



# C B Properties

Member of the HBA Group of Companies  
Prop. C Brinkworth

Phone 012 660 1100  
 Fax 012 660 2319  
 e-mail info@cbproperties.co.za  
 Website www.cbproperties.co.za

Reference : G:\6\_DOCS\6\_DATA\CBPRI\Forms\lotc60129\_offer\_to\_lease\_commercial.doc

CB Centre P O Box 153  
 75 Durham Road Irene  
 Clubview, 0014 0062  
 Centurion South Africa

## Offer to Lease

### Commercial Premises

**This Offer to Lease, is made to the Landlord,**

**CB Properties**

#### 1. Details of Premises

Building	CB Centre
Address	75 Durham Road, Clubview East, Centurion, 0014
Unit	
Comprised of	

#### 2. Rental

Initial gross rental	R	per month, ex VAT.
Annual escalation		%
Operational costs	Included in monthly rental.	
Municipal rates, taxes and service charges	Included in monthly rental.	
Escalation in Municipal rates, taxes and service charges	Pro-rata, according to rent-roll percentage of the property.	

#### 3. Other Regular Charges

Daily cleaning (This service is mandatory)	R	per month, ex VAT.
Electricity	Charged per consumption, which is individually metered.	
Internet access	Charged per consumption over free allocation of megabytes.	
Shadenet parking, per bay (Subject to availability)	R	per month, ex VAT.
	per	Number of bays desired

#### 4. Deposit, Contract and Non-recurring Charges

Deposit	Two months rental (no VAT payable). Payable on signing of Lease Agreement.
Lease Agreement Administration charges	R350,00 ex VAT.
Stamps on Lease	R0,50 per R100,00 of the value of the lease. Payable on signing of Lease Agreement.
First Month's rental	Payable before occupation.

<b>This Offer is made by, the Offeror,</b>	
I/We (Full names and surname)	
On behalf of ("The Offeror")	
Warrant that I/we am/are duly authorised to make this offer on behalf of the offeror and do hereby offer and bind the offeror to lease from you the premises described above on the following terms and conditions;	

<b>A. Period of the Lease</b>	
Requested date of occupation	
Date of commencement of lease	
Duration of the lease	

If, in the opinion of the Landlord, the premises are not ready for occupation on the requested date of occupation, the Landlord may adjust all the above dates by means of a written notice to the Offeror, which shall be equally binding.

<b>B. Use of the Premises</b>			
The premises will be used for the purpose of			
Normal business hours for the duration of this lease which may result from the acceptance of this offer	Monday to Friday		Saturdays
	h	until h	h until h
Approximate number of people who will be present daily			Employees
			Public

<b>C. Details of the Offeror</b>	
<b>C.1. The entity</b>	
Registered name of company, corporation or partnership	
Registration Number	
Trading name of company, corporation or partnership	
Represented by	
Surname, and full names	
ID number	
Business postal address	
Business physical address at present	
Residential address	
Business telephone number	( )
Business fax number	( )
Cellphone number	( )
Home telephone number	( )
e-Mail address	

<b>C.2. Details of directors, shareholders, members, or partners of the Offeror</b>				
Surname, and full names	ID number	Residential address	Business and home telephone numbers	% Shareholding
			( ) ( )	
			( ) ( )	
			( ) ( )	
			( ) ( )	
			( ) ( )	

<b>C.3 Banking details of the Offeror</b>						
Bank	Branch code	Type of account			Account name	Account number
		Cheque	Savings	Other		

<b>C.4 Credit Statement by the Offeror</b>		
Have the Offeror (the Entity), or any of the directors, members or partners ever been declared insolvent, or have they ever entered into a compromise with any of their creditors?	No <input type="checkbox"/>	Yes <input type="checkbox"/> If Yes, give full details;

**5. Binding Agreement**

Acceptance of this offer by the Lessor shall constitute a binding agreement of lease in terms of the common law, unless the Offeror subsequently signs the standard Agreement of Lease used from time to time by CB Properties, in which case the latter shall prevail.

**6. Alterations and Subletting**

No structural, electrical, or plumbing alterations shall be made and subletting shall not be permitted without the Landlord's written permission.

**7. Sureties**

If the Offeror is a company or close corporation, the directors / members shall bind themselves as sureties and co-principal debtors.

**8. Breach**

Any breach by the Offeror of the terms of the agreement which may result from the acceptance of this offer shall entitle the Landlord, without prejudice to any other rights, either to cancel this agreement, to eject the Offeror, and to claim damages or demand specific performance.

**9. Costs**

The Offeror shall be liable for stamp duty on acceptance of this offer and on signing the Agreement of Lease, as well as lease administration charges, shown above.

**10. Administration Agent**

It is noted that where the Landlord stated on the cover page of this Offer is other than CB Properties, CB Properties act as Lease Administration Agents for the Landlord, and as such are empowered to draft and administer the Lease Agreement.

**11. Introducing Agent**

It is noted that the following agent was responsible for the introduction of the Offeror to the Landlord.

--

The Introducing Agent, by his signature to this Offer to Lease;

- 1. Agrees to perform all required credit checks on the Offeror,
- 2. Endeavours to ensure that all facts presented in this offer are correct,
- 3. Agrees to assist in the preparation and acceptance of the final Lease Agreement, and
- 4. Acknowledges that he is familiar with, and accepts the commission offered by CB Properties.

**12. Special Conditions**

--

On behalf of the Offeror \_\_\_\_\_

Date \_\_\_\_\_

On behalf of the Introducing Agent \_\_\_\_\_

Date \_\_\_\_\_

On behalf of the Landlord \_\_\_\_\_

Date \_\_\_\_\_