deposit has been paid. This work will then be carried out in a reasonable time.

20. 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 borne by the Tenant.**

21. SPECIAL CONDITIONS:

22. TENANT CONTACT DETAILS: Contact Person Tel.#

Home tel.#

Cell#

Name & Surname of Next of Kin :

Address :

Contact tel no :

23. AGREEMENT: The Tenant undertakes to enter into a written agreement of lease with the Landlord in the format of the Landlord's standard Agreement of Lease and on the terms and conditions contained therein, a copy of which is available from the Landlord on request. Until such time as the parties enter into the Agreement of Lease, this document 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 Agreement of Lease is signed. Failing signature by the parties of the Landlord's Agreement of Lease, this offer shall constitute a binding Lease Agreement which the Landlord may cancel at its discretion.

24. 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.

25. FINANCIAL: Where the Tenant is a juristic person, the signatory hereto, as the duly authorized representative of the Tenant acknowledges that the Landlord will base its decision whether to enter into an agreement of lease with the Tenant based on the representations made by the signatory and as such, should such information prove to be inaccurate or incorrect, the Landlord may suffer damages, As such, the signatory confirms that he has personal knowledge of the Tenant's financial circumstances and further confirms that the Tenant is in financially sound and in a position to meet its obligations in terms of the lease.

The Tenant undertakes to provide the Landlord with true and accurate financial statements for the last three years, when requested to do so.

Should it transpire that the Tenant is not financially sound at the time of signing this agreement, and/or that the Tenant is not in a position to meet the obligations; or in the event of the Tenant failing to enter into a lease agreement as envisaged in clause 23, then the signatory acknowledges and accepts that he will be liable for any losses which the Landlord may incur.

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25.1 Present Landlord's Name & Contact details:

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25.2 Length of present Lease:

25.3 Have you paid your rent late in the last 24 months? Yes / No

If Yes, on how many occasions?

Reason why rent was paid late:

.....

25.4 Has this business entity been profitable each of the last 5 years?
Yes / No

If No, explain why?

.....

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25.5 Are there any of your creditors that have been paid late or whom
are owed money at present? Yes / No

If Yes, why?

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26. POWER FACTOR CORRECTION: If the Tenants electricity usage has a negative impact on the property's total electricity bill then the Landlord may at its sole discretion require that the Tenant install Power Factor Correction at his own cost.

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.