



### GENERAL LEASE AGREEMENT

Between Landlord - Zaida's Lodges of 129 Clive Road Rondebosch East, 7780  
Represented by – Mrs Zaida Gamildien

And Tenant - Name:  
Address:  
Phone:  
ID/Passport Number:

For Rental of Double room : at \_\_\_\_129 Clive Road\_\_\_\_

Rental R\_\_\_\_\_/ month plus deposit equal to one month's rental. Rent is due on 1st of each month. Only full month stay is applicable. Lease period is from 1 August to 30 Nov. Late payments may attract a 10% late fee. No refund for part of month stays or early termination of lease. Electricity budget is R290 per month. This is a monthly budget and may increase along with Eskom increases. Water is included. 10% increase on 1 Jan annually will be applied on renewal of all lease agreements.

Cancellation Leases are fixed for 12 months. Penalties shall apply for early cancellation. Deposit will forfeit on early cancellation and balance of rental for the full period may be due immediately. A penalty of 3 months rental shall apply for early termination of lease. Only full month stays shall apply. Circumvention of this agreement shall render the contract nul & void and deposits and balance of rental shall be forfeited. Notice period to terminate lease is 30 days for both parties, penalties will apply on default. Deposits refunded after 7 to 14days of vacation of premises less charges.

Conditions **1.**No pets are allowed. **2.**Overnight visitors only by arrangement. **3.**No excessive noise. **4.**No liquor allowed on premises. **5.**No smoking in rooms please. **6.**We indemnify ourselves from personal losses due to negligence. **7.**Valuables may be stored in our safe. Storage of goods shall be charged according to bulk **8.**All Fixtures, modifications, damages, wear & tear or breakages by yourself or your visitors will be charged at replacement cost. **9.**Tenant shall become liable for any increases in Electricity & or Rates tariffs. Excessive usage of electricity & water in any calendar month as determined by Landlord shall be divided amongst Tenants equally. **10.** All information in this agreement is confidential. The tenant shall not circumvent this agreement with any 3<sup>rd</sup> party. **11.**General Conditions as per House Rules document (attached)

Thus agreed by the parties as signed below;

At .....on the ...1st.....day of .....August.....2014

Sign.....Lessee/Tenant

Sign.....Landlord

Witness.....

**Banking details: Standard Bank, Vangate Mall - Acc #300 650 914, Code 051001**