

**FOR SALE  
BY AUCTION**

**IN 2 ASSETS**  
Property Specialists

# INDUSTRIAL PARK WITH MULTIPLE UNITS 35 MORELAND DRIVE, GLEN ANIL



**WEB#:** AUCT-000941 | [www.in2assets.com](http://www.in2assets.com)

**ADDRESS:** 35 Moreland Drive, Glen Anil

**AUCTION VENUE:** The Durban Country Club, Isaiah Ntshangase Road, Durban

**AUCTION DATE & TIME:** 19 June 2019 | 11h00

**VIEWING:** 15 May 2019 | 15h00 to 16h00

**CONTACT:** Muhammad Ali | 079 458 4256 | 031 574 7600 | [alim@in2assets.com](mailto:alim@in2assets.com)

**REGISTRATION FEE:** R 50 000-00 (Refundable Bank Guaranteed Cheque)

**AUCTIONEER:** Andrew Miller



The Rules of Auction can be viewed at [www.in2assets.com](http://www.in2assets.com) or at Unit 504, 5th Floor, Strauss Daly Place, 41 Richefond Circle, Ridgeside Office Park, Umhlanga Ridge. Bidders must register to bid and provide original proof of identity and residence on registration. The Rules of Auction contain the registration requirements if you intend to bid on behalf of another person or an entity. The above property is subject to a reserve price and the sale by auction is subject to a right to bid by or on behalf of the owner or auctioneer.

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**DISCLAIMER:** Whilst all reasonable care has been taken to provide accurate information, neither In2assets Properties (Pty) Ltd nor the Seller/s guarantee the correctness of the information, provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to the negligence or otherwise of In2assets Properties (Pty) Ltd or the Sellers or any other person. The Consumer Protection Regulations as well as the Rules of Auction can be viewed at [www.In2assets.com](http://www.In2assets.com) or at Unit 504, 5th Floor, Strauss Daly Place, 41 Richefond Circle, Ridgeside Office Park, Umhlanga Ridge. Bidders must register to bid and provide original proof of identity and residence on registration.

In2Assets would like to offer you, our valued client, the opportunity to pre-register as a bidder prior to the auction day.

South African consumers are now amongst the best protected consumers in the world and the purpose of the Act is to promote fair business practices and to protect consumers against deceptive, misleading, unfair or fraudulent conduct.

It is compulsory that all Bidders are required to present the following documentation in order to register at our auctions (without which registration cannot take place):

1. SA Identity Document;
2. Utility bill addressed to your physical address (not older than 3 months);
3. In the event of you bidding on behalf of a company, trust or close corporation in your capacity as director, trustee or member respectively, you are required to submit a letter on the Entity's official letterhead authorizing you to bid, sign all necessary documents and effect transfer on behalf of the Entity which must be accompanied by a certified copy of the resolution by the directors, trustees or members of the entity authorizing you to do so.
4. A special Power of Attorney is required should you be bidding on behalf of another person which must expressly authorize you to bid on behalf of that person and must include a certified copy of that person's SA Identity Document and proof of that person's residential address not being older than 3 months.
5. Copy of Entity's FICA Documents
6. Vat Registration Certificate
7. Income Tax Reference Number and proof of marital status

We would like to offer you an opportunity to register prior to the auction in order to avoid the time-consuming registration process as we endeavor to make this process as hassle free and efficient as possible.

# PROPERTY DESCRIPTION

35 MORELAND DRIVE, GLEN ANIL

## General

**Property Address:** 35 Moreland Drive  
**Township & Province:** Durban North, KwaZulu-Natal

## Title deed information

**Title Deed Number:** T45691/2003  
**Registered Owner:** Tusker Investments (Natal) CC  
**Title Deed Description:** The Remainder of Portion 16 of Erf 3450 Durban North  
**Extent:** 2 406 m<sup>2</sup>

## Municipal information

The local authority in which the property is situated is the eThekweni Municipality. According to the permitted zoning scheme, the property is zoned as follows:

## Town Planning Information

**Zoning:** Light Industrial  
**F.A.R.:** N/A  
**Coverage:** N/A  
**Max Permitted Height:** 15 m  
**Building Lines:** 6.0 metres from the centre line of road.  
**Side Space:** NBR  
**Rear Space:** NBR  
**Parking:** dependent on land use



# PROPERTY LOCATION

35 MORELAND DRIVE, GLEN ANIL

This property is ideally accessed from Chris Hani Road (the old North Coast Road), and is located off Rinaldo Road, in the industrial area of Red Hill, in the Glen Anil precinct in Durban North. This industrial zone is bisected by the N2 National Freeway.

The Glen Anil industrial ZONE is well-established with light to medium industrial property, most of a modern design and quality finishes. It is predominantly made up of large warehouse and distribution facilities.

The property enjoys access to all major roads and is a short distance away from the N2 freeway off-ramp. The suburb of Glen Anil falls under Durban North and has established its own elite industrial area that houses some of the major South African manufacturing brands and logistic companies. The surrounding area is one of high demand and has good occupancy levels.

Glen Anil forms part of the northern corridor, which includes surrounding industrial nodes such as Sea Cow Lake, Briardene, Riverhorse Valley and Springfield Park. The corridor is connected by the N2 freeway stretching north from the Umgeni River, as well as the newly extended Nandi Drive from Briardene to Riverhorse Valley.



**■ SUBJECT PROPERTY:** 35 Moreland Drive, Glen Anil

# PICTURE GALLERY

35 MORELAND DRIVE, GLEN ANIL





# PICTURE GALLERY

35 MORELAND DRIVE, GLEN ANIL



# ADDITIONAL INFORMATION

35 MORELAND DRIVE, GLEN ANIL

## Primary use

Situated within close proximity to the N2 and Chris Hani Road, this prime property, known as Elephant Park, comprises of 4 mini factories, measuring  $\pm 498 \text{ m}^2$  each.

Each unit consists of an open workshop/warehouse area and offices and includes separate upstairs ablutions for the offices and ground floor ablutions and change rooms for the workshop staff. The mini factories offer an excellent eaves height of  $\pm 7$  meters, offering double volume clear span space and double volume roller shutter door access. The office space is air-conditioned, with windows overlooking the workshop/warehouse space.

This light industrial business park is secure, fully fenced and gated with low-maintenance face-brick buildings. Yard improvements include a fully concreted yard with undercover parking for  $\pm 16$  vehicles and  $\pm 16$  open parking bays.

3 of the 4 units are presently let and generate a gross annual income of  $\pm R1\ 152\ 000$ . Should the vacant unit be let, it would generate a further  $\pm R\ 360\ 000$  per annum, thus increasing the gross annual income to  $\pm R\ 1\ 512\ 000.00$

As per the Title Deed, the property is subject to a Sewer and Drain Servitude.

