

A. DETAILS OF THE GROWTHPOINT SMARTMOVE PROMOTION

THE DETAILS

- Enter into a five-year lease agreement with Growthpoint at asking rentals in respect of the participating buildings and qualify for the equivalent of a **125%** of your first year's rental in total benefits; or
- Enter into a three-year lease agreement with Growthpoint at asking rentals in respect of the participating buildings and qualify for the equivalent of a **75%** of your first year's rental in total benefits.
- The breakdown of the benefits is as follows:
 - SmartRent:** Utilise up to **50%** of the total benefit as indicated above towards Rent Free.
 - SmartFit:** Utilise up to **100%** of the total benefit towards tenant Installation and relocation costs, in the form of a Tenant Installation Allowance.

3.3 SmartEscalation: Utilise a % of the total benefit by waiving any number of escalations for Net Rental and Operating Costs.

Participants may alter the quantum of the percentage breakdown to meet their own requirements percentage, provided that the total of the benefits does not exceed the total benefit as referred to in Clauses 1 and 2 above.

SmartDeposit

Should you qualify for Growthpoint's 'Undeposit' product, Growthpoint will waive the payment of Growthpoint's Deposit. Qualifying for Undeposit is subject to standard terms and conditions and is at the sole discretion of Growthpoint.

B. TERMS AND CONDITIONS RELATