

AGREEMENT OF SUB-LEASE

Between

THE LESSEE: IGROW WEALTH INVESTMENTS (PTY) LTD
Identity Number: 8007035093084 (Jaques Fouche)
Vat Registration Number: 4760231573

and

THE SUB-LESSEE:
SMART AFRIKAA
Registration Number: 2018/635812/07
Herein Represented by: Quinton Qaqambile Lunika
Identity Number: 8710225389085
&
Herein Represented by: Brendon Chetty
Identity Number: 8002145101083
Vat Registration Number: None

The LESSEE, sublets to the SUB-LESSEE THE PREMISES situated at:

Unit 203 (Sect 8) Ridge 5,

Ridgeside

La Lucia Ridge

(IN EXTENT APPROXIMATELY 163 m²)

THE LESSOR:
Russet Trading & Investments 53 (Pty) Ltd
Registration Number: 2007/017144/07
Vat Registration Number: 4540239705

GA
JT QG
RQ

The LANDLORD has consented to the SUB-LEASE Agreement on the following terms and conditions:

1.1 **PERIOD OF SUB-LEASE:** 4 Years

1.2 **BASIC MONTHLY RENTAL** (excluding VAT, op costs & utilities)

| | |
|-------------------------|-------------------------|
| 01/02/2019 – 28/02/2019 | (Beneficial occupation) |
| 01/03/2019 – 31/01/2020 | R31 974.90 + VAT |
| 01/02/2020 – 31/01/2021 | R33 893.39 + VAT |
| 01/02/2021 – 31/01/2022 | R35 927.00 + VAT |
| 01/02/2022 – 31/01/2023 | R38 082.62 + VAT |

1.3 **USE OF PREMISES:** Telecommunication Services

1.4 The costs of preparation and executing this Agreement of Sub-Lease shall be paid by the SUB-LESSEE.

1.5 The SUB-LESSEE shall pay the monthly rental directly to IGROW WEALTH INVESTMENTS (PTY) LTD.

1.6 The SUB-LESSEE shall pay a deposit in the amount of R76165.24 directly to IGROW WEALTH INVESTMENTS (Pty) Ltd.

Deposit to be paid as follows:

01 February 2019 – R38082.62

01 March 2019 – R19041.31

01 April 2019 – R19041.31

2. **DOMICILIUM**

2.1 The SUB-LESSEE chooses as his domicile citandi: 86 Worthing Avenue, Bluff, Durban, Kwa-Zulu Natal, 4001

3. **SPECIAL CONDITIONS:**

3.1 Upon expiry of this Agreement of Sub-Lease, the SUB-LESSEE will have the option to enter into a new Agreement of Lease directly with the LANDLORD.

3.2 The commission shall be paid by IGROW Wealth Investments as per mandate dated 21 January 2019 to Remax-Address.

LEASE AGREEMENT (Annexure "A"):

Save for the aforementioned alterations, the PARTIES agree to all the terms and conditions of the original Lease Agreement, as per Annexure "A" hereto.

SIGNED at 30 Durban this 30 day of January 2019

AS WITNESSES:

1. JT

[Signature]

LESSEE:

IDENTITY NUMBER: 87019936083

2. _____

SIGNED at _____ this _____ day of _____ 2019

AS WITNESSES:

1. JT

[Signature]

SUB-LESSEE : _____

REGISTRATION NO.: _____

HEREIN REPRESENTED BY _____

IDENTITY NUMBER 8710225389055

2. _____

SIGNED at _____ this _____ day of _____ 2019

AS WITNESSES:

3. JT

[Signature]

SUB-LESSEE : _____

REGISTRATION NO.: _____

HEREIN REPRESENTED BY _____

IDENTITY NUMBER 8002143101083

4. _____

9A
JT

SIGNED at Dunbar this 30 day of January 2019

AS WITNESSES:

1. [Signature]

[Signature]

LANDLORD: _____
GRANT ALLAN

[Signature]

2. _____

[Signature]