## Accommodation Details

As per the Sellers, the gross lettable area is as follows:

Unit 1	498 m <sup>2</sup>
Unit 2	498 m <sup>2</sup>
Unit 3	498 m <sup>2</sup>
Unit 4	498 m <sup>2</sup>
<b>Total</b>	<b>1 992 m<sup>2</sup></b>

## Lease Details

The following information has been provided by the Seller:

Unit No.	Tenant Name	Lease Commencement	Lease Expiry	Monthly Rental (Excl. VAT)	Annual Rental (Excl. VAT)	Esc
1	FTTX Anywhere (Pty) Ltd	01/03/2019	29/02/2021	32,000.00	384,000.00	8%
2	Vacant - Projected			30,000.00	360,000.00	10%
3	Mvela Manufacturing 22 CC	01/10/2018	30/09/2020	34,129.40	409,552.80	9%
4	Torre Holdings (Pty) Ltd t/a Elephant Lifting	01/01/2018	31/12/2020	29,907.82	358,893.84	6%
	<b>Total</b>			<b>R 126,037.22</b>	<b>R 1,512,446.64</b>	



# ADDITIONAL INFORMATION

(Continued)

35 MORELAND DRIVE, GLEN ANIL

## Comments:

1. Water, electricity and sewerage are recovered from the tenants.
2. An amount of R 3 800.00 per month is recovered for security from Mvela Manufacturing 22 CC
3. Unit 2 is currently vacant and a rental of R 30 000.00 per month is projected.

## Expenses

The annual assessment rates for the year 2018/2019 amounts to R 20 822.27, which equates to a monthly amount of R 249 867.24

## Vat Status

The Seller is Vat Registered, option to zero rate.

**If you are the successful bidder, kindly note the following:**

- 5% deposit payable by the Purchaser on the fall of the hammer
- 10% Auctioneers Commission plus 15% Vat payable by the Purchaser on the fall of the hammer
- 24 Hour Confirmation period – 20 June 2019 @ 17h00
- 45 Day Guarantee Period
- Possession on Registration of Transfer
- Electrical, Entomologist and Gas Certificates for the SELLER'S account

**Kindly note for EFT & Cheque payments, the following applies:**

**Cheques** need to be made out to In2assets Properties (Pty) Ltd

**EFT Payments**, our trust account banking details are as follows:

Bank : Standard Bank  
Account Name : In2assets Properties (Pty) Ltd  
Account No. : 050022032  
Branch Name : Kingsmead  
Branch code : 040026

Lester Hall, Swan Inc  
1st Floor, Lester Hall Centre  
57 Old Main Road  
Hillcrest  
3610

Prepared by me  
*J.L. Swan*  
CONVEYANCER

**SWAN-J.L.**

2003-08-20

DEED OF TRANSFER T 045691/2003

BE IT HEREBY MADE KNOWN THAT

**GAVIN REES EMANUEL**

appeared before me, REGISTRAR OF DEEDS, at PIETERMARITZBURG, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at Hillcrest on 23 May 2003 granted to him by

**SUB 11 AND 12 REDHILL CC**  
No. CK 1997/004857/23

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Page 2

And the appearer declared that his said principal had, on 29 January 2003, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of:

**TUSKER INVESTMENTS (NATAL) CC**  
**No. CK 2003/035984/23**

or its Successors in Title or assigns, in full and free property

Remainder of Portion 16 of Erf 3450 Durban North, Registration Division  
FU, Province of KwaZulu-Natal;

IN EXTENT 2406 (TWO THOUSAND FOUR HUNDRED AND SIX)  
SQUARE METRES

FIRST registered and still held by Certificate of Consolidated Title No.  
T33195/1997 with Diagram SG No. 1670/1997 annexed

THIS PROPERTY IS TRANSFERRED :

1. Subject to such of the terms and conditions of the original Government Grant No. 1539/1848 as are still in force and applicable.
2. Subject to a Sewer and Drain Servitude over Portion 17 (of 16) of Erf 3450 Durban North depicted by the figure FGJH on Diagram S.G. No. 944/2003 in favour of the Local Authority as imposed in terms of Ordinance No. 18 of 1976 (as amended).

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WHEREFORE the said Appearer, renouncing all right and title which the said

**SUB 11 AND 12 REDHILL CC**

**No. CK 1997/004857/23**

heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by these presents, the said

**TUSKER INVESTMENTS (NATAL) CC**

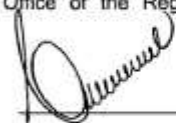
**No. CK 2003/035984/23**

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the Registrar of Deeds at Pietermaritzburg on

2003-08-20

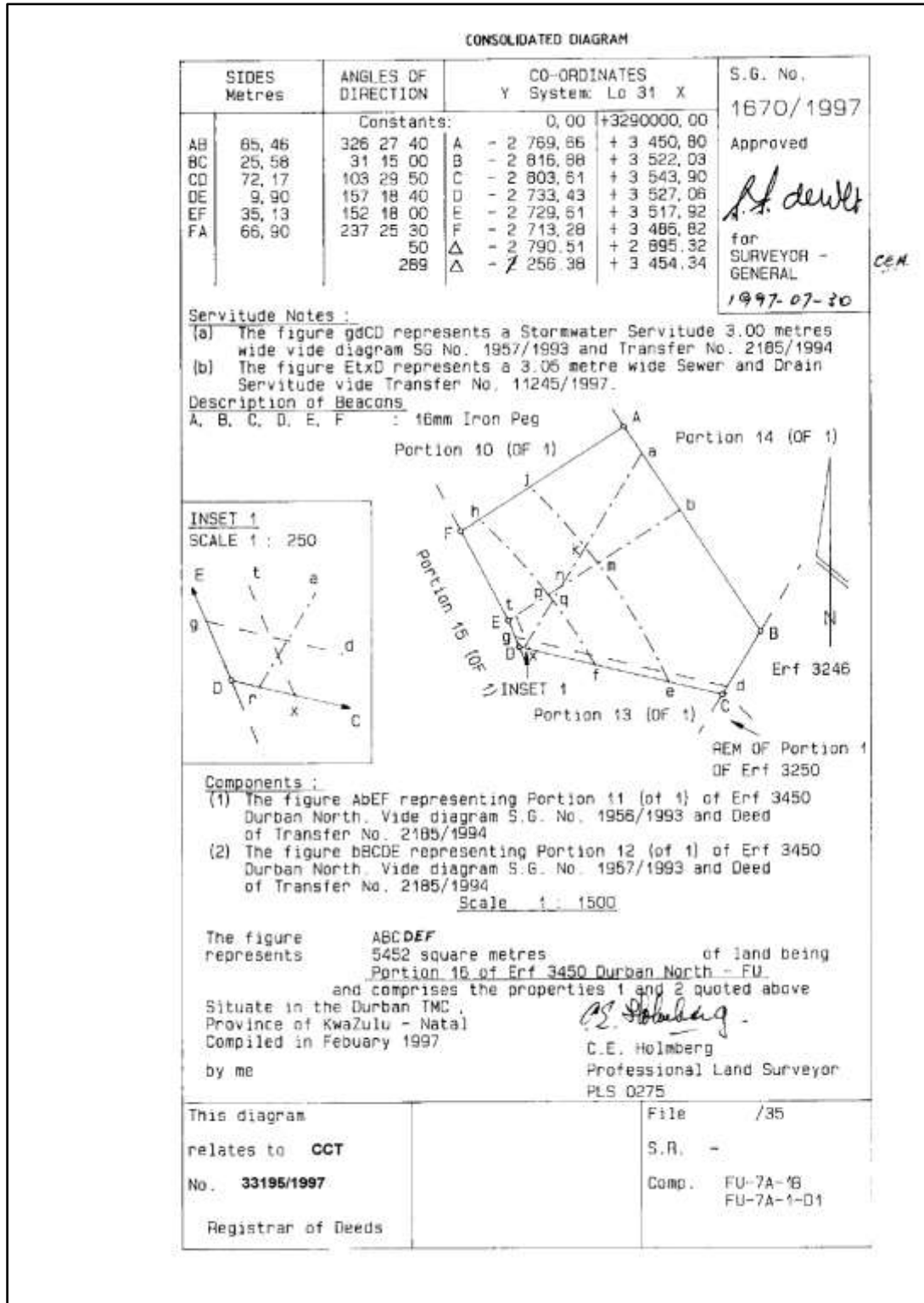
  
\_\_\_\_\_  
g.g.

