

LEASE AGREEMENT

ENTERED INTO BY AND BETWEEN:

1. PARTIES:

1.1 THE LESSOR IS:

Villa Roos Eiendome Pty Ltd

Registration no: K2022/601487

Heidelberg.

Gauteng.

1441

E-mail: catharineroos1@gmail.co.za

CELL: 082-466-2559

1.2 THE LESSEE'S IS:

Leon & Sunè Groenewald

ID No: 991111 5114 08 3 and 970814 0164 08 7

13 Aquarius

38 Jordaan Street

Heidelberg Gauteng 1441

E-mail: lgroenewald45@gmail.com & sunecilliers1@gmail.co.za

CELL: 066-238-2074 and 060-828-1072

2. RECITAL:

WHEREAS;

2.1 The LESSOR is the registered owner of:

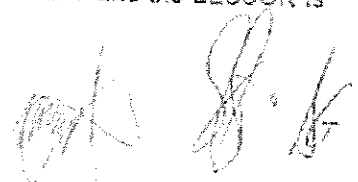
PORTION OF ERF 17, Section 13 of plan 381/1985 known as Aquarius, 38 Jordaan Street, HEIDELBERG, Province of GAUTENG; EXTENT: 93 square meters,

together with all permanent fixtures and fittings, improvements, erections and installations in respect thereof commonly known as and situate at 13 Aquarius, 38 Jordaan Street, HEIDELBERG, GAUTENG, 1441

hereinafter referred to as the "PROPERTY";

2.2 The LESSEE is desirous of hiring from the LESSOR the PROPERTY and the LESSOR is prepared and willing to let to the LESSEE the PROPERTY;

2.3 NOW THEREFORE it is agreed as contained herein.



the commencement date of this agreement. The cancellation is to be in writing with proof that the other party has received it within the three-month timeframe.

If the LESSEE cancels this agreement within nine months from the commencement date of this agreement, a penalty equals to three months of the monthly rental will be payable by the LESSEE.

23. COMPLETE AGREEMENT:

23.1 This LEASE AGREEMENT constitutes the whole agreement between the parties and no warranties or representations, whether express or implied not stated herein, shall be binding on the parties.

23.2 No agreement of variance with the terms and conditions of this LEASE AGREEMENT shall be binding on the parties unless reduced to a written agreement signed by and on behalf of the parties.

23.3 No indulgence by either party ("the grantor") which may be granted to the other party ("the grantee") shall constitute a waiver of any of the rights of the grantor who shall not thereby be precluded from exercising any right against the grantee which may have arisen in the past or of which may arise in the future.

Thus, done and signed at Heidelberg on this the 27 day of January 2025.

AS WITNESSES:

[Signature]

[Signature]
LESSOR

Thus, done and signed at HEIDELBERG on this the 27 day of JANUARY 2025.

AS WITNESSES:

1. [Signature]

[Signature]
LESSEE

AS WITNESSES:

1. [Signature]

[Signature]
LESSEE SPOUSE

AQUARIUS BODY CORPORATE
PET OWNERSHIP APPLICATION

I, Sune Groenewald, owner/tenant of Unit 13, Tel 0608281072

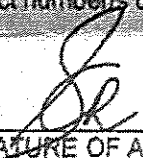
herewith apply for permission to keep the following pet/s on the premises:-

Name	Breed/Type	Description	Sex	Spayed/Neutered
Vlokkie	Staffie	Medium size	Male	Will be done through SPCA after approval from body corp.

I have read, understand and agree to the Rules as provided and I have submitted copies of veterinary certificates for attachment to this application. A copy of this signed application will be issued to me and the other copy placed on file with the Body Corporate.

My pet/s will be kept in a responsible manner and proper care will be provided as set in the above Rules.

In the event of my absence from my unit, I will prior to my departure, submit the name/s and contact number/s of the caretaker/s responsible for the care of my pet.

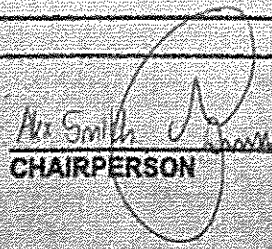

SIGNATURE OF APPLICANT

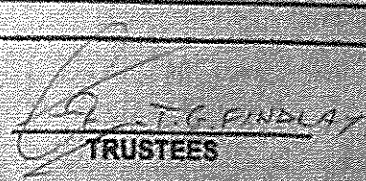
2026/01/25
DATE

APPLICATION APPROVED: YES/NO

COMMENTS:

SIGNED:


CHAIRPERSON


TRUSTEES