

Lease agreement between:

Leasors: Susan Heese (SA identity number 6104230066080)

and

Tenant: M Familoni (muyiwafamiloni@gmail.com)

The lease is for the rental of the downstairs apartment in the house situated at 48 Uitsig Road, Muizenberg.
The terms and conditions of the lease are as follows:

1. The period is for 15 weeks, commencing on the Monday 21 July 2025 and ending Monday 3 November 2025.
1. The rental in total is R calculated from R25 000 per 30 days, or rounded R830 p/day including water and electricity, and basic maintenance.
2. The tenant will be liable for any damages caused as a result of negligence by the tenant, including negligence which results in permanent damage e.g. resultant stains caused by lack of cleaning.
3. The rental is payable as follows, banking details being:

MISS SM HEESE

STANDARD BANK (Claremont) – CODE 025109

CURRENT ACCOUNT

ACCOUNT NUMBER: 07 734 739 0

Security Deposit of R 15 000 payable 15 July 2025

Rental of R25 000 for 21 July - 20 August 2025 payable on 21 July 2025

Rental of R25 000 for 21 August - 20 September 2025 payable on 21 August 2025

Rental of R25 000 for 21 September- 20 October 2025 payable on 21 July 2025

Rental of R 11 620 for 21 October - 3 November 2025 payable on 21 October 2025

1. The tenant shall provide 1 (one) calendar month written notice of their intention to cancel the lease.
2. The deposit shall be refunded within five days after the lease period expires, being the subject to the following:
 - a) The deposit shall not be refunded in the event of the lease being cancelled without a calendar's months notice by the tenant.
 - b) The deposit will not be refunded in full in the event of damage.
7. The apartment occupied by the tenant is in good condition. The tenant is responsible for maintaining the good condition of the apartment and communicating any problems re: the apartment with the landlord timeously.
1. There will be no occupation or sub-letting of the room by the tenant, other than the tenant's immediate family who are currently occupying the apartment. If the tenant has a guest who is

staying in the apartment for more than a week (i.e. enough to increase house costs) there will be agreed additional to the rental on an agreed rate to cover costs such as electricity and water.

1. The tenant may not keep animals or pets unless agreed to in writing with the landlord.
2. Should the tenant fail to pay rent, or a portion thereof, timeously, or fail to abide by any conditions of the lease, the landlord shall have the right to terminate the lease forthwith without the security deposit being refunded.
3. The landlord shall be responsible for the maintenance of the exterior of the building including roofing, plumbing and electrical faults, and the maintenance of the interior of the house, not including maintenance resulting in negligence or damage incurred by the tenant.
4. The swimming pool is not for any use from May to November, as per previous agreement under Airbnb terms, and will not be opened and prepared for use in the period of the lease.
5. The landlord will not be responsible for any injury or damage/loss of property suffered by the tenant during the duration of the lease, including the use of the canoe.
6. The landlord reserves the right to enter the property to provide maintenance and ordinary services, for example, of the garden, and the interior of the apartment in the event of an emergency requiring attention. The tenant shall be notified in advance.
7. The upstairs apartment has a separate entrance allowing access. Guests or tenants of this apartment will not infringe on the property leased by the tenant in any way, unless by prior agreement of both tenant and landlord.
2. The tenant must discuss and confirm any alterations to the lease or property with the landlord beforehand.

Signed and dated at
Marina da Gama on

July 9th 202

Tenant: Miwa Familoni 

As witnesses: Oyin Familoni 

Landlord: _____

As witnesses: _____