

SCHEDULE TO OFFER TO LEASE

A. PREMISES:

Shop Number measuring approximatelym² (the "PREMISES") as demarcated on the plan annexed hereto marked Annexure "B" which plan is for identification purposes only. Any variation in the aforesaid approximate area of the PREMISES, as subsequently certified by the Architect, shall not affect the amount of the rental and marketing costs referred to in Clauses F, G, H, I hereto respectively, unless such variation is in excess of 5% of the recorded area of the Lessees premises.

B. LEASE PERIOD:

Subject to the provisions of clause 3 of the offer to lease, this lease shall commence on the ("Commencement Date") and will endure for a period of years until the ("Termination Date") unless otherwise terminated.

C. BENEFICIAL OCCUPATION PERIOD:

..... days.

D. COMMENCEMENT OF TRADING:

Notwithstanding date of signature hereof, the commencement date shall be:

- (i); or
- (ii) the first day following the completion of the fitting out period;
- (iii) the date on which the Lessee is capable of trading from the Premises, whichever is the earlier.

E. EXPIRY DATE

..... 20.....

F. BASIC MONTHLY RENTAL FOR LEASE PERIOD (EXCLUDING VALUE ADDED TAX):

R per month for the period until

R per month for the period until

R per month for the period until

R per month for the period until

R per month for the period until

R per month for the period until

R per month for the period until

R per month for the period until

G. MARKETING COSTS (5% of the rent)

R per month for the period until

R per month for the period until

R per month for the period until

R per month for the period until

R per month for the period until

R per month for the period until

R per month for the period until

H. ESTIMATED RATES AND TAXES (EXCLUDING VALUE ADDED TAX):

R.....

I. LESSEE’S PRO RATA SHARE

..... %

J. TURNOVER RENTAL FOR LEASE PERIOD:

.....% of net annual turnover.

