

Agreement of Rental Guarantee

Between

NIKKEL TRADING 15 (PTY) LTD

REGISTRATION NUMBER: 2009/015555/07

(Hereinafter referred to as the "Developer")

And

ID NUMBER: _____

(Hereinafter referred to as the "Purchaser")

Whereas the Developer has, with Just Invest being the effective cause thereof, entered into an Agreement of Sale in the Development known as:

Heritage Square – Hereinafter referred to as the property) **Unit** _____

And Whereas the Developer, being Nikkel Trading 15 (Pty) Ltd, guarantees the rental amount being paid to the Purchaser for a period of 24 months.

The Developer now guarantee as follows:

1. Guaranteed rental at R_____ per month for the first 24 months following the date of registration of the property into the name of the Purchaser, subject to the Purchaser's finance being approved within 30 days from date of signature hereof and should this be a cash transaction all guarantees/cash amount must be in possession of and to the satisfaction of the Conveyancer within 20 days of signature hereof;
2. Payment of the guarantee will be paid monthly in advance on or before the 7th day of each and every month for the 24 month period;
3. This agreement is not transferrable and will automatically terminate on the re-sale of the property.

SIGNED at _____ on this _____ day of _____ 201__

AS WITNESS

1. _____

NIKKEL TRADING 15 (PTY) LTD

2. _____

PURCHASER