



Claremont Office

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TAX INVOICE
VAT No 4780163640

Date: 12th December 2011

Re: 4 Silversteen Estate

Attention: STRATFOR
(o.b.o Mr. Mark Schroeder and family)

1 st Month's rent (Pro Rata 15 - 31 January 2012 (17 days))	R24 677.42
Damages Deposit (2 month's rent)	R90 000.00
Municipal Services Deposit	R 1 000.00
Lease Fee (once off)	<u>R 570.00</u>
Total due before occupation	<u>R116 247.42</u>

Bank Details

Bank: ABSA
Account Name: Sotheby's International Realty – Cape Town
Branch: Malmesbury
Branch Code: 632005
Account No: 400 156 360
Swift Code: ABSAZAJJ
Ref No: (4 Silversteen Est)

Your attention is drawn to the following provision under clause 7.2 of the Lease Agreement:

It is specifically recorded that receipt of the deposit is a suspensive condition to the fulfillment of this agreement, and should the said deposit not be received within 24 hours of the receipt of such deposit invoice and communication to the TENANT of the acceptance of the lease by the LANDLORD, this lease agreement becomes null and void and the AGENT may continue with the marketing of the property.

Directors: A. Maritz, C. McKirby

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