In my presence

  
\_\_\_\_\_  
REGISTRAR OF DEEDS

For Information Only

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### AGREEMENT OF LEASE

FULL MANAGEMENT  
 (TENANT PLACEMENT AND RENTAL COLLECTION)

\*\*\* COMMERCIAL \*\*\*

The following agreement was concluded by agreement between the undersigned Parties. Commencing on the date of signature of this Agreement.

Reg. No. 28857/M/04/073 • Vat No. 4678232463

Address: 28 Capriote Park, 11 Skarabek Crescent, La Lucia Ridge, Uxbridge, 4051, KwaZulu-Natal, South Africa  
 Tel: +27 31 568 4851 • Fax: +27 31 568 4510 • Email: info@portfolio-property.com

#### THE SCHEDULE

##### 1. THE LANDLORD

Full Name	Tulker Investments Natal CC ( 2003/303684/23 )
Represented by	John Ford ( ID : 981206 0036 085 )
Postal Address	P O Box 55, Salt Rock, 4395
Telephone Number	PP1 ( 031 566 4805 )
Vat Number	439208434

##### 2. THE TENANT

Full Name	FTX Anywhere ( Pty ) Ltd
Registration / Identity Number	201503488797
Represented by	Andreas Ludsk ( ID 819428 8124 088 )
Physical Address	Unit 01, Elgoland Park, 35 Moreland Drive, Reefhill, Durban, 4051
Postal Address	Building Block 2, Glen Eagles Office Park 1/2, 141st St, M. Elgouamba
Telephone Number	031 602 5752 / 082 807 8008
Vat Number	4120271707

Tenant Initials \_\_\_\_\_  
 Landlord Initials \_\_\_\_\_



### AGREEMENT OF LEASE

FULL MANAGEMENT  
 (TENANT PLACEMENT AND RENTAL COLLECTION)

\*\*\* COMMERCIAL \*\*\*

#### COVERING NOTE

- Intention is to have to complete the lease agreement
- Please initial in the bottom right hand corner of each and every page (landlord, tenant & witnesses)
  - Please sign and sign in full (with 2 lines) witness (landlord, tenant & witnesses)
  - Please enter personal contact details on page 18 (landlord & tenant)
  - Please sign counter to counter in ITC Credit (check on page 18) (tenant only)

#### Supporting documents to be submitted

- ZICA – Certified copy of ID's used to / company / trust registration documents (landlord & tenant)
  - FICA – Utility bill at proof of address (landlord & tenant)
  - Bank Statements – The registration number (landlord & tenant)
  - Bank Statements – The registration number (landlord & tenant)
  - Admissibility – 1 copy to be submitted to prove of earnings (tenant only)
  - House Rules – Copy of House rules to be submitted as part of a separate title scheme (landlord only)
  - Electricity Connection – Current electricity meter statement for the property being leased (landlord only)
- (Please note that all items and electricity accounts must be up to date for accounts to be opened in the tenant's name)

#### Payment of Rent and Deposit

\* Monthly rent shall be paid in advance for 12 months on signature of this agreement into the FTX Pay / Pay Trust account. Please use the property address as your reference number. Once landlord has received the deposit you will be issued with a unique PC number for your rental deposits. Under no circumstances do we accept CHEQUES.

#### COMPANY BANK ACCOUNT DETAILS

Account Name	Revenue & Finance CC - Portfolio Property Investments
Name of Bank	ABSA Bank
Branch Code	632001
Account Number	610107733
Account Type	Current

Proof of payment, bank statements and all supporting documents used to be obtained and emailed to your agent or direct to 031 568 4510. The agent will only be handed the rent and funds received after the documents have been submitted. No concessions of the above requirements are permitted.

Tenant Initials \_\_\_\_\_  
 Landlord Initials \_\_\_\_\_

# LEASE AGREEMENTS (Continued)

35 MORELAND DRIVE, GLEN ANIL

**PORTFOLIO PROPERTY INVESTMENTS**  
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**3. THE LEASED PREMISES**

Address: Unit 01, Elephant Park, 35 Moreland Drive, Redhill, Durban, 4051  
 Approximate Square Meters: 480 m<sup>2</sup>  
 A/c of part of the building: \_\_\_\_\_  
 (Insert a/c)

**4. THE INITIAL PERIOD**

Number of years: 2 (Two) Years

**5. BASIC MONTHLY RENTAL (Including VAT)**

INITIAL PERIODS	FROM	TO	Z.A.N. (Including VAT)
Year 01	01-05-2018	29-02-2020	R 32 000.00
Year 02	01-03-2020	28-02-2021	R 34 460.00
Year 03			
Year 04			
Year 05			
Year 06			
Year 07			
Year 08			
Year 09			
Year 10			

**6. ANNUAL ESCALATION**

Percentage increase: \_\_\_\_\_  
 B %

**7. THE RENEWAL PERIOD**

Number of years: \_\_\_\_\_  
 (to be agreed upon)

Page 3 of 22  
 Tenant Initials: \_\_\_\_\_  
 Landlord Initials: \_\_\_\_\_

**8. RENEWAL RENTAL & ESCALATION**

Rental: \_\_\_\_\_ (to be agreed upon)  
 Escalation: \_\_\_\_\_ (to be agreed upon)

**9. THE GUARANTEE / HOLDING DEPOSIT**

Deposit Amount: R 75 488.00

**10. RVP DATE OF RENTAL PAYMENT**

Refer to clause 48.1  
On or before the first of every month

**11. TENANT'S PROPORTIONATE SHARE OF RATES & OTHER COSTS**

Refer to clauses 41.2 & 41.3

**12. THE USE OF THE PREMISES**

Usage: Office and Storage of Fine Optic Cabling

**13. GUARANTORS**

Name: Andries Luick  
 Identity Number: 010428 5124 089

Page 4 of 22  
 Tenant Initials: \_\_\_\_\_  
 Landlord Initials: \_\_\_\_\_







# LEASE AGREEMENTS (Continued)

35 MORELAND DRIVE, GLEN ANIL

**PORTFOLIO PROPERTY INVESTMENTS**  
 11 MORELAND DRIVE, GLEN ANIL  
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18.17 and contains the good agreement of any advertising or other sign placed on the premises.

18.18 and comply with the requirements of any competent authority in respect of any advertising or other sign placed on the premises.

18.19 and ensure that the LESSEE may sign, affix or display and make good any damage caused to the BUILDING or the LEASED PREMISES by such means.

19. INSURANCE

19.1 The TENANT -

19.1.1 shall procure and maintain for the whole of the LEASED PREMISES, including any structure and any site or other premises, buildings or contents, fire and theft insurance to the satisfaction of the LANDLESSOR.

19.1.2 shall pay the whole of any additional premium payable by reason of anything done or any arrangement to be done or taken in or on the LEASED PREMISES and not otherwise than as required by the LANDLESSOR.

19.1.3 The TENANT shall not contract or contract to contract with any underwriter of any fire, theft, burglary, comprehensive or other insurance policy covering the premises or any part thereof, which is not a member of the LEASED PREMISES.

20. NO CLIPPING

20.1 The TENANT shall not copy or otherwise use any part of the LEASED PREMISES and shall not print or otherwise use any part of the LEASED PREMISES for any purpose other than that for which it was intended.

20.2 The TENANT shall not copy or otherwise use any part of the LEASED PREMISES for any purpose other than that for which it was intended.

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Tenant Initials  
 Landlord Initials

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**PORTFOLIO PROPERTY INVESTMENTS**  
 11 MORELAND DRIVE, GLEN ANIL  
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18.18 and contains the good agreement of any advertising or other sign placed on the premises.

18.19 and comply with the requirements of any competent authority in respect of any advertising or other sign placed on the premises.

18.20 and ensure that the LESSEE may sign, affix or display and make good any damage caused to the BUILDING or the LEASED PREMISES by such means.

19. INSURANCE

19.1 The TENANT -

19.1.1 shall procure and maintain for the whole of the LEASED PREMISES, including any structure and any site or other premises, buildings or contents, fire and theft insurance to the satisfaction of the LANDLESSOR.

19.1.2 shall pay the whole of any additional premium payable by reason of anything done or any arrangement to be done or taken in or on the LEASED PREMISES and not otherwise than as required by the LANDLESSOR.

19.1.3 The TENANT shall not contract or contract to contract with any underwriter of any fire, theft, burglary, comprehensive or other insurance policy covering the premises or any part thereof, which is not a member of the LEASED PREMISES.

20. NO CLIPPING

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20.19 The TENANT shall not copy or otherwise use any part of the LEASED PREMISES for any purpose other than that for which it was intended.

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Tenant Initials  
 Landlord Initials

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# LEASE AGREEMENTS (Continued)

35 MORELAND DRIVE, GLEN ANIL



18. **VAULT AGREEMENT**  
 18.1 If A.L. is party to the BASE MONTHLY RENTAL is detailed in clause 1. of the SCHEDULE, the TENANT shall pay the said R.A.T. in addition to the BASE MONTHLY RENTAL, in accordance with terms set forth in Annexure A.

19. **RELIABILITY**  
 19.1 If any provision of this LEASE is unenforceable, the LANDLORD shall be entitled to elect to add provisions that be removed from the remaining provisions of this LEASE, which shall not be affected and shall remain in force and effect.

20. **SPECIAL CONDITIONS**  
 20.1 These rental includes municipal recoveries.  
 20.2 Base rental is inclusive of Security charge.

TENANT DETAILS: FTA ANIMWARE (PVT) LTD  
 MR. AMARJIT LUBIC  
 CELL: 982 801 8006  
 EMAIL: amart@ftanimware.co.in

SIGNATURE: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Tenant Initials  
 Landlord Initials



21. **THE LEASE** is a written agreement of lease between the LANDLORD and the TENANT for the use of the premises as a warehouse and storage and the TENANT shall not sub-lease or assign the premises.

22. **WARRANTY** The LANDLORD warrants that the premises are fit for the purpose intended and that the premises are available for occupation.

23. **THE TENANT** agrees and undertakes to hold completion of the LEASE in accordance with the terms of the LEASE and to pay the LEASE RENT in accordance with the terms of the LEASE.

24. **THE TENANT** shall have the right to sub-lease or assign the premises in whole or in part to any person who is qualified to hold the premises for the purpose intended and who is approved in writing by the LANDLORD.

25. **THE TENANT** shall not be entitled to sub-lease or assign the premises in whole or in part to any person who is not qualified to hold the premises for the purpose intended and who is not approved in writing by the LANDLORD.

26. **THE TENANT** shall not be entitled to sub-lease or assign the premises in whole or in part to any person who is not qualified to hold the premises for the purpose intended and who is not approved in writing by the LANDLORD.

27. **THE TENANT** shall not be entitled to sub-lease or assign the premises in whole or in part to any person who is not qualified to hold the premises for the purpose intended and who is not approved in writing by the LANDLORD.

28. **THE TENANT** shall not be entitled to sub-lease or assign the premises in whole or in part to any person who is not qualified to hold the premises for the purpose intended and who is not approved in writing by the LANDLORD.

29. **THE TENANT** shall not be entitled to sub-lease or assign the premises in whole or in part to any person who is not qualified to hold the premises for the purpose intended and who is not approved in writing by the LANDLORD.

30. **THE TENANT** shall not be entitled to sub-lease or assign the premises in whole or in part to any person who is not qualified to hold the premises for the purpose intended and who is not approved in writing by the LANDLORD.

Tenant Initials  
 Landlord Initials

# LEASE AGREEMENTS (Continued)

35 MORELAND DRIVE, GLEN ANIL



Signed by the Landlord at \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

As Witness:

1. \_\_\_\_\_  
 2. \_\_\_\_\_

Signed by the Tenant at \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

As Witness:

1. \_\_\_\_\_  
 2. \_\_\_\_\_

Signed by the Guarantor at \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

As Witness:

1. \_\_\_\_\_  
 2. \_\_\_\_\_

Signed by the Guarantor at \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

As Witness:

1. \_\_\_\_\_  
 2. \_\_\_\_\_

**TENANT DETAILS**

Name:	Andree	Surname:	Ludick
Mobile Number:	082 807 8008	Home Number:	
Work Number:		Fax Number:	
Email Address:	andree@portfolioinvestments.co.za		
Current Employer:		Contract Number:	
Current Landlord:		Contract Number:	
Current Supervisor:		Contract Number:	

Have you had any judgments against you? If yes, provide details.

**CONSENT TO ACCESS AND PROCESS MY PERSONAL INFORMATION**

I, Andree Leticia Ludick, (insert name in ALL CAPS) 804 28 32 4689, 081 00 00 00 hereby give permission and my express consent that Portfolio Property Investments may conduct Credit Checks to determine my eligibility to enter into a contractual lease agreement and that Credit Checks may be processed to the Lease if required.

