



NOTARIAL DEED OF CESSION OF LEASE

in favour of

NOEL MASHABA

over

ERF 3056 JUKSKEI VIEW EXTENSION 39 TOWNSHIP

CLIFFE DEKKER HOFMEYR INC
1 PROTEA PLACE
SANDOWN
SANDTON, 2196
(011) 562 1000
Tel: 0115621000

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STAMP DUTY R.....
FOOI 319.00
FEE R.....

GEREGISTREER REGISTERED

REGISTRATEUR/REGISTRAR
2018-10-23

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Protocol No. 548/2018

NOTARIAL DEED OF CESSION AND ASSIGNMENT OF LEASE

KNOW ALL MEN WHOM IT MAY CONCERN :

THAT at SANDTON on 7 September 2018 before me **JOHN GRANT WEBBER** of Sandton, in the Province of Gauteng, Notary Public, by lawful authority duly admitted and sworn and in the presence of the subscribing witnesses personally came and appeared **SHANAAZ PETERSEN** of SANDTON, she, the said Appearer being duly authorised thereto by:

HURTLE INVESTMENTS PROPRIETARY LIMITED
Registration Number 2002/001010/07
(hereinafter the "**Assignor**")

acting herein under and by virtue of a Special Power of Attorney signed at Sandton on 30 September 2018

and

SHANAAZ PETERSEN

VIR VERDERE ENDOSSEMENTE SIEN FOR FURTHER ENDORSEMENTS SEE


In her capacity as the duly authorised attorney and agent of

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 SP
VB

NOEL MASHABA
Identity Number 7705285301088
Unmarried

(hereinafter the "Assignee")

acting herein under and by virtue of a Special Power of Attorney signed at Sandton on
4 September 2018

which said Power of Attorney was this day exhibited to me, the Notary, and now remain filed in my
Protocol.

AND THE SAID APPEARER DECLARED THAT

- A. By virtue of Notarial Deed of Lease K3256/2014L (hereinafter the "**Registered Lease**")
ERF 3056 JUJSKEI VIEW EXTENSION 39 TOWNSHIP REGISTRATION DIVISION IR,
PROVINCE OF GAUTENG

MEASURING 1040 (ONE THOUSAND AND FORTY) Square metres

HELD BY Certificate of Registered Title Number T43856/2014

was leased by the registered owner thereof to the Assignor (the "**Leasehold Rights**").
- B. The Assignor and Assignee did on 5 July 2018 conclude an agreement for the cession and
assignment of the Assignor's Leasehold Rights to the Assignee.
- C. In consideration for the cession and assignment of the Leasehold Rights by the Assignor to
the Assignee, the Assignee shall against registration of this deed pay to the Assignor the
amount of R9 000 000,00 (NINE MILLION RAND).
- D. The Assignee is required in terms of the Registered Lease to become a member of the
home owners association constituted for the development of which the property forms a
part and the Assignee has agreed to become a member thereof against registration of this
deed and to remain a member of the home owners association for as long as the Assignee
is the holder of the Leasehold Rights ceded in terms of this deed.
- E. The Parties require the cession and assignment of the Leasehold Right to be notarially
executed and registered against the Registered Lease on the terms and conditions set out
therein. No

nd

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NOW THEREFORE THESE PRESENTS WITNESS:

1. The Assignor cedes and assigns all the Assignor's Leasehold Rights in and to the Registered Lease to the Assignee;
2. The Assignor shall procure that all amounts due by the Assignor in terms of the Registered Lease and/or the memorandum and articles of association or rules of the home owners association and/or amounts due to the local authority and/or the owner of the property shall be paid in full prior to or simultaneously with the registration of this deed;
3. The Assignee shall on registration of this deed pay to the Assignor the amount of R9 000 000,00 (NINE MILLION RAND);
4. The Assignee agrees to become a member of the home owners association, constituted for the development in which the property is situated, against registration of this deed and to remain a member of the home owners association for as long as the Assignee is the holder of the Leasehold Rights ceded in terms of this deed, together with the obligation to pay all charges due to the owner of the property in terms of the Registered Lease or to the home owners association in terms of the memorandum of incorporation of the home owners association; and
5. The Appearer in her capacity aforesaid, hereby accepts the cession and assignment of the Leasehold Rights in and to the Registered Lease on behalf of the Assignee.

Handwritten signature and initials. The signature is a large, stylized 'S' shape. To its right are the initials 'SP' and a circled '13'.

THUS DONE AND EXECUTED at SANDTON aforesaid, on the day, month and year first
aforewritten, in the presence of the subscribing competent witnesses.

AS WITNESSES:

1.

A Banda

Petersen

q.q. the Assignor

2.

[Signature]

Petersen

q.q. the Assignee

QUOD ATTESTOR,

[Signature]
NOTARY PUBLIC



VERBIND		MORTGAGED	
VIR			
FOR R <u>6 400 000 .00</u>			
(X) B	H1572/2018	 REGISTRATEUR/REGISTRAR	
2018-10-23			