

1. The tenant shall have the option to lease the following premises within the building:
2. This option to lease such additional premises (as identified in clause 1, above) ("the additional premises") shall commence on _____ and shall terminate on _____, following which date this option shall lapse and the tenant shall have no further right of what-so-ever nature to occupy any additional premises within the building or on the site.
3. Should the tenant wish to exercise its option as provided for herein, the tenant shall notify the landlord in writing not less that 60 (sixty) days prior to its intended occupation date and advise the landlord of the date upon which the tenant wishes to commence leasing the additional premises.
4. The monthly rental for additional premises shall be as follows:

(This clause 4 shall be read with clause 9 of the schedule and clauses 4-to-6 of annexure A (terms and conditionS of lease)

4.1 BASIC MINIMUM MONTHLY RENTAL

The basic minimum monthly rental payable by the TENANT to the LANDLORD shall be:

4.1.1 In respect of the additional premises:

FROM	TO	VAT EXCLUSIVE AMOUNT	VALUE ADDED TAX	VAT INCLUSIVE AMOUNT

4.1.2 In respect of the additional outside area

FROM	TO	VAT EXCLUSIVE AMOUNT	VALUE ADDED TAX	VAT INCLUSIVE AMOUNT

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4.1.3 In respect of the additional storage area

FROM	TO	VAT EXCLUSIVE AMOUNT	VALUE ADDED TAX	VAT INCLUSIVE AMOUNT

4.1.4 In respect of the additional covered parking bays

FROM	TO	VAT EXCLUSIVE AMOUNT	VALUE ADDED TAX	VAT INCLUSIVE AMOUNT

4.1.5 In respect of the additional shaded parking bays

FROM	TO	VAT EXCLUSIVE AMOUNT	VALUE ADDED TAX	VAT INCLUSIVE AMOUNT

4.1.6 In respect of the additional open parking bays

FROM	TO	VAT EXCLUSIVE AMOUNT	VALUE ADDED TAX	VAT INCLUSIVE AMOUNT

4.2 OPERATING COSTS

The additional operating costs payable by the TENANT to the LANDLORD shall be:

FROM	TO	VAT EXCLUSIVE AMOUNT	VALUE ADDED TAX	VAT INCLUSIVE AMOUNT

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ADDITIONAL CONTRIBUTION TOWARDS MUNICIPAL AND UTILITY CHARGES

From the commencement of occupation of the additional premises referred to in this Annexure L the tenant shall contribute towards the municipal and utility charges levied upon the building and site in accordance with clause 23 of annexure A hereto and at the amended proportionate share described in clause 5, below.

The new commencement charge as at the occupation date of the additional premises in this respect shall be:

ASSESSMENT RATES: R _____ (excluding value added taxation)
REFUSE: R _____ (excluding value added taxation)
SANITATION: R _____ (excluding value added taxation)
CITY IMPROVEMENT DISTRICT LEVY: R _____ (excluding value added taxation)
OTHER: R _____ (excluding value added taxation)

OTHER RENTAL COMPONENT:

FROM	TO	VAT EXCLUSIVE AMOUNT	VALUE ADDED TAX	VAT INCLUSIVE AMOUNT

5. AMENDED TENANT'S PRO RATA SHARE

From the occupation of the additional premises, the amended pro rata share of the tenant shall be _____ % calculated on the basis of the ratio that the entire leased premises (excluding any and all parking bays) bears to the gross lettable area of the building.

6. USE OF ADDITIONAL PREMISES

7. All other terms and conditions of lease in respect of the leased premises shall be as contained in the agreement.

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