Signed in \_\_\_\_\_ (place on the 3 April 2009) (date) by \_\_\_\_\_ (signature) (name)

Page 19 of 22

Tenant Initials \_\_\_\_\_  
 Landlord Initials \_\_\_\_\_

Page 20 of 22

Tenant Initials \_\_\_\_\_  
 Landlord Initials \_\_\_\_\_



# LEASE AGREEMENTS (Continued)

35 MORELAND DRIVE, GLEN ANIL

**PORTFOLIO PROPERTY INVESTMENTS**  
 www.portfolio-property.com

**SCHEDULE OF FEES AND PENALTIES**

DETAILS	AMOUNT	VAT	TOTAL
Preparation of Lease Agreement	R 500.00	R 75.00	R 575.00
Stamp duty on Lease Agreement	R 250.00	R 37.50	R 287.50
Stamp duty on Deed of Sale	R 650.00	R 97.50	R 747.50
Typical Deed of Sale	R 400.00	R 60.00	R 460.00
Registered Deed of Sale	R 500.00	R 75.00	R 575.00
Stamp duty on Register			
Stamp duty on Deeds			
<b>Total</b>			<b>R 2255.00</b>

*12% of deposit amount*  
 Portfolio Property Investments reserves the right to recover their fees from time to time at its discretion. The Leaseholder understands that all fees mentioned in the above Schedule will be recovered for a fee change against monies funds deposited into the PPI Trust account.

**COMPANY BANK ACCOUNT DETAILS**

Account Name	Portfolio Property Investments	Branch Code	622002
Name of Branch	ABLE Bank	Account Type	Current
Account Number	9710287711		

**COMPANY CONTACT DETAILS**

Portfolio Property Investments  
 20 Corporate Park  
 11 Riverside Crescent  
 La Lucia Ridge  
 Johannesburg  
 South Africa  
 Tel: +27 (0)11 566 4665  
 Fax: +27 (0)11 566 4510  
 Email: info@portfolio-property.com

**FOR OFFICE USE ONLY**

TENANT'S DECA	
JFC CHECK	
LANDLORD CHECK	

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Tenant Details

Landlord Details

**PORTFOLIO PROPERTY INVESTMENTS**  
 www.portfolio-property.com

**INVENTORY OF MOVABLES**

It is hereby acknowledged by all parties to this agreement that the property is being let together with the following movable items and that they (and their contents) are returned in good order on completion of the lease agreement:


**LIST OF DEFECTS**

It is hereby acknowledged by all parties to this agreement that the property is being let with the following defects:


Page 21 of 21

Tenant Details

Landlord Details

# LEASE AGREEMENTS (Continued)

35 MORELAND DRIVE, GLEN ANIL



### AGREEMENT OF LEASE

THIS AGREEMENT OF LEASE IS MADE BETWEEN THE UNDERSIGNED PARTIES AND IS A PART OF THE COLLECTION OF DOCUMENTS RELATING TO THE SALE OF THE PROPERTY TO BE REFERRED TO AS THE "PROPERTY".  
 \*\*\* COMMERCIAL \*\*\*  
 The following agreement was entered into by the parties to the Lease and is a part of the Collection of Documents relating to the Sale of the Property to be referred to as the "PROPERTY".  
 Reg. No. 2009/18034623 - 7th Flr. 417023403  
 Address: 25 Corporate Park, 11 Simons Crescent, Leidsdorp, Midrand, Gauteng, 2008, South Africa  
 Tel: +27 21 258 6881 Fax: +27 21 258 4318 Email: info@portfolioinvestments.com

#### THE SCHEDULE

##### 1. THE LANDLORDS

Company Name	Tulser Investments Natl CC ( Reg : 2009/03984423 )
Registration No	JFRN Four ( D-691208 9036 085 )
Physical Address	P O Box 65, Gait Rouk, 4361
Telephone Number	PF1 (011 966 4925)
Cell Number	4162036654

##### 2. THE TENANT

Company Name	Mevra Manufacturing 27 CC ( Reg : 2006/10125293 )
Registration No	2006/10125293
Physical Address	Coronation Suburband ( ID : 6711284127007 )
Telephone Number	Unit 03, Elphinstone Park, 26 Moreland Drive, Roehrig
Cell Number	Prattel Suite 101, Private Bag 302, Glenashley, 4022
Company Name	091 865 5365 / 082 780 7020
Cell Number	4646237791

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Tenant Initials  
Landlord Initials



### AGREEMENT OF LEASE

THIS AGREEMENT OF LEASE IS MADE BETWEEN THE UNDERSIGNED PARTIES AND IS A PART OF THE COLLECTION OF DOCUMENTS RELATING TO THE SALE OF THE PROPERTY TO BE REFERRED TO AS THE "PROPERTY".  
 \*\*\* COMMERCIAL \*\*\*  
**COVERING NOTE**

- Readers are advised to refer to the following pages for the full text of the lease agreement:
1. Pages 1 to 10 in the lease agreement.
  2. Pages 11 to 15 in the lease agreement.
  3. Pages 16 to 17 in the lease agreement.
  4. Pages 18 to 19 in the lease agreement.
  5. Pages 20 to 21 in the lease agreement.

- Supporting Documents:
1. Deed of Sale - Copy of Deed of Sale and all company / trust registration documents (Schedule of lease)
  2. Deed of Sale - Copy of Deed of Sale and all company / trust registration documents (Schedule of lease)
  3. Deed of Sale - Copy of Deed of Sale and all company / trust registration documents (Schedule of lease)
  4. Deed of Sale - Copy of Deed of Sale and all company / trust registration documents (Schedule of lease)
  5. Deed of Sale - Copy of Deed of Sale and all company / trust registration documents (Schedule of lease)
  6. Deed of Sale - Copy of Deed of Sale and all company / trust registration documents (Schedule of lease)
  7. Deed of Sale - Copy of Deed of Sale and all company / trust registration documents (Schedule of lease)
  8. Deed of Sale - Copy of Deed of Sale and all company / trust registration documents (Schedule of lease)
  9. Deed of Sale - Copy of Deed of Sale and all company / trust registration documents (Schedule of lease)
  10. Deed of Sale - Copy of Deed of Sale and all company / trust registration documents (Schedule of lease)

Payment of Rent and Deposit  
 \* \* \* \* \*  
 Account: Please refer to the property address on the agreement for the FREEPAY From Trust  
 with a unique PC number for your rental deposits. Once an arrangement is in place, you will be issued  
 COMPANY BANK ACCOUNT DETAILS

Account Name	Branch of First National Bank (ID: 6711284127007)
Branch Name	Branch Code: 412004
Account Number	Account Type: Current

Proof of payment, bank statements and all supporting documents used to be reviewed and verified on page 10 of the lease agreement. The documents to be reviewed and verified are the lease agreement and the documents to be reviewed and verified are the lease agreement and the documents to be reviewed and verified are the lease agreement.

