

ANNEXURE H
TENANT INSTALLATION

1. The Landlord shall contribute an amount of
R _____ (_____ in words _____) excluding VAT,
towards the Tenant's installation costs (Tenant Allowance).

2. Any amount exceeding the above tenant allowance shall be for the Tenant's account.

3. The Tenant shall be responsible for its installation into the Leased Premises by utilizing its own contractor/s, approved by the Landlord in writing subject to the following conditions:-
 - a. Compliance with the requirements set out in clauses 12, 13 and 16 of the Lease;

 - b. Payment of the Tenant Allowance shall be made to the Tenant by the Landlord at times to suit the progress of the works subject to the following:
 - i. Within 7 (seven) business days of submission by the Tenant to the Landlord of an acceptable Tax Invoice, signed by the Tenant confirming that all work has been completed to the Tenant's satisfaction and in accordance with a above.
 - ii. The Landlord's representative inspecting the work and confirming in writing that the work completed conforms to the approved plans and specifications.
 - iii. The Tenant commencing the work on site within 3 (three) months of the Commencement Date and completing the work within a reasonable time thereafter, in compliance with a program to be approved by the Parties prior to the commencement of work on site.
 - iv. Final payment shall be made only upon the provision by the Tenant to the Landlord of copies of the Local Authority occupation certificate and the electrical contractors electrical certificate of compliance and subject to ii above.

4. Should the lease be cancelled or terminated at any time prior to the expiry date, for any reason whatsoever, the Tenant shall refund to the Landlord, a pro-rata portion of the Tenant Allowance, calculated at the ratio that the unexpired period of the Lease bears to the total period of the lease, within 7 (seven) business days of the date of such cancellation/termination.

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