

LEASE AGREEMENT

BETWEEN

**KMAN PROPERTY HOLDINGS (PTY) LTD ("KMAN")– duly represented by
KARABO ANZER MOETSI
(LESSOR)**

AND

**NAME :
IDENTITY NUMBER :
STUDENT NUMBER :
(LESSEE)**

**Accredited by:
NORTH WEST UNIVERSITY
Mahikeng Campus**

Accreditation number: 2023/M0867/3

SCHEDULE

**PREMISES : No. 21 Churchill Street
Golfview, Mahikeng**

LESSEE'S COSTS

The Rental :

The Lessee's contact details :

The Lessor's nominated bank account:

Name of account holder : KMan Property Holding (Pty) Ltd

Bank : First National Bank

Branch : Parktown

Branch code : 250455

Account number : 62731431235

Ref : initials and surname

The Lessor's contact details:

Student Accommodation address :

Cellular number :

Lease start date :

Lease end date :

LEASE

1. The lessor leases a single room to the lessee and, the lessee hires from the lessor in terms of the provisions of this lease.

USE OF THE PREMISES

2. The Lessee will use the premises as a place of residence.

ANNUAL RENTAL

3. The rental payable by the lessee to the lessor is the amount of **R39 200.00**
4. The lessor's nominated bank details are set out in the schedule above.
5. The lessee must:
 - 5.1 ensure that the rental is paid into the lessor's nominated bank account timely; and
 - 5.2 confirm with the lessor that rental has been paid.

CHARGES BY SERVICE PROVIDERS

6. if the lessee arranges for any additional service provider to supply a service to the premises, the lessee must pay such service provider directly. The lessee acknowledges that, given the lessor's interest in the premises, the lessor may at any time request a printout of the lessee account with such service provider.

It is recorded that any failure by the lessee to timeously pay any amount due by him/her to a service provider or to the lessor shall constitute a material breach of this lease.

DEPOSIT

7. No deposit is required.

CESSION, SUB-LETTING AND OTHER CONDITIONS

8. The lessee shall not in any circumstances let out any part of the premises to a third party without the full consent of the lessor.

REASONABLE ACCESS TO THE PREMISES BY THE LESSOR

9. Access must be given to the lessor and/or its agents from time to time in order to inspect the premises or to make repairs, alterations or improvement to the premises.

ALTERATION, ADDITIONS AND IMPROVEMENT

10. The lessee cannot in any circumstance convert any part of the premises or alter any part without the consent of the lessor and cannot make any improvement or add to the original design of the premises.

BREACH

11. In the event of the lessee not paying the rental or any other monies due in terms of this lease on the date upon which such monies are due and payable, or committing\ any other breach in terms of this lease then:

11.1 the lessee remains in breach of any of the terms of this lease for a period of 10 days after dispatch of a written notice calling upon the lessee to remedy such breach. The lessor shall be entitled in its sole discretion and without prejudice to any other rights that it may have in law to either claim specific performance in terms of this lease or consider to cancel same after discussing the concern with the University or the NSFAS and claim all arrear rental and/or any damages from the lessee.

Should this lease be cancelled by the lessor for any reason whatsoever, the lessee and all other persons occupying the premises through and/or under the lessee shall immediately vacate the premises and allow the lessor to take occupation thereof.

ENTIRE AGREEMENT

12. No changes to this lease will be valid unless reduced to writing and signed by both parties.

13. the parties agree that this lease contains everything agreed to between them.

LESSOR'S LEGAL HYPOTHEC

14. All items brought and found in the premises by the lessee forms part of the premises and may not be removed from the premises.

ADDRESS AND NOTICES

15. Both parties agree to their chosen address of service of documents as follows:

The LESSOR

:

The LESSEE

:

SIGNED AT _____ ON THE 01st DAY OF FEBRUARY 2023.

1) _____

2) _____

WITNESSES

LESSEE (_____)

SIGNED AT _____ ON THE 01st DAY OF FEBRUARY 2023.

1) _____

2) _____

WITNESSES

LESSOR (representative capacity)