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Tenant Initials  
Landlord Initials

# LEASE AGREEMENTS (Continued)

35 MORELAND DRIVE, GLEN ANIL

**PORTFOLIO PROPERTY INVESTMENTS**  
www.portfolioproperty.com

**1. RENEWAL RENTAL & ESCALATION**

Rental: (As to original lease)  
Escalation: (As to original lease)

**2. THE GUARANTEE / HOLDING DEPOSIT**

Deposit Amount: R 42 781.00

**3. THE DATE OF RENTAL PAYMENT**

Rent is due on: 1st day of every month - 15th of every 2 months

**4. TENANT'S PROPORTIONATE SHARE OF WATER & OTHER COSTS**

Pro-rata share of: R 3 800.00 Excluding VAT / Security per month

**5. THE USE OF THE PREMISES**

Use: Electrical Switchboard Manufacturers

**6. GUARANTEES**

Shares: Fiksel (Pty) Ltd  
Business Number: 50120274887

Page 4 of 22

Tenant Initials  
Landlord Initials

**PORTFOLIO PROPERTY INVESTMENTS**  
www.portfolioproperty.com

**2. THE LARGEST PREMISES**

Address: Unit 03, Elburgh Park, 35 Moreland Drive, Rooyl  
Reference: 488 4877  
Address of the building: N/A  
Floor area: N/A

**4. THE INITIAL PERIOD**

Number of years: 2 (Two) Years

**5. BASIC MONTHLY RENTAL (including VAT)**

INITIAL PERIOD	FROM	TO	RENT (including VAT)
Year 1	01/01/2019	30/06/2019	R 54 038.40
Year 2	01/07/2019	30/06/2020	R 57 207.20
Year 3			
Year 4			
Year 5			
Year 6			
Year 7			
Year 8			
Year 9			
Year 10			

**6. ANNUAL ESCALATION**

Percentage increase: 0%

**7. THE RENEWAL PERIOD**

Number of years: (As to original lease)

Page 5 of 22

Tenant Initials  
Landlord Initials

















# LEASE AGREEMENTS (Continued)

35 MORELAND DRIVE, GLEN ANIL



16. VALUE ADDED TAX  
 16.1 TPVAT is borne by the LESSEE UNLESS OTHERWISE STATED, as amended herein, in each invoice, bill, statement, or other document, including the INVOICE, sent by the LESSOR to the LESSEE in connection with the LESSEE'S obligations under this Lease.

16.2 RECEIVABLES  
 16.1 If any portion of the LESSEE'S receivables, the LESSEE shall be entitled to set off against the net amount due to the LESSOR from the LESSEE'S receivables, including any such set off, in the amount of such set off.

16.3 PERSONAL GUARANTEE  
 This Lease is not enforceable by the LESSEE, but the LESSEE'S obligations hereunder shall be enforceable by the LESSOR against the LESSOR'S personal assets.

*Not Enforceable by the LESSEE, but the LESSEE'S obligations hereunder shall be enforceable by the LESSOR against the LESSOR'S personal assets.*

Tina Kishida  
 Landlord (Solely)

16.4 THE LESSEE'S entire Agreement of Lease shall be deemed to be amended to include the LESSEE'S obligations hereunder, as amended herein, in each invoice, bill, statement, or other document, including the INVOICE, sent by the LESSOR to the LESSEE in connection with the LESSEE'S obligations under this Lease.

16.5 THE LESSEE'S obligations hereunder shall be deemed to be amended to include the LESSEE'S obligations hereunder, as amended herein, in each invoice, bill, statement, or other document, including the INVOICE, sent by the LESSOR to the LESSEE in connection with the LESSEE'S obligations under this Lease.

16.6 THE LESSEE'S obligations hereunder shall be deemed to be amended to include the LESSEE'S obligations hereunder, as amended herein, in each invoice, bill, statement, or other document, including the INVOICE, sent by the LESSOR to the LESSEE in connection with the LESSEE'S obligations under this Lease.

16.7 THE LESSEE'S obligations hereunder shall be deemed to be amended to include the LESSEE'S obligations hereunder, as amended herein, in each invoice, bill, statement, or other document, including the INVOICE, sent by the LESSOR to the LESSEE in connection with the LESSEE'S obligations under this Lease.

16.8 THE LESSEE'S obligations hereunder shall be deemed to be amended to include the LESSEE'S obligations hereunder, as amended herein, in each invoice, bill, statement, or other document, including the INVOICE, sent by the LESSOR to the LESSEE in connection with the LESSEE'S obligations under this Lease.

16.9 THE LESSEE'S obligations hereunder shall be deemed to be amended to include the LESSEE'S obligations hereunder, as amended herein, in each invoice, bill, statement, or other document, including the INVOICE, sent by the LESSOR to the LESSEE in connection with the LESSEE'S obligations under this Lease.

16.10 THE LESSEE'S obligations hereunder shall be deemed to be amended to include the LESSEE'S obligations hereunder, as amended herein, in each invoice, bill, statement, or other document, including the INVOICE, sent by the LESSOR to the LESSEE in connection with the LESSEE'S obligations under this Lease.


16.11 THE LESSEE'S obligations hereunder shall be deemed to be amended to include the LESSEE'S obligations hereunder, as amended herein, in each invoice, bill, statement, or other document, including the INVOICE, sent by the LESSOR to the LESSEE in connection with the LESSEE'S obligations under this Lease.

16.12 THE LESSEE'S obligations hereunder shall be deemed to be amended to include the LESSEE'S obligations hereunder, as amended herein, in each invoice, bill, statement, or other document, including the INVOICE, sent by the LESSOR to the LESSEE in connection with the LESSEE'S obligations under this Lease.

Tina Kishida  
 Landlord (Solely)


# LEASE AGREEMENTS (Continued)

35 MORELAND DRIVE, GLEN ANIL



Signed by the Landlord at WICKHAMPS on the 28 day of SEPTEMBER, 2018.  
 As Witness:  
 1. [Signature]  
 2. [Signature]  
 Signed by the Tenant at Red Hill on the 23 day of SEPTEMBER, 2018.  
 As Witness:  
 1. [Signature]  
 2. [Signature]  
 Signed by the Guarantor at \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
 As Witness:  
 1. \_\_\_\_\_  
 2. \_\_\_\_\_  
 Signed by the Guarantor at \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
 As Witness:  
 1. \_\_\_\_\_  
 2. \_\_\_\_\_

NOTES: If the GUARANTOR is not a company of Portfolio Property Investments, please ensure that the Guarantor is a company of Portfolio Property Investments or a company of a company of Portfolio Property Investments. If the Guarantor is not a company of Portfolio Property Investments, please ensure that the Guarantor is a company of a company of Portfolio Property Investments.



**PROPERTY DETAILS**  
 Street: \_\_\_\_\_ Plot: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
 Mails Postal: 082 700 7000 Section: \_\_\_\_\_  
 Work Number: 031 559 3300 No. Number: 001 894 8883  
 Email Address: pc@ppinvests.net  
 Council: \_\_\_\_\_ District: \_\_\_\_\_  
 Street: \_\_\_\_\_ Section: \_\_\_\_\_  
 Council: \_\_\_\_\_

**CONSENT TO ACCESS AND PROCESS BY PERSONAL INFORMATION**  
I, Hazel Verone, being \_\_\_\_\_ (insert name as per 21(1)(3) CHM/CPA Act 2016) do hereby give permission and my express consent that Portfolio Property Investments may conduct credit checks on me or my company to ensure that a contract/ lease agreement and all other credit checks may be provided to the relevant parties.  
 Signed by: [Signature] (Signed on the 23 day of SEPTEMBER, 2018) (Agency)

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Tenant Initials \_\_\_\_\_  
Landlord Initials \_\_\_\_\_

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Tenant Initials \_\_\_\_\_  
Landlord Initials \_\_\_\_\_

# LEASE AGREEMENTS (Continued)

35 MORELAND DRIVE, GLEN ANIL

**INVENTORY OF MOTORVEHICLES**  
It is hereby acknowledged by all parties to this agreement that the property is being let together with the following motor vehicles and that they shall be maintained and insured to good effect in accordance with the terms of this lease agreement.

Make	Model	Year	Colour	Registration	Insurance

**LIST OF DEDUCTS**  
It is hereby acknowledged by all parties to this agreement that the property is being let with the following deducts:

Electrical Switchgear - Switchgear is old and faulty. Trips occasionally.

**SCHEDULE OF FEES AND PENALTIES**

Item	Description	Amount	Frequency	Notes
1	Annual Rent	1,700.00	Annually	
2	Service Charge	1,000.00	Annually	
3	Landlord's Insurance	200.00	Annually	
4	Landlord's Legal Fees	500.00	Annually	
5	Landlord's Stamp Duty	100.00	Annually	
6	Landlord's Stamp Duty Reserve	100.00	Annually	
7	Landlord's Stamp Duty Reserve	100.00	Annually	
8	Landlord's Stamp Duty Reserve	100.00	Annually	
9	Landlord's Stamp Duty Reserve	100.00	Annually	
10	Landlord's Stamp Duty Reserve	100.00	Annually	
11	Landlord's Stamp Duty Reserve	100.00	Annually	
12	Landlord's Stamp Duty Reserve	100.00	Annually	
13	Landlord's Stamp Duty Reserve	100.00	Annually	
14	Landlord's Stamp Duty Reserve	100.00	Annually	
15	Landlord's Stamp Duty Reserve	100.00	Annually	
16	Landlord's Stamp Duty Reserve	100.00	Annually	
17	Landlord's Stamp Duty Reserve	100.00	Annually	
18	Landlord's Stamp Duty Reserve	100.00	Annually	
19	Landlord's Stamp Duty Reserve	100.00	Annually	
20	Landlord's Stamp Duty Reserve	100.00	Annually	
21	Landlord's Stamp Duty Reserve	100.00	Annually	
22	Landlord's Stamp Duty Reserve	100.00	Annually	
23	Landlord's Stamp Duty Reserve	100.00	Annually	
24	Landlord's Stamp Duty Reserve	100.00	Annually	
25	Landlord's Stamp Duty Reserve	100.00	Annually	

**COMPANY BANK ACCOUNT DETAILS**

Account Name	Moreland & Dalrymple CC-06 Property Investments
Bank Name	ANZ Bank
Branch Name	Manukau
Branch Address	111 HERETAPOA DRIVE, MANUKAU, AUCKLAND

**COMPANY CONTACT DETAILS**

Moreland Property Investments  
 20 Copernicus Park  
 1st Floor Suite 101  
 Teahapea  
 Auckland  
 New Zealand  
 Tel: +62 (0) 9 666 9999  
 Email: info@morelandpropertyinvestments.com  
 Website: www.morelandpropertyinvestments.com

**FOR OFFICE USE ONLY**

Item	Description	Amount	Frequency	Notes

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Tenant Details  
 Landlord Details



# LEASE AGREEMENTS (Continued)

35 MORELAND DRIVE, GLEN ANIL



**AGREEMENT OF LEASE**

(PLANT PLANTING AND RESIDENTIAL COLLECTIONS)  
 ... COMMERCIAL ...

The following Agreement was entered into between the undersigned Parties, their successors and assigns, on this 11th day of August 2018, at Sydney, New South Wales, Australia.  
 The Parties are:  
 1. **LANDLORD:** Portfolio Property Investments Pty Ltd (ACN 620 033 842) (the "Landlord")  
 2. **TENANT:** Tommie Holdings Pty Ltd (ACN 620 033 842) (the "Tenant")

**THE SCHEDULE**

1. THE LAND	
Address	Tommie Investments NSW CC (200700394621)
Registered by	JAVA Form (ID: 851205336685)
Legal Address	P O Box 55, 800 Rocks, 4391
Telephone Number	994 (02) 568 4826
Lot Number	435009454
2. THE TENANT	
Full Name	Tommie Holdings Pty Ltd (ACN 620 033 842)
Registration / Mains Number	188200917A07
Registered by	Grant Watson (ID: 770223 3003 08 2)
Physical Address	Unit 04, Reginald Park, 35 Moreland Drive, Reg Hill, Dubbo, 4650
Postal Address	Water Above
Telephone Number	031 568 4131 / 012 401 6105 / 011 422 8152
Lot Number	4310274123

Page 2 of 22  
 Tenant Initials: [Signature]  
 Landlord Initials: [Signature]



**AGREEMENT OF LEASE**

(PLANT PLANTING AND RESIDENTIAL COLLECTIONS)  
 ... COMMERCIAL ...

The following Agreement was entered into between the undersigned Parties, their successors and assigns, on this 11th day of August 2018, at Sydney, New South Wales, Australia.  
 The Parties are:  
 1. **LANDLORD:** Portfolio Property Investments Pty Ltd (ACN 620 033 842) (the "Landlord")  
 2. **TENANT:** Tommie Holdings Pty Ltd (ACN 620 033 842) (the "Tenant")

**COVERING NOTE**

Reference to the lease to complete the lease agreement

1. This is a copy of the lease to complete the lease agreement
2. This is a copy of the lease to complete the lease agreement
3. This is a copy of the lease to complete the lease agreement
4. This is a copy of the lease to complete the lease agreement

Requesting documentation

1. TCA - Out of State copy of EOT and to Company / Not Applicable
2. JCA - Affidavit of EOT and to Company / Not Applicable
3. EOT - In the presence of the Landlord / Not Applicable
4. Affidavit - In the presence of the Landlord / Not Applicable
5. Lease Plan - Copy of the lease to complete the lease agreement
6. Lease Plan - Copy of the lease to complete the lease agreement

Please note that all terms and conditions contained herein shall be subject to the terms and conditions of the lease to complete the lease agreement.

Payment of Rent and Deposit

The Tenant shall pay to the Landlord the rent and deposit as set out in the lease to complete the lease agreement.

Company Bank Account Details

Account Name	Marsden & Partners Pty Ltd (ACN 620 033 842)
Bank Name	ANZ Bank
Branch Name	Rockdale
Branch Number	612001
Account Number	612001011
Account Type	Current

Please note that all terms and conditions contained herein shall be subject to the terms and conditions of the lease to complete the lease agreement.

Page 1 of 22  
 Tenant Initials: [Signature]  
 Landlord Initials: [Signature]

# LEASE AGREEMENTS (Continued)

35 MORELAND DRIVE, GLEN ANIL



**8. GENERAL RENTAL & ESCALATION**  
 Rent: \$ 40,000.00/Year  
 Includes: [ ] for [ ] per [ ]

**9. THE LANDLORD'S HOLDING REPORT**  
 Report Amount: \$ 40,000.00

**10. DUE DATE OF RENTAL PAYMENT**  
 Rent to be due on: On or before the 1st of every month

**11. TENANT'S PROPORTIONATE SHARE OF TAXES & OTHER COSTS**  
 Shall include: [ ]

**12. THE TERM OF THE PREMISES**  
 Lease: [ ]  
 Workings: [ ]  
 Maintenance: [ ]  
 Administration: [ ]  
 Other: [ ]

**13. SIGNATURE**  
 Name: [ ]  
 Title: [ ]

Page 4 of 21  
 Traces Initials: [ ]  
 Landlord Initials: [ ]



**3. THE LEASE PREMISES**  
 Address: Unit 04, Elveland Park, 35 Moreland Drive, Ruffale, Durban, 4051  
 City: 4051  
 Landmark: [ ]  
 Area of the building: [ ]

**4. THE INITIAL PERIOD**  
 Number of years: 3 (Three) Years

**5. BASIC MONTHLY RENTALS (Including VAT)**

INITIAL PERIOD	FROM	TO	Z.A.R. (including VAT)
Year 1	31 January 2018	31 December 2018	R 24,000.00
Year 2	01 January 2019	31 December 2019	R 27,000.00
Year 3	01 January 2020	31 December 2020	R 31,150.00
Year 4			
Year 5			
Year 6			
Year 7			
Year 8			
Year 9			
Year 10			

**6. ANNUAL ESCALATION**  
 Percentage increase: 8 %

**7. THE RENEWAL PERIOD**  
 Number of years: [ ]

Page 5 of 21  
 Traces Initials: [ ]  
 Landlord Initials: [ ]








# LEASE AGREEMENTS (Continued)

35 MORELAND DRIVE, GLEN ANIL



**PORTFOLIO PROPERTY INVESTMENTS**  
www.ppia.com.au | ppia@ppia.com.au


10.1.1.1. The Tenant shall be responsible for the payment of all rates and taxes levied on the Premises, including but not limited to, council rates, water rates, sewerage rates, electricity rates, gas rates, telephone rates, internet rates, and any other rates or taxes levied on the Premises.

10.1.1.2. The Tenant shall be responsible for the payment of all rates and taxes levied on the Premises, including but not limited to, council rates, water rates, sewerage rates, electricity rates, gas rates, telephone rates, internet rates, and any other rates or taxes levied on the Premises.

10.1.1.3. The Tenant shall be responsible for the payment of all rates and taxes levied on the Premises, including but not limited to, council rates, water rates, sewerage rates, electricity rates, gas rates, telephone rates, internet rates, and any other rates or taxes levied on the Premises.

10.1.1.4. The Tenant shall be responsible for the payment of all rates and taxes levied on the Premises, including but not limited to, council rates, water rates, sewerage rates, electricity rates, gas rates, telephone rates, internet rates, and any other rates or taxes levied on the Premises.

10.1.1.5. The Tenant shall be responsible for the payment of all rates and taxes levied on the Premises, including but not limited to, council rates, water rates, sewerage rates, electricity rates, gas rates, telephone rates, internet rates, and any other rates or taxes levied on the Premises.



**PORTFOLIO PROPERTY INVESTMENTS**  
www.ppia.com.au | ppia@ppia.com.au

10.1.1.6. The Tenant shall be responsible for the payment of all rates and taxes levied on the Premises, including but not limited to, council rates, water rates, sewerage rates, electricity rates, gas rates, telephone rates, internet rates, and any other rates or taxes levied on the Premises.

10.1.1.7. The Tenant shall be responsible for the payment of all rates and taxes levied on the Premises, including but not limited to, council rates, water rates, sewerage rates, electricity rates, gas rates, telephone rates, internet rates, and any other rates or taxes levied on the Premises.

10.1.1.8. The Tenant shall be responsible for the payment of all rates and taxes levied on the Premises, including but not limited to, council rates, water rates, sewerage rates, electricity rates, gas rates, telephone rates, internet rates, and any other rates or taxes levied on the Premises.

10.1.1.9. The Tenant shall be responsible for the payment of all rates and taxes levied on the Premises, including but not limited to, council rates, water rates, sewerage rates, electricity rates, gas rates, telephone rates, internet rates, and any other rates or taxes levied on the Premises.

10.1.1.10. The Tenant shall be responsible for the payment of all rates and taxes levied on the Premises, including but not limited to, council rates, water rates, sewerage rates, electricity rates, gas rates, telephone rates, internet rates, and any other rates or taxes levied on the Premises.



# LEASE AGREEMENTS (Continued)

35 MORELAND DRIVE, GLEN ANIL



11. The Tenant agrees to indemnify and hold the Landlord harmless from all claims, damages, losses, and expenses, including reasonable attorneys' fees, arising out of or from the use, operation, maintenance, or condition of the Premises, whether or not caused in whole or in part by the negligence of the Landlord, its agents, employees, invitees, or licensees, or the negligence of any third party. This obligation shall not be limited by any limitation on the amount or type of damages, compensation, or benefits payable by or for any third party under any workers' compensation act, disability benefit act, or other employee benefit act. This obligation shall not be limited by any limitation on the amount or type of damages, compensation, or benefits payable by or for any third party under any workers' compensation act, disability benefit act, or other employee benefit act.

12. The Tenant shall be responsible for obtaining all necessary permits, licenses, and approvals from the appropriate government agencies for the use of the Premises. The Tenant shall be responsible for obtaining all necessary permits, licenses, and approvals from the appropriate government agencies for the use of the Premises.

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 Landlord Signs

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 Tenant Signs  
 Landlord Signs







# LEASE AGREEMENTS (Continued)

35 MORELAND DRIVE, GLEN ANIL

**PORTFOLIO  
PROPERTY  
INVESTMENTS**  
Investment & Property Management Solutions  
17 King St Level 2, Sydney NSW 2000

**Signatures**

As Witness: [Signature] Date: 1 day of November 2018

As Witness: [Signature] Date: [Signature]

As Witness: [Signature] Date: [Signature]

As Witness: [Signature] Date: [Signature]

**PORTFOLIO  
PROPERTY  
INVESTMENTS**  
Investment & Property Management Solutions  
17 King St Level 2, Sydney NSW 2000

**Signatures**

As Witness: [Signature] Date: 1 day of November 2018

As Witness: [Signature] Date: [Signature]

As Witness: [Signature] Date: [Signature]

As Witness: [Signature] Date: [Signature]

**PORTFOLIO  
PROPERTY  
INVESTMENTS**  
Investment & Property Management Solutions  
17 King St Level 2, Sydney NSW 2000

**Signatures**

As Witness: [Signature] Date: 1 day of November 2018

As Witness: [Signature] Date: [Signature]

As Witness: [Signature] Date: [Signature]

As Witness: [Signature] Date: [Signature]

**PORTFOLIO  
PROPERTY  
INVESTMENTS**  
Investment & Property Management Solutions  
17 King St Level 2, Sydney NSW 2000

**Signatures**

As Witness: [Signature] Date: 1 day of November 2018

As Witness: [Signature] Date: [Signature]

As Witness: [Signature] Date: [Signature]

As Witness: [Signature] Date: [Signature]

Tenant Name: [Signature]  
Landlord Name: [Signature]

**CONSENT TO ACCESS AND INSPECT MY PERSONAL INFORMATION**

I, [Name] (Member since 19/01/2018) (E&I ID Number) [E&I ID Number]  
 hereby give permission and my express consent that Portfolio Property Investments may use my personal  
 information for the purposes specified in this consent form. I understand that my personal information may be  
 accessed by the other party to this consent form.  
 I agree to give Portfolio Property Investments access to my personal information for the purposes  
 specified in this consent form.

Tenant Name: [Signature]  
Landlord Name: [Signature]



# GEOGRAPHIC REPRESENTATION

Through our major Shareholders, Strauss Daly Attorneys we have offices in the following regions:

