PORTFOLIO PROPERTY INVESTMENTS
RESIDENTIAL | COMMERCIAL | INDUSTRIAL
www.portfolio-property.com

LEASE RENEWAL AGREEMENT

FULL MANAGEMENT
(TENANT PLACEMENT AND RENTAL COLLECTION)

- - - RESIDENTIAL - - -

COVERING NOTE

Please note that your current lease agreement expires on the 30 June 2026

Should you wish to remain in the premises then you are required to enter into a Lease Renewal Agreement within 30 days of expiry of your current lease.

In terms of Clause 4.5 Should the Lessee wish to remain in occupation but is unwilling to sign the lease renewal then the Lessor will have the right to automatically escalate the rental by 10% whilst charging the relevant lease renewal fee.

You are also required to increase your damage deposit by R600.00

Instructions on how to complete the lease renewal agreement

1. Please initial in the bottom right hand corner of each and every page *(landlord, tenant & witnesses)*
2. Please date and sign in full with 2 (two) witnesses on page 3 *(landlord, tenant & witnesses)*
3. Please sign direct debit mandate with banking details on page 4 *(tenant only)*

Payment of Rent and Deposit

Please continue to make your rental payments into the PPI Trust Account. Please use the unique reference number for your rental deposits. It is recommended that rent is paid via EFT or Stop Order. Cash deposits will attract a fee equivalent to 1.5% of the cash deposit amount. Under no circumstances do we accept **CHEQUE** payments.

COMPANY CONTACT DETAILS

Portfolio Property Investments
20 Corporate Park
11 Sinembe Crescent
La Lucia Ridge
Umhlanga
4051
South Africa

Tel: ++27 (31) 566 4605
Fax: ++27 (31) 566 4510
Email: info@portfolio-property.com

Tenant Initials A.K

Landlord Initials

LEASE RENEWAL AGREEMENT

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Made and entered into by and between the LANDLORD

Nayana Properties (Pty LTD)

(hereinafter called "the LESSOR")

1998/007420/07

(Identity Number / Company Registration Number)

and the TENANT

Amos Kimani

(hereinafter called "the LESSEE")

A1756259

(Identity Number / Company Registration Number)

THE PREMISES

The Lessor hereby lets to the Lessee who hires the property situated at Flat 8, Glenside, 188 Brand Road, Glenwood (hereinafter called "the Premises")

NUMBER OF OCCUPANTS

The premises are to be inhabited by not more than 2 (Two) maximum occupants.

PERIOD OF LEASE

This lease shall commence on 01 July 2026 and shall terminate on 30 June 2027

RENTAL AMOUNT

The rental is the sum of R6600.00 (Six thousand six hundred rand)
Rent is payable monthly on or before the 1st (first) day of each month, without deduction or demand.

HOLDING DEPOSITS

Damage Deposit: Is the sum of R6600.00 (Six Thousand Six Hundred Rand)

Services Deposit: Is the sum of n/a (n/a)

Deposits are to be held in trust by Portfolio Property Investments with all interest accruing to Portfolio Property Investments. These deposits may not be used for the last months' rent, water or electricity account.

Tenant Initials A.K

Landlord Initials

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Signed by the Lessee at Durban on the 10 day of July 20 26

As Witnesses:

1. ______________________

2. ______________________

Lessee /Tenant Signature

Signed by the Lessor at ____________________ on the _____ day of ______________ 20 ____

As Witnesses:

1. ______________________

2. ______________________

Lessor /Landlord Signature

COMPANY BANK ACCOUNT DETAILS

Account Name	*Hancock & Pavlou CC t/a Portfolio Property Investments*		
Name of Bank	*ABSA Bank*	**Branch Code:**	*632005*
Account Number	*9310767733*	**Account Type:**	*Current*

SCHEDULE OF FEES AND PENALTIES

DETAILS	AMOUNT	VAT	TOTAL
Preparation of Lease Agreement	R1,200.00	R180.00	R1,380.00
Renewal of Lease Agreement	R800.00	R120.00	R920.00
Late payment of Rent	R500.00	R75.00	R575.00
Unpaid Debit Orders	R500.00	R75.00	R575.00
Incorrect Deposit Payments	R500.00	R75.00	R575.00
Cash Deposits			1,5% of deposit amount
Interest on Late Payments			Prime plus 2%

Portfolio Property Investments reserves its right to amend these fees from time to time as it deems necessary. The Lessee / Lessor acknowledge that all fees mentioned in the above Schedule are to be recovered as first charge against tenant funds deposited into the PPI Trust account.

Tenant Initials: A.K

Landlord Initials