

ADOPTION CHECKLIST

ADMISSION NO:

MBV 10489

CONTRACT NO:

MA 0289

- ☒ Admission Form
- ☒ Application for adoption
- ☒ Pre-Home Inspection Report
- ☒ Adoption contract
- ☒ Copy of Identity Document or Driver's License
- ☒ Proof of Residence
- ☒ Letter from Body Corporate
- ☒ Sterilization Contract and Date of sterilization Contract End June
- ☒ Copy of Vaccination Record/ Certificate
- ☒ Microchip
- ☒ Microchip Registration- chip number _____

ADOPTER INFO:

NAME & SURNAME Lettie Swanepoel

Contact INFO: 076 317 9069



992003000645835

Completed by: _____

Date: 25/04/26

Manager: _____

Date: 25/04/26

FUTURE POST HOME INSPECTION (every 6 Months)	
Date of Inspection	Date of Inspection

*This checklist must be completed and attached to the front of every adoption that has been processes.
All documents relating to a single adoption must be kept together in a single bundle, in order of checklist.*

ANNEXURE A

Additional Household Members & Emergency Contacts

1. Spouse Details

- Full Name: _____
- Contact Number: _____
- Email Address: _____

2. Additional Family Member/Friend Details

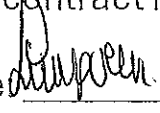
- Full Name: Louis Shampae
- Contact Number: 060 692 9802
- Email Address: LouisShampae14@gmail.com.

3. Previous SPCA Adoption

- Have you previously adopted SPCA? (Yes/No)
- If yes, when? _____
- Where? _____
- What animal did you adopt? _____

1. Adoption Contract Acknowledgment

I, the adoptee, confirm that I have read and fully understand the adoption contract in its entirety.

Signature 

Date: 25/04/26

Patches

APPLICATION TO ADOPT AN ANIMAL

PLEASE NOTE: We retain the right to decline this application

The following documents to be attached: - ID, proof for residence, proof that pets are allowed.

NAME - Prof/Dr/Mr/Ms (including initials): Lettie Swanepoel

HOME ADDRESS: 11 Diaz Street, Da Nour, Mosselbay

ID NO.: 7308310134085

POSTAL ADDRESS: AS ABOVE

TEL NO (H): _____ (B): _____

CELL NO: 076 317 9069 FAX NO: _____

EMAIL: lettie.swanepoel@lifehealthcare.co.za

Address where animal will be kept: AS ABOVE

Occupation: Unit Manager Theatre Life Bayview Private Hospital

Do you own or rent your property: Rent Do you have consent from owner / Body Corporate? Yes

Are you a student with consent to keep pets: _____

YES/NO

Reason for wanting animal: Our Mini Doberman Pincher was 15 yrs old when we moved to Mbay and we had to put her to sleep. We really feel a gap in our lives.

Is the animal for yourself? _____

YES/NO

Is the animal a replacement for a pet which has died from: Distemper/Parvovirus/Snuffles/Cat Flu/Biliary _____

YES/NO

What breed of dog or cat are you interested in? Cross breed

Can you afford private fees? Yes Who is your vet? Vital Vet

How many animals live on the property? DOGS? 0 CATS? 3 OTHERS 0

What are the sexes of your animals? DOGS: Male 0 Female 0 CATS: Male 2 Female 1

Are all your animals sterilised? Give details Yes

How many dogs and cats have you owned in the last 3 years? DOGS? 2 CATS? 3 OTHER? _____

Which animals do you still have, and what happened to the others? 3 Cats, dogs passed away

Is your property fenced and has a proper gate? Yes Will you chain/ an animal? NO

Full description of the fencing and gate: Walls Height: 2 M

What shelter is provided: OUTDOORS _____ KENNEL _____ OTHER Indoors

Have you previously had pets from an SPCA? Yes 16 yrs ago Are there children under 10 in your household? 1

Pre Home Inspection Fee: _____ Receipt No: _____

Declaration: The above information is true and correct
I confirm that I have never been convicted nor charged with cruelty or neglect of any animal.

SIGNATURE OF APPLICANT P. Swanepoel

Date of application 20/04/2026

MICROCHIPPED ANIMAL REGISTRATION FORM

* COMPULSORY FIELDS

* PRINT INFORMATION

Please note that it is the Pet Owner's responsibility to ensure that the Pet's details are registered on the BackHome Database

VET OR WELFARE ORGANISATION

Vet Practice Number *

Vet Practice Name *

Vet Practice Phone - Daytime *

PET OWNER INFORMATION

Cell No. * 076 317 9069

Only mobile numbers in South Africa, Botswana and Namibia will be receiving SMS notifications.

E-mail * bettie.swanepoel@lifehealthcare.co.za

If possible, please provide a personal email, not a company email.

Title * MRS

Initials * L

Surname * Swanepoel

Street * 11 Diaz STREET

City

Suburb

Area Code DA NOVA

Country

Province

Phone - Day time

Phone - Night time

OTHER CONTACTS

Title *

Initials *

Surname *

Cell No. *

Title *

Initials *

Surname *

Cell No. *

Title *

Initials *

Surname *

Cell No. *

CHIP DETAILS

Registration Date *

Date of Implant * 25 - 04 - 2026

Was the Microchip implanted by this veterinary practice? ☒ Yes ☐ No

Name of Vet who implanted the Chip KAY LEUERS

PET DETAILS

Pet Name PATCHES

Date of birth

Species * CANINE

Breed * XBREED

Colour BROWN + WHITE

Markings

Gender Male ☒ Female

Sterilised Yes ☒ No

KENNEL UNION OF SOUTH AFRICA (KUSA)

Are you a KUSA Registered Member? Yes ☐ No ☐

KUSA Registration Number

Pet Registered Name

MEDICAL

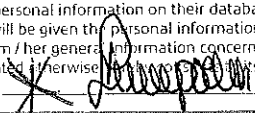
Medical Conditions

Medical Insurance Company

Medical Insurance Policy Number

Medical Insurance Phone

PROTECTION OF PERSONAL INFORMATION LAW

The client hereby agrees that his / her personal information herein supplied and / or any of his / her personal information already in possession of the veterinarian may be processed by the said Veterinarian and / or it's office to bring about this agreement between the client and the veterinarian. The client further agrees that the veterinarian may forward his / her personal information to VIRBAC (Supplier of the Chip), in order for Virbac to lodge the clients personal information on their database for tracking purposes. The client also agrees that where other relevant institutions need to trace a lost animal, and they use that code on Virbac's website they will be given the personal information of the owner of said animal. The client also agrees that his / her personal information may be used by Virbac to forward him / her a Newsletter as well as to send him / her general information concerning pets. The client acknowledges that he / she has a right to object to the processing of its personal information for marketing purposes and unless expressly stated otherwise, the client agrees that his personal information being used by Virbac RSA (Ltd) Pty for the above-mentioned purposes. SIGNATURE 

REGISTRATION PROCESS - Please use one of the following option to register on the backhome database

1. On-line Log onto www.backhome.co.za. Complete the registration process.
2. By fax Fax this completed form to BackHome on 0800 222 546 (TOLL FREE) or 011 852 6364
3. By e-mail Scan and E-mail the completed form to backhome@virbac.co.za or backhome.support.external@virbac.co.za
4. By App Download the Virbac Backhome Africa App



REPUBLIC OF SOUTH AFRICA
NATIONAL IDENTITY CARD

Surname:
SWANEPOEL
Name:
ALETTA CATHARINA
Sex:
F
Nationality:
RSA
Identity Number:
7308310134085
Date of Birth:
31 AUG 1973
Country of Birth:
RSA
Status:
CITIZEN



Signature:

AleTTa



Conditions:

This card has been issued by the
Department of Home Affairs in terms of the
Identification Act, Act 68 of 1997

If found please return to the Department of Home Affairs
For enquiry or verification purposes contact 0800 60 11 90

Date of issue:
22 DEC 2014



001296626





STERILISATION CONTRACT

PLEASE READ CAREFULLY - THIS IS A LEGAL DOCUMENT

CONTRACT No. MA0289DATE: 25/04/2026

between

Mosselbay

SPCA

and

730 831 0134 085
lettie.swanepoel@lifehealth
car.co.za

Name

Lettie Swanepoel

Address

11 Diaz Street, Da Nova

Telephone Numbers (H)

076 317 9069

(B)

to have spayed / neutered / vasectomised (delete whichever is not applicable):

Animal's Name

Patches

Sex

Female

Age

8 weeks

Description

X Breed

On (due date)

End June

Adoption Form No.

MA0289on the understanding that you will arrange to have this done at the
Veterinary HospitalMosselbay SPCA

1. Should the animal be taken to another Veterinary Hospital or Clinic for this surgical procedure without the written authorisation of this Society, the owner will be responsible for the payment of any fees incurred.
2. If the animal is not sterilised on the due date mentioned above, the Society reserves the right to confiscate the animal and **NO MONEY WILL BE REFUNDED**. The owner agrees that a member of the SPCA's staff may enter upon their premises in order to remove and/or inspect the animal.
3. This animal cannot be passed on to a new owner. The original sterilisation contract will be cancelled and a new one issued in the new owner's name free of charge.
4. In the event of the animal's death, proof must be submitted to the Society within seven (7) days.
5. The owner undertakes to bring the section 1 above to the attention of the Veterinary Practitioner who may, or will be, consulted by the owner.

I have read and fully understand the conditions above, which I accept unconditionally.

Signature of new Owner

For SPCA:

CONFIRMATION OF STERILISATION:

Vet: _____

Signed: _____

Date: _____



99200300064835

ADMISSION NO

MBV 10489

PRE AND POST HOME INSPECTION FORM DOMESTIC ANIMALS

PASSED: ☒ YES / NO

DATE UNDERTAKEN: 22-4-26 TIME: 15:10

NAME OF APPLICANT: Lettie Swanepeel

ADDRESS: 11 Diaz Street, Da Nova

HOME TEL. No: CELL No: 076 317 9069

ANIMAL(S) ADOPTING: Small xbreed "Patches"

SEX: Female AGE: 8 weeks

PRE-HOME INSPECTION:

PROPERTY DESCRIPTION			
Type and height of fence: <u>Mall</u>	Suitability of fence (i.e. small pets can't escape): <u>2m</u>		
Suitable shelter? (i.e. Kennel in protected area)	YES ☒ / NO ☐	Any sign of Chain/Runner?	YES ☐ / NO ☐
Is the front yard separated from the back?	YES ☒ / NO ☐	If yes, what partitioning?	<u>wooden</u>
Any hazards? (pool, rubble, razor wire, etc)	YES ☐ / NO ☒	Specify:	
Does applicant live at the address?	YES ☒ / NO ☐	How many animals are on the property?	<u>3 Cats</u>

DESCRIPTION OF ANIMALS ON PROPERTY

	1	2	3	4	5
BREED					
CONDITION					
WELFARE (good?)					
SEX & AGE	/ 11w	/	/	/	/
STERILISED	YES ☐ / NO ☐	YES ☐ / NO ☐	YES ☐ / NO ☐	YES ☐ / NO ☐	YES ☐ / NO ☐

OTHER INFORMATION / COMMENTS

Approved

PROPERTY APPROVED FOR THE FOLLOWING ANIMALS:

- ☒ CATS
 ☒ SMALL DOGS
☒ MEDIUM DOGS
 ☐ LARGE DOGS

INSPECTED BY: William Brey NSPCA: 1 SIGNATURE: _____

POST HOME INSPECTIONS

DATE	RESULT	REMARK	BY WHOM

DIAGRAM OF PROPERTY ON REVERSE OF THIS PAGE

[illegible]

I WAS DEWORMED ON

DATE PRODUCT DATE PRODUCT

14/04/2010 Milpro



Exitel Plus Exitel Plus XL

DEWORMING FOR HEALTHIER DOGS

NOTES TO MY OWNER

Regular vaccines as prescribed by my veterinarian and deworming every 2 weeks for under 12 weeks of age and every 3 months when 12 or older are very important for keeping me healthy!

RABIES MOVEMENT PERMIT

This certificate also serves as a movement permit for this animal within the Republic of South Africa on condition that:

1. It accompanies the animal;
2. Property of origin is free from quarantine restrictions imposed for rabies control purposes;
3. The rabies vaccine immunity is valid;
4. The certificate was signed in the spaces below to confirm that the conditions 1 and 3 were met before the intended movement.

DATE

SIGNATURE

SIGNATURE

PRACTICE STAMP

CERTIFICATE OF STERILISATION

VETERINARIAN'S SIGNATURE

DATE

DOCTOR'S NAME

Garden Route SPCA
P.O. Box 250
George, 6530
Ph (044) 593 - 0024

PRACTICE STAMP

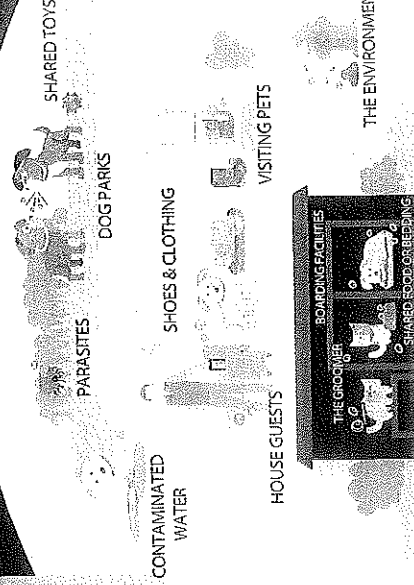


Animal Health

Intervet South Africa (Pty) Ltd, Reg. No. 1991/006580/07
20 Spartan Road, Spartan, 1619, RSA | Private Bag X2026, Isando, 1600, RSA
Tel: +2711 923 9300, Fax: +2711 392 3158, Sales Fax: 086 603 1777
www.msd-animal-health.co.za ZA-NOV-21120001

VACCINE RECORD CARD

Vaccination protects your pet against
DANGEROUS GERMS
that can be everywhere.



PET'S NAME

WAXET

GARDEN ROUTE SPCA
MOSSEL BAY

18 BILL JEFFERY AVE
KWANONQABA

044 693 0824
072 287 1761

theatrem@grspca.co.za

Consulting Hours

Monday and Friday: 09:00-16:00
Wednesday: Closed
Tuesday and Thursday: 09:00-16:00
Saturday: 09:00 -11:00

ADMISSION, ASSESSMENT AND HISTORY RECORD

loaded



Garden Route

KENNEL No. <u>ISO 9 K 15</u>				ADMISSION No. <u>MBY10489</u>		
☒ Stray	☐ Surrender	☐ Abandoned	☐ Returned	☐ Impounded	☐ Confiscated	☐ Request for euthanasia
Date in <u>14/04/20</u>			Time in <u>16:50</u>		Date for release	

IDENTIFICATION & LOST AND FOUND			Lost & Found checked	☒ Yes ☐ No	Lost & Found Date checked	<u>14/04/20</u>
Microchip/Collar or ID tag found	☒ Yes ☐ No	Date scanned or checked	<u>14/04/20</u>	Microchip or ID Tag number	<u>none</u>	

DESCRIPTION & HISTORY	☒ Dog	☐ Cat	Other species (Specify) <u>yelem</u>			
	Breed	<u>x Breed</u>		Colour and Markings	<u>White & Brown</u>	
	Condition	<u>Good</u>		Sex	<u>Female</u>	Age
	Temperament	<u>Friendly</u>		Sterilisation details	<u>none</u>	Name
	Coat <u>S</u>	Tail <u>L</u>	Teeth Condition <u>Good</u>	Ears <u>up</u>	Size <u>small</u>	
	Area found / collected from	<u>Herbisdale</u>				Date
	Reason for surrender	<u>Stray</u>				

ASSESSMENT		Surrendered by		Name		<u>Anne Stander</u>	
GOOD WITH: Yes No		Found by		☒			
Children	☐	Residential Address		<u>Donkeweg 16, Hartenbos</u>			
Cats	☐	Postal Address		<u>None</u>			
Other Dogs	☐	Tel (H)		<u>None</u>	Tel (W)	<u>None</u>	Cell
Livestock/Other	☐	Email		<u>None</u>			
DO THEY: Yes No		Donation R		<u>None</u>	Cash	Card	EFT
Jump Fences	☐	(Receipt No.)		<u>None</u>			
Run Away	☐						
COMMENTS:							
<u>Stray brought by mom</u>							

PLEASE INSIST ON A RECEIPT

Confiscated: OB No: _____ Case No: _____ Inspector: W. Stander

STATEMENT OF SURRENDER

I do hereby certify that I **DO / DO NOT** own the animal/s described above, that **IT IS / IT IS NOT** a stray and I **DO / DO NOT** know where it comes from. I also freely surrender all interest, if any, therein to the SPCA, and I request that the animal be dealt with as deemed advisable in the discretion of the SPCA. It is expressly agreed that neither the SPCA nor its officers and employees will incur any obligation to me on account of such disposition of said animal/s. I confirm that I am over the age of eighteen (18) years of age. Also see "Conditions on reversed side."

Hiermee verklaar ek dat ek hierdie hierbo beskryf **BESIT / NIE BESIT NIE**, dat dit 'n **RONDLOPER / NIE RONDLOPER NIE** is, en dat ek **WEET / NIE WEET** waar dit vandaan kom nie. Ek doen ook vrywillig afstand van alle belange daarin, indien enige, ten gunste van die DBV en ek versoek dat die dier hanteer word soos wat die DBV goed ag. Daar word uitdruklik ooreengekom dat nog die DBV nog sy amptenare, en werknemers enige verpligtinge het, teenoor my ten opsigte van die hantering van die dier/e. Ek bevestig dat ek bo die ouderdom van agtien (18) jaar is. Sien ook die "Voorwaardes" op die agterblad.

Signature		Witness for Society	
FOR OFFICE USE: PENDING ADOPTION		Details of second Applicant	
Details of first Applicant		Details of third Applicant	

Claimed ☐ Adopted ☐ Euthanased ☐ Died ☐ Other ☐ On Date: _____

6 DEPOSITS

6.1 The amount of the deposit referred to in clause 6.1 of the Terms and conditions will be:

R 15 000 TO BE PAID ON OR BEFORE 27 JUNE 2025

7 LANDLORD'S DETAILS

Bank: ABSA

Name of Account Holder: HC PRETORIUS

Account No: 4048113720

Type of Account: CHEQUE

CONFIRM BANKING DETAILS TELEPHONICALLY BEFORE MAKING ANY PAYMENT.

TERMS AND CONDITIONS OF LEASE AGREEMENT

The terms and conditions set out in this document (titled "Terms and Conditions of Lease Agreement") ("Terms and Conditions") and the Schedule of Particulars ("Schedule") to which these Terms and Conditions are attached (and any annexures hereto) together constitute the lease agreement ("Agreement" or "Lease") between the Landlord and the Tenant. Where words are used in the Schedule or in these Terms and Conditions with capital letters, such words will have the meanings defined or given to them in the Schedule or in these Terms and Conditions.

1. LEASE

The Landlord lets to the Tenant who hires the Premises on the terms and conditions set out in this Agreement.

2. PERIOD OF LEASE

2.1 Fixed Period

This Lease will endure for the fixed period ('Fixed Period') as set out in clause 4 of the Schedule and totals a period of 12 months.

2.2 Option to Renew

2.2.1 The Tenant may apply to the Landlord, in writing, for the Lease to be renewed for a further period of 12 months, provided that the Tenant gives such notice to the

Landlord at least 2 (TWO) calendar months before the Expiry Date. Such a renewal shall be at an escalation of 5% percent per year.

2.2.2 Should the Tenant and the Landlord not agree to an extension of the Lease as aforesaid, the Tenant shall vacate the Premises on the Expiry Date.

2.2.3 The Tenant may terminate this fixed term agreement before the Expiry Date by giving 20 (twenty) business days written notice to the Landlord. This right is afforded the tenant in terms of the Consumer Protection Act 68 of 2008.

2.2.4 If the Tenant so terminates, then the Tenant will be liable to pay all amounts due by the Tenant in terms of this Agreement up to the date of cancellation, plus a reasonable cancellation penalty. The cancellation penalty shall be equal to 2 (TWO) months rental.

3 OCCUPATION OF THE PREMISES

3.1 Occupation of the Premises will be given to the Tenant on the Commencement Date (set out in clause 4.1 of the Schedule) provided that the Tenant has complied with his/her/its obligations in clause 3.2

3.2 The Deposit, the 1st (first) month's Rental and any other amount(s) due and payable by the Tenant in terms of this Agreement prior to the date of occupation must reflect as "cleared funds" in the trust account of THE LANDLORD before occupation of the Premises will be permitted.

4 RENTAL

4.1 The Tenant agrees to pay the monthly rental ("Rental") as set out in clause 5 of the Schedule.

4.2 The Rental shall be payable monthly in advance and shall be due on the 1st (first) day of each and every month and shall be paid directly into the trust account nominated by the Landlord, details of which are set out in clause 7 of the Schedule.

5 PENALTIES

Any Rental payment received after the 1st (first) day of the month (as referred to in clause 4.2) may be subject to, at the Landlord's discretion, a penalty of R250.00 (TWO HUNDRED AND FIFTY RAND) to cover any administration costs incurred by the Landlord, which penalty the Tenant hereby acknowledges as being fair and reasonable.



8 PAYMENTS GENERALLY

- 8.1 All payments by the Tenant in terms of this Agreement shall be paid without any deduction and free of exchange and bank charges.
- 8.2 The Tenant shall provide the Landlord with proof of all payments made.

9 TENANT'S OBLIGATIONS

9.1 The Tenant shall –

- 9.1.1 be responsible for the maintenance of the interior of the Premises and the Tenant undertakes to deliver the Premises back to the Landlord upon termination of the Lease in the same good order and condition as received by the Tenant from the Landlord, fair wear and tear excepted;
- 9.1.2 not make any alterations or additions whatsoever to the Premises without the prior written consent of the Landlord. In the event of the Landlord agreeing to any such alteration or addition to the Premises, the Landlord shall be entitled, at his/her/its sole and absolute discretion, on termination of this Agreement, to require the Tenant to restore the Premises at the Tenant's expense to the same condition it was in prior to such alteration or addition. On termination of the Lease, the Tenant shall be obliged to remove any/or all of the alterations, additions or improvements at the Tenant's cost and shall be obliged to make good any damage incurred by such removal unless otherwise agreed in writing with the Landlord. If the Tenant does not remove all the alterations, additions or improvements by the Expiry Date or date of termination, then the remaining items shall become the property of the Landlord who shall be entitled to remove and make good the affected areas at the Tenant's cost or retain such alterations, additions or improvements without compensating the Tenant therefore. The Tenant shall have no claim of any nature whatsoever for any improvements or alterations effected with or without the Landlord's consent. The Tenant furthermore waives any improvement lien that he may have and agrees that he shall have no right to occupy the Premises pending the outcome of any legal or other dispute that may arise between the parties in respect of an alleged improvement lien;
- 9.1.3 replace at his expense any light bulbs, fluorescent tubes, fluorescent starters and tap washers on the Premises;
- 9.1.4 keep all sewerage pipes, water down pipes, guttering, water traps and drains, as applicable, on the Premises, free from obstruction and blockage and shall remove, at this cost any blockage or obstruction therein;
- 9.1.5 keep the grounds of the Premises in a clean and tidy condition, free from all litter, and where applicable, the Tenant agrees to trim the hedges regularly, to keep the garden and lawn watered (such watering to be in accordance with the prevailing municipal regulations) and to cut the grass regularly and to water, weed and generally maintain the flowerbeds.

17.1.3 breaches any other material term of this Agreement and fail to remedy such breach within a period of 7 (seven) business days after receiving written notice calling on the Tenant to remedy; and/or

17.1.4 commits an act of insolvency, is declared insolvent, compounds with his/her/its creditors or fails to satisfy a court judgement made against him, then the Landlord shall be entitled to summarily cancel this Agreement and in the case of clause 18.1.3, to remedy such breach and immediately recover the total cost incurred in doing so.

17.2 Any exercise of the Landlord's rights in terms of this clause 17 shall be without prejudice to any other rights which such party may have in law in terms of this Agreement or in law.

18. HOLDING OVER

18.1 In the event of the Tenant remaining in occupation of the premises after termination of the Lease whether such termination is disputed by the

Tenant or not, -

18.1.1 the Tenant shall be obliged to continue to pay all Rental and all other amounts due in terms of this Agreement on the due dates for payment of such amounts until such time as the Tenant vacates the Premises;

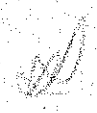
18.1.2 the Landlord shall be entitled to recover and accept such payments;

18.1.3 the acceptance by the Landlord of such payments shall be without prejudice to and shall not in any manner whatsoever affect the Landlord's rights to terminate this Lease and/or to claim any damages whatsoever.

18.2 Should the dispute referred to in clause 18.1 be determined in favour of any Landlord, the payments made to the Landlord in terms of this clause shall be regarded as amounts paid by the Tenant in respect of any loss and/or damages sustained by the Landlord as a result of the Tenant's material breach.

19. ADDRESS FOR DELIVERY OF NOTICES

19.1 The Landlord chooses the address as stated in clause 1.3 or any new alternative address that shall be supplied to One Way Estates hereafter, of the Schedule and the Tenant chooses the Premises, for the service of all written notices and legal documents in terms of this Agreement. On termination of this Agreement, the Tenant shall be obliged to provide an alternative address to the Landlord for this purpose, in writing.



- 9.1.6 not cut or remove trees or plants or effect any material alteration to the garden, without the Landlord's prior written consent;
- 9.1.7 keep the electrical, water and gas installations in good working order and condition, fair wear and tear excepted, and shall not make any additions or alterations to these installations;
- 9.1.8 If any, maintain the swimming pool, motor, filtration plant and all pool cleaning equipment in good working order and free from all obstruction and contamination, using and employing the appropriate chemicals. The Tenant should take note that the swimming pool area may not have safety measures restricting access to the pool, and the Tenant should make his/her/its own arrangements to restrict access thereto if necessary;
- 9.1.9 not place or hang out any articles of washing, clothing or household linen on any window, stoep, balcony or on the outside of the Premises other than in the place set aside for this purpose;
- 9.1.10 neither do nor permit to be done in or upon the Premises anything which may be a nuisance to or which may in any way interfere with the quiet or comfort of neighbours;
- 9.1.11 not contravene any Law or Regulation (Municipal or otherwise)
- 9.1.12 not cede or assign this Agreement, nor sublet the Premises or any portion thereof without the prior written consent of the Landlord;
- 9.1.13 be given written consent to apply for business rights within Municipal regulations. Failure to obtain such consent is completely at the tenant's own risk, and the rental agreement will still be enforced for a period of 24 (twenty four) months, irrespectively;
- 9.1.14 not place any person in occupation of the Premises, without the prior written consent of the Landlord;
- 9.1.15 be allowed that the Premises may to be continually inhabited by a reasonable number of persons as is required for the purposes of running their day care facility or rental requirements, as the case may be, within the municipal regulations;
- 9.1.16 be responsible for effecting in his own name a Household Comprehensive and Public Liability policy/ies to cover all the personal effects and all bodily injury claims upon the Premises and shall pay the premiums in respect thereof (this is because the Tenant has no claim against the Landlord in relation to any of the Tenant's or occupants' possessions being damaged, lost or stolen, whilst on the Premises, or any bodily injury claims);
- 9.1.17 shall not carry on any trade on or from the Premises unless permitted by law or regulation and the prior written consent of the Landlord has been obtained – See Addendum A;
- 9.1.18 shall not process, nor keep any combustibles or hazardous goods on the Premises unless the prior written consent of the Landlord has been obtained, provided that the Tenant shall be entitled to store a reasonable supply of paraffin oil, LP gas and candles for normal household purposes;

8 PAYMENTS GENERALLY

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9.1 The Tenant shall –

- 9.1.1 be responsible for the maintenance of the interior of the Premises and the Tenant undertakes to deliver the Premises back to the Landlord upon termination of the Lease in the same good order and condition as received by the Tenant from the Landlord, fair wear and tear excepted;
- 9.1.2 not make any alterations or additions whatsoever to the Premises without the prior written consent of the Landlord. In the event of the Landlord agreeing to any such alteration or addition to the Premises, the Landlord shall be entitled, at his/her/its sole and absolute discretion, on termination of this Agreement, to require the Tenant to restore the Premises at the Tenant's expense to the same condition it was in prior to such alteration or addition. On termination of the Lease, the Tenant shall be obliged to remove any/or all of the alterations, additions or improvements at the Tenant's cost and shall be obliged to make good any damage incurred by such removal unless otherwise agreed in writing with the Landlord. If the Tenant does not remove all the alterations, additions or improvements by the Expiry Date or date of termination, then the remaining items shall become the property of the Landlord who shall be entitled to remove and make good the affected areas at the Tenant's cost or retain such alterations, additions or improvements without compensating the Tenant therefore. The Tenant shall have no claim of any nature whatsoever for any improvements or alterations effected with or without the Landlord's consent. The Tenant furthermore waives any improvement lien that he may have and agrees that he shall have no right to occupy the Premises pending the outcome of any legal or other dispute that may arise between the parties in respect of an alleged improvement lien;
- 9.1.3 replace at his expense any light bulbs, fluorescent tubes, fluorescent starters and tap washers on the Premises;
- 9.1.4 keep all sewerage pipes, water down pipes, guttering, water traps and drains, as applicable, on the Premises, free from obstruction and blockage and shall remove, at this cost any blockage or obstruction therein;
- 9.1.5 keep the grounds of the Premises in a clean and tidy condition, free from all litter, and where applicable, the Tenant agrees to trim the hedges regularly, to keep the garden and lawn watered (such watering to be in accordance with the prevailing municipal regulations) and to cut the grass regularly and to water, weed and generally maintain the flowerbeds;

- 9.1.19 not deface, mark, paint or drive nails, hooks or screws into doors, ceilings or floors of the Premises. Should the Tenant drive nails or screws into the walls to hang pictures/paintings, the Tenant shall upon termination or expiration of this Lease make good the affected walls, at his expense, to the satisfaction of the Landlord. No Prestik or any other adhesive whatsoever may be used on any walls, ceilings or floors;
- 9.1.20 remove all mould and fungus from the walls, tiles, grouting, ceilings and any other affected areas of the Premises, using a suitable cleaning solvent as soon as mould and/or fungus appears on these surfaces;
- 9.1.21 notify the Landlord of any defects or damages to the Premises promptly and confirm in writing by no later than 72 (seventy two) hours of the Tenant becoming aware of any defect/s or damage/s to the Premises, in order that the Landlord may, if applicable, lodge a claim with the Landlord's insurers;
- 9.1.22 ensure that the Landlord is at all times aware of the Tenant's current telephone, cell phone, fax numbers and email address in order that the Landlord may communicate with the Tenant whenever necessary;
- 9.1.23 not allow any sale by public auction to be held on the premises;
- 9.1.24 not keep birds, animals or pets of any kind upon any part of the Premises without the prior written consent of the Landlord; and
- 9.1.25 keep the premises free from pests (such as cockroaches, rats, mice and bees) and have the Premises fumigated as necessary save for the first 60 (sixty) days after the Commencement Date, during which period this shall be the landlord's responsibility.
- 9.2 The Tenant shall not be entitled to incur any costs or expenses for any repairs required to the Premises (or any part thereof) for which the Landlord may be responsible without the prior written consent of the Landlord.
- 9.3 The Landlord shall not be called upon to make any repairs of any kind to the Premises or the surrounding premises of which it forms part (or any improvements thereon) occasioned by any acts, omissions or neglect of the Tenant, his/her/its invitees or guests.
- 9.4 Any television aerial or satellite dish installation or signal improvement required by the Tenant will be for the Tenant to arrange and will be for the Tenant's account.
- 9.5 The installation, transfer or discontinuation of service in respect of any electronic or telephony service on the Premises will be the responsibility of the Tenant.
- 9.6 In the event of a burglary of the premises, the Landlord shall be liable to make good any damages caused to the Premises by such burglary, subject to the availability of suitable contractors/workman to quote for and effect the repairs. The Tenant acknowledges that any such repairs may need to take place as part of an insurance claim instituted by the Landlord, in which event there may be a delay in effecting the necessary repairs, during which period

- the Tenant will take reasonable precautions to protect and safeguard the Premises, persons on the Premises and his possessions thereon.
- 9.7 If an alarm is fitted to the premises and the Tenant requires the alarm to be upgraded and/or improved or to be linked via a telephone line or radio transmitter to an armed response or monitoring facility, it will be the Tenant's responsibility to arrange this and all associated costs will be for the Tenant's account.

10 LANDLORD'S OBLIGATIONS

The Landlord shall –

- 10.1 pay all rates and taxes plus any VAT thereon, in respect of the Premises to the Local Authority and pay any levies plus VAT thereon, if applicable as applicable;
- 10.2 ensure that the rates and/or levies, water and all other applicable service accounts in respect of the Premises are paid up to the Commencement Date;
- 10.3 keep and maintain in good order and condition the foundations, exterior walls and roof of the Premises together with the external floors, walls and ceilings (save for sectional title schemes or share block schemes where the relevant body corporate or share block company shall be responsible therefore) but shall not be responsible for damage to any of the Tenant's possessions as a result of any defect of any nature whatsoever, whether patent or latent in the outside wall and roof. The Landlord shall not be liable for any damage to any of the Tenant's or any third parties' possessions in or upon the premises, caused by water or water leakage on the Premises;
- 10.4 remedy, at his/her/its cost, any root invasion of the drains and sewers, and any damage to or defect in the drains, sewers or gutting on or about the Premises, whether structural or caused by wear and tear;
- 10.5 effect any repairs required in respect of the pool motor and filtration plant (where required), other than deliberate and/or negligent damage caused by the Tenant;
- 10.6 keep the Premises and any fixtures, fittings or items of furniture on the Premises belonging to the Landlord, insured, to the full value thereof, against damage caused by fire, flood and other usual risks under terms of insurance customarily applicable to Premises of this nature;
- 10.7 maintain and repair the major installations to the Premises, including without limitation, the boiler and hot water cylinder(s) (geyser) on the Premises;
- 10.8 be responsible for the maintenance and safety of gas installations (if such exists) and electrical installations on the Premises provided that the Tenant does not interfere with or otherwise tamper with such installations. The Tenant must immediately notify the Landlord if

15. VACATION OF PREMISES

15.1 Upon termination of this Agreement (for whatever reason) the Tenant shall immediately vacate the Premises and restore possession of the Premises and all items thereof and all keys, remotes and security access tags, as applicable, (including duplicates made) to the Landlord in a good order and condition, fair wear and tear excepted.

15.2 The Tenant shall be responsible for all costs in restoring possession of the Premises as contemplated in clause 15.1

15.3 Without limiting the general obligations in clauses 15.1, 15.2 and all other relevant provisions in this Agreement, the Tenant shall at his own cost –

15.3.1 make good any damage to the walls (except to the extent the Landlord is responsible to repair such damage in terms of clause 10.3);

15.3.2 engage a contractor reasonably acceptable to the Landlord to professionally clean all carpets on the Premises;

15.3.3 have the interior of the Premises professionally fumigated if the Tenant has kept pets of any nature whatsoever on the Premises.

15.4 Upon termination of the Lease (for whatever reason) the Landlord and Tenant will arrange a joint inspection of the Premises at a mutually convenient time not earlier than 3 (three) days before to the Expiry Date or the date of termination of this Agreement to determine if any damage was caused to the Premises during the Tenant's occupation thereof.

15.5 The inspection of the Premises shall be at a time that is mutually convenient to the Tenant and the Landlord provided that such inspection takes place during normal business hours i.e. business days.

15.6 If the joint inspection takes place before the Tenant has fully vacated the Premises then the Landlord shall have the right to re-inspect the Premises once entirely vacated by the Tenant to ascertain whether any damage has occurred subsequent to the 1st (first) inspection or in the course of vacating the Premises.

15.7 If the Tenant fails to respond to the Landlord's request for an inspection, or fails to attend any such mutually arranged inspection, the Landlord shall inspect the Premises within 7 (seven) days after the Landlord has become aware that the Tenant has vacated the Premises in order to assess any damages or loss which occurred during the tenancy.

15.8 If the Tenant has not returned or restored possession of the Premises in as good and clean condition in which it was at the Commencement Date, with fair wear and tear excepted, then the

19.2 Either party may change his service address referred to in clauses 19.1 to any other physical address in the Republic of South Africa by providing written notice to the other party.

19.3 Any notice which any party requires to give to the other party shall be in writing in English, and

19.3.1 be delivered by hand or email; and

19.3.2 if delivered by hand or sent by email during business hours, it shall be presumed to have been received on the date of delivery or date sent by email. Any notice delivered after business hours or on a day which is not a business day will be presumed to have been received on the following business day;

19.4 Notwithstanding this clause 19, any notice given in writing in English, and actually received by the party to whom the notice is addressed, will be deemed to have been properly given and received, notwithstanding that such notice has not been given in accordance with this clause.

20 APPLICABLE LAW AND JURISDICTION

20.1 Subject always to the provisions of any law requiring or permitting a party to have a dispute determined in any other manner or by any other dispute resolution body or authority, the Tenant consents to the jurisdiction of the Magistrates Court in which district the Premises is situated in relation to any legal proceedings arising from this Agreement or the cancellation thereof, notwithstanding that the subject matter or cause of action would otherwise be beyond the jurisdiction of the Magistrate's Court.

20.2 The Landlord reserves the right to institute proceedings in the High Court, where permitted to do so in law.

20.3 This Agreement shall be governed in accordance with the laws of the Republic of South Africa.

21 COSTS

If a party takes any legal steps against the other in terms of this Agreement, then the party in default shall be obliged to pay on reasonable demand all costs, together with any VAT thereon, incurred by the aggrieved party, including collection commission, storage and other charges, as well as legal costs on the scale as between "attorney-and-client" or otherwise as determined by the Court or other dispute resolution body. The parties acknowledge that the reference to the scale as between "attorney and client" is a reference to fees and costs that a client would be charged by his own attorney.



24. APPOINTMENT OF AGENT AND AGENCY FEE

24.1 The Tenant acknowledges that One Way Estates has been appointed as the Landlord's Agents to act on his behalf.

24.2 The Landlord shall pay One Way Estates an once-off fee ("Procurement Fee")

R7 000 (SEVEN THOUSAND RAND)

24.3 The Procurement Fee shall be due and payable on the Commencement Date.

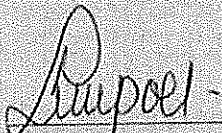
25. OFFER TO LEASE

25.1 The first signature on this Agreement, i.e. by the Tenant, constitutes an irrevocable offer to lease the Premises, which offer shall be open for acceptance by the Landlord up until (i.e it shall expire on) 12 JUNE 2025 at 17h00

25.2 The Landlord may accept the offer by signing in the designated space provided below.

25.3 If the Landlord fails to accept the offer by the due date (as contemplated in clause 25.1) then this offer will lapse.

Thus done and signed by the Tenant at Alberton on this 17 day of 06 2025



FOR: THE TENANT

(Who warrants he/she/it is duly authorised)

Thus done and signed by the Tenant at _____ on this _____ day of _____ 20____

FOR: THE LANDLORD

(Who warrants he/she/it is duly authorised)

The benefits of this Agreement are hereby accepted by:

FOR: ONE WAY ESTATES

6 DEPOSIT

- 6.1 The Tenant agrees to pay a deposit to the Landlord) in the amount as set out in clause 6.1 of the Schedule ("Deposit") on OR BEFORE 27 JUNE 2025.
- 6.2 The Deposit will be held as security for the performance of the Tenant's obligations under this Agreement and to compensate the Landlord for any breach by the Tenant of any obligations set out in this Agreement. The Landlord has the right to apply the whole or any part of the Deposit plus any interest earned thereon, to cover any liability of whatsoever nature for which the Tenant is responsible in terms of this Agreement, including without limitation any legal costs incurred by the Landlord as a result of a breach of this Agreement.
- 6.3 If the whole or any portion of the Deposit so applied or if the amount of monies that the Landlord is entitled to deduct from the Deposit exceeds the amount held as the Deposit, then the Tenant shall reinstate the Deposit to its original amount or pay that additional sum to the Landlord by the Tenant.
- 6.4 The Deposit will be held until after the termination of this Lease when the Tenant has vacated the Premises and has discharged all his obligations to the Landlord under this Agreement. The balance of the Deposit (if any), together with any interest earned thereon, will be refunded to the Tenant within 14 (fourteen) business days after termination of this Lease.
- 6.5 The Tenant shall not be entitled to set-off or withhold payment of any Rental or any other monies payable under this Agreement on the ground that the Landlord holds the Deposit or any part of it.

7 PAYMENT OF UTILITY SERVICES

The Tenant shall with effect from the Commencement Date, be liable to pay promptly on due date, to the Landlord, all applicable fees for water, electricity and refuse disposal charges, and any other services, plus VAT thereon, provided to and/or consumed at/on the Premises except insofar as any of the aforementioned services are included in any levy payable by the Landlord in terms of clause 10.1 hereof. The municipal account will stay on the name of the Landlord and the Landlord will send the monthly municipal account upon receipt to the Tenant, who will be responsible to pay her part of the municipal account within two days of receipt to the Landlord in his nominated bank account.



Landlord shall have the right to arrange for the Premises to be cleaned by a professional cleaning service, at the Tenant's cost.

16. DAMAGE OR DESTRUCTION

16.1 If during this Agreement the Premises is so damaged or destroyed that it cannot be beneficially occupied, then this Lease will terminate unless the parties agree otherwise in writing.

16.2 If the Premises is significantly damaged but can still be beneficially (and legally and safely) occupied, this Lease will remain in force and the Landlord shall repair the damage without undue delay and the Tenant shall be entitled to a total or partial remission of the Rental so as to compensate the Tenant fairly for being deprived of beneficial occupation whether in whole or in part due to the damage and subsequent repair work carried out on the Premises but the Tenant shall not have any claim upon the Landlord for any damages in consequence of any such deprivation, including, but not limited to, costs/expenses in regard to vacating the Premises, relocating costs, finding and paying for alternative accommodation.

16.3 Should the Landlord consider that it is not commercially or financially feasible to reinstate or restore the Premises then the Landlord shall be entitled to terminate this Agreement. The Landlord shall inform the Tenant of such decision within 30 (thirty) days after the date on which the Premises was damaged and the Tenant shall be entitled to a remission in Rental for any period that it paid but did not have beneficial occupation of the Premises.

16.4 If the Landlord effects the necessary repairs to the Premises, the Tenant shall be obliged to re-occupy the Premises, and the Tenant shall from such date of occupation be obliged to recommence with the Rental and other payments. If the premises are not made available to the Tenant within 30 (thirty) days after the occurrence of the damage, then the Tenant may at his/her/its election terminate this Agreement by giving notice in writing to the Landlord.

17. BREACH

17.1 If the Tenant –

17.1.1 fails to pay any amount due in terms of this Agreement (including but not limited to the Deposit, Rental, arrear water and electricity) within 3 (three) business days after receiving written notice demanding payment of such amount;

17.1.2 sublets the Premises or any part thereof without obtaining the written consent of the Landlord;





Registered with the PPRA

Lease Agreement (Procurement of Tenant)

SCHEDULE OF PARTICULARS

1. LANDLORD DETAILS

1.1 Names: MANIE & MARINDA PRETORIUS FAMILIE TRUST regno IT1499/2011 hierin verteenwoordig deur HERMANUS CHRISTOFFEL PRETORIUS (the "Landlord")

1.2 Registration/ID No: 7109015227087

1.3 Address: 209 FLORA ROAD DANA BAY 6510

2. TENANT DETAILS

2.1 Name: ALETTA CATHARINA SWANEPOEL (the "Tenant")

2.2 Registration/ID No: 7308310134085

3. PROPERTY DETAILS

3.1 Physical address: 11 DIAZ STREET, DA NOVA, MOSSEL BAY

3.2 Erf no: 3753 (the "Premise")

4. LEASE PERIOD

4.1 Commencement date: 28 JULY 2025 ("Commencement Date")

4.2 Date of expiry: 31 JULY 2026 ("Expiry Date")

5. MONTHLY RENTAL

The monthly rental shall be R15 000 (FIFTEEN THOUSAND RAND) per month payable monthly before the first of each month directly into the Landlord's account specified hereunder.

any of these installations are not working properly or are not in good order or otherwise appear to be unsafe;

10.9 properly maintain and where necessary repair and/or replace at his cost, any doors, doorhandles, locks and keys, glass, windows, window fasteners, electrical fittings and fixtures, bath, basins, sanitary ware, water taps, burglar alarms, automated gates/garage doors and sprinkler systems, other than where any damage is caused by the deliberate and/or negligent actions or omissions of the Tenant or his/her/its invitees or guests, in which event it shall be the Tenant's responsibility. The Landlord shall also be responsible for any maintenance, repairs or replacement, as necessary, as a result of fair wear and tear in respect of any of the aforementioned items;

10.10 ensure that the electrical, water and gas installations in the Premises will be in good working order and safe for use by the Tenant.

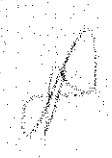
11 LIMITATION OF LIABILITY AND INDEMNITY

11.1 The Landlord shall not be responsible to the Tenant for any injury, personal injury or loss or damage (including damage or loss to any property or possessions in the Premises) of any description which the Tenant or any member of the Tenant's family, or any employee or servant or relative, friend or acquaintance, visitor, invitee or guest of the Tenant may sustain directly or indirectly in or about the Premises arising from fire, flood, storm, riot, civil commotion, theft, robbery, accident or any other cause whatsoever. The Tenant hereby accepts responsibility for, and indemnifies the Landlord, his employees, servants or agents against any claims for injury, loss or damage caused to any such person or their effects. The Tenant will arrange his own, adequate and relevant public liability cover, safeguarding the Tenant against any third party claims.

11.2 The Tenant hereby indemnifies and holds the Landlord harmless against any claims by third parties against the Landlord for injury, losses or damages caused by the Tenant or his/her/its guests or invitees.

11.3 The Landlord will not be responsible for any loss or inconvenience suffered as a result of a failure of supply or service to the Premises which is supplied by a third party.

11.4 The Landlord shall not be liable for any loss or damage which the Tenant may sustain as a result of any timber, irrespective of whether same forms part or not of the Premises and/or out buildings, infested by woodborers and/or other termite or beetle that infests or destroys wood.



22 GENERAL

22.1 The Landlord and the Tenant acknowledge that they have read and understood the contents of this Agreement.

22.2 This Agreement constitutes the whole agreement between the parties who acknowledge that no warranty, representation, guarantee, term or condition of whatsoever nature, save as contained herein, has been made or given in regard to any matter affecting this Agreement.

22.3 No addition to or variation, deletion or agreed cancellation of this Agreement will be of any force or effect unless in writing and signed by the parties.

22.4 Whenever in this Agreement there is a reference to "business days" the reference shall be construed as any day other than a Saturday, Sunday or public holiday as gazetted by the government of the Republic of South Africa from time to time and "business hours" shall be construed as being the hours between 08h30 and 17h00 on any business day. Any reference to time shall be based upon South African Standard Time.

22.5 No concession or indulgence that may at any time be granted by the Landlord to the Tenant, whether in respect of time for payment of rental or otherwise, shall be deemed to be a waiver of, or affect, prejudice or derogate from the rights of the Landlord under this Agreement.

22.6 Should two or more persons sign this Agreement as Landlords or Tenants, such persons shall be jointly and severally liable for the due performance of the Landlord's or Tenant's obligations, as the case may be, in terms of this Lease.

22.7 The parties signing this Agreement on behalf of the Landlord and the Tenant warrant and represent that they have the authority and power to sign this Agreement.

22.8 Where the Tenant is married in community of property, then the signature to this Agreement of the spouse of the Tenant constitutes the written consent required by the Matrimonial Premises Act No. 88/1984. If the signature of the spouse is not appended to this Agreement then the signature by the Tenant alone constitutes a warranty that the Tenant is a person who has the necessary contractual capacity to be bound by this Agreement without such consent.

23. ADDITIONAL TERMS

23.1 This lease agreement is subject to a satisfactory credit check of the tenant before 10 JUNE 2025;

23.2 _____

12 WARRANTY BY LANDLORD

The Landlord warrants that he is not leasing the Premises to a Tenant in the ordinary course of business ("business" being defined in the CPA as the continual marketing of goods or services, i.e. in the context of this Agreement the term "business" means the continual marketing of properties) and as such this lease does not constitute a "transaction" for purposes of the Consumer Protection Act, 2008.

13 INSPECTION AND DEFECTS

13.1 Prior to occupation of the Premises by the Tenant, the Tenant and the Landlord shall arrange and conduct a joint inspection of the Premises, at a time convenient to the parties (during business hours on a business day), to see if there are any defects or damages to the Premises. The parties shall make a list of the defects and damage and attach such list to this Agreement.

13.2 If the Tenant fails to attend the inspection at the date and time mutually agreed upon (or fails to attend an inspection at such other later date and time arranged by the parties), then the Premises will be considered free from defects and in a good condition. Notwithstanding the aforementioned, the Landlord shall not be obliged to effect any repairs and or maintenance in respect any of the defects listed by the Tenant and the Tenant accepts the premises "voetstoots" as it stands.

14 ACCESS TO PREMISES

14.1 The Tenant shall give the Landlord or his agent or contractors or other persons authorised by the Landlord, access to the Premises for the purpose of –

14.1.1 showing prospective tenants the Premises during the last 3 (three) months of the Fixed Period or any renewal period;

14.1.2 showing prospective buyers the Premises;

14.1.3 inspecting the Premises;

14.1.4 making any repairs; and/or

14.1.5 any other legitimate purpose.

14.2 For purposes of clause 14.1 the Landlord shall give at least 24 (twenty four) hours notice to the Tenant (except in an emergency), which notice may be given orally or in writing at the Landlord discretion.

14.3 The Landlord undertakes to take reasonable steps to minimise or prevent any interference to the Tenant.

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