

## Vacancy Schedule (April 2019)

### Baker Street Property Management

| PROPERTY                        | PREMISES                                 | RENTABLE AREA (m <sup>2</sup> ) | GROSS RENT / m <sup>2</sup> (Excl Recoveries) | PARKING   | PRICE / BAY | COMMENTS                  | CONTACT                          |
|---------------------------------|--|---------------------------------|---|-----------|-------------|---------------------------|----------------------------------|
| <b>PORTSIDE</b>                 |  |                                 |   |           |             |                           | <b>GIDEON PIENAAR</b>            |
| <b>4 BREE STREET, CAPE TOWN</b> | Offices                                  |                                 |   |           |             |                           | Tel: (021) 461 1660              |
|                                 | 14th Floor Office                        | 271.00                          | R 185.00                                      | POA       | R 1,700.00  |                           | Email: gideon@baker-street.co.za |
|                                 | 16th Floor Office                        | 96.00                           | R 185.00                                      | "         | R 1,700.00  |                           |                                  |
|                                 | 17th Floor Office                        | 383.00                          | R 185.00                                      | "         | R 1,700.00  |                           |                                  |
|                                 | Retail                                   | 75.00                           | POA   | "         | R 1,700.00  |                           |                                  |
| <b>BOLT AVENUE</b>              |  |                                 |   |           |             |                           | <b>GIDEON PIENAAR</b>            |
| <b>BOLT AVENUE</b>              | Industrial                               |                                 |   |           |             |                           | Tel: (021) 461 1660              |
| <b>MONTAGUE GARDENS</b>         | Warehouse (Mezz)                         | 1,800.00                        |   |           |             | <b>FULLY LET</b>          | Email: gideon@baker-street.co.za |
|                                 | Small Warehouse                          | 3200.00                         |   |           |             |                           |                                  |
|                                 | Offices                                  | 3000.00                         |   |           |             |                           |                                  |
|                                 | <i>Total</i>                             | <i>8000.00</i>                  |   |           |             |                           |                                  |
| <b>THE PINES</b>                |  |                                 |   |           |             |                           | <b>GIDEON PIENAAR</b>            |
| <b>REES ROAD, SOMERSET WEST</b> | Retail / Offices                         | 1538.00                         | POA   |           |             |                           | Tel: (021) 461 1660              |
| <b>THE BOULEVARD (BLOCK D)</b>  |  |                                 |   |           |             |                           | <b>DAVE RUSSELL</b>              |
| <b>SEARLE STREET, WOODSTOCK</b> | Ground Floor Office                      | 820.00                          | R 145.00                                      | 4,0 / 100 | R 1,200.00  |                           | Tel: (021) 461 1660              |
|                                 | Ground Floor Office                      | 107.00                          | R 145.00                                      | "         | "           |                           | Email: dave@baker-street.co.za   |
|                                 | First Floor Office                       | 447.00                          | R 155.00                                      | "         | "           |                           |                                  |
|                                 | First Floor Office                       | 289.00                          | R 155.00                                      | "         | "           |                           |                                  |
|                                 | Second Floor Office (Entire floor)       | 1,280.00                        | R 165.00                                      | "         | "           |                           |                                  |
| <b>BIELLA BUILDING</b>          |  |                                 |   |           |             |                           | <b>ARTHUR BILLING</b>            |
| <b>21A DURBANVILLE AVENUE</b>   | Unit 1                                   |                                 |   |           |             |                           | Tel: (021) 461 1660              |
| <b>BELLA ROSA VILLAGE</b>       | Office                                   | 450.00                          | R 135.00                                      |           |             |                           | Email: arthur@baker-street.co.za |
| <b>ROSENDAL</b>                 | Basement Parking                         |                                 |   |           | R 950.00    | 9x Basement Parking Bays  |                                  |
|                                 | Open Parking                             |                                 |   |           | R 650.00    | 7x Open Parking Bays      |                                  |
|                                 | Unit 2                                   |                                 |   |           |             |                           |                                  |
|                                 | Office                                   | 231.50                          | R 135.00                                      |           |             |                           |                                  |
|                                 | Balcony                                  | 15.10                           | R 50.00                                       |           |             |                           |                                  |
|                                 | Basement Parking                         |                                 |   |           | R 950.00    | 4x Basement Parking Bays  |                                  |
|                                 | Or Entire Floor                          | 681.50                          | R 135.00                                      |           | R 950.00    | 13x Basement Parking Bays |                                  |
|                                 | Balcony                                  | 15.10                           | R 50.00                                       |           | R 650.00    | 7x Open Parking Bays      |                                  |
| <b>STRAND</b>                   |  |                                 |   |           |             |                           | <b>ARTHUR BILLING</b>            |
| <b>289 MAIN ROAD</b>            | Option 1:                                |                                 |   |           |             |                           | Tel: (021) 461 1660              |
| <b>STRAND</b>                   | Land Space                               | 1,883.00                        | R 35.00                                       |           |             |                           | Email: arthur@baker-street.co.za |
|                                 | Option 2: Fully Approved Drive-Thru Site |                                 |   |           |             |                           |                                  |
|                                 | Land Space                               | 2,481.00                        | POA   |           |             |                           |                                  |

## Vacancy Schedule

# Baker Street Property Management

## Leasing Terms & Conditions

Commission will only be paid to the broker/age who is the effective cause of the deal. Only a signed and accepted Offer to Lease will constitute effective cause.

The prospective tenant must have been physically shown the actual premises and a letter of introduction confirming the exact date of such inspection must be presented to the Landlord to this effect. No verbal introductions will be accepted.

If a lease agreement is negotiated and the broker/age is the effective cause of the transaction, then commission on the transaction will only become due and payable once the Landlord's standard Agreement of Lease has been fully signed on behalf of both the Tenant and the Landlord (both parties); the Tenants full FICA documentation must be presented to the Landlord; the negotiated deposit must have been paid in full to the Landlord; all suspensive conditions must have been fulfilled; the Tenant must have taken occupation of the premises; and the first month's rental must have been paid in full.

Property brokers must be in possession of a valid Fidelity Fund Certificate in order to claim commission on concluded lease agreements.

This mandate should in no way be regarded as an exclusive mandate and the Landlord cannot be precluded from entering into negotiations and concluding a lease agreement with any other party whatsoever.

Any terms and conditions contained in the Offer to Lease will become null and void once an Agreement of Lease has been concluded between the Landlord and Tenant and will not exist for an indefinite period or to any future negotiations with the Tenant for additional space or lease renewals. Commission is not payable on:-

- Any option periods;
- Any lease extension or renewal of the lease period;
- Any additional premises taken by the Tenant during the course of the lease period;
- Any sale of the property or a portion thereof to the Tenant in which the premises are situated.

No agents' marketing boards may be erected at the property.

The Landlord reserves the right to withdraw this mandate or amend the terms thereof at any time without any prior notice.

Commission, excluding VAT, will be payable according to the following tariff:-

- 5% of the first 2 years income;
- 2.5% of the next 3 years income;
- 1.5% of the next 3 years income;
- 1% on the balance thereof;
- In the event of a monthly lease agreement or a 1 (one) year lease agreement being entered into, the commission will be the equivalent of the first 1 (one) months' rental.