

ATTENTION:

RE: Atmosphere Property Group Standard Terms of Engagement

As per our correspondence with Oceana Group I can confirm that we have marketed your property at: Oceana Group, 7th Floor, Oceana House, 25 Jan Smuts Street Foreshore, Cape Town, 8001. Should a lease agreement be entered into as a result of an introduction from Atmosphere Property Group then the commission payable upon signature of a binding lease as per SAPOA rates is based on the following:

- 5,0% of the first two year's gross income from the lease
- 2,5% of the next three year's gross income from the lease
- 1,5% of the next three year's gross income from the lease
- 1,0% on the balance of the gross income from the lease

* Please be aware that a minimum of 1 month rent commission is payable for a lease of 1 year/less

It is confirmed that should a sale be reached as a result of this introduction from Atmosphere Property Group, Atmosphere Property Group shall be deemed the effective cause of the transaction and a commission of 5% Ex VAT of the selling price, will be due and payable upon transfer to Atmosphere Property Group by the Seller.

All of the above amounts are exclusive of VAT.

Please sign the relevant section below and return this document to confirm acceptance of the above.

Yours Faithfully

Atmosphere Property Group

Group For Acceptance:

Signed at _____ on the _____ Day of _____.

Landlords Name: _____ (Or duly authorized Representative)

Signature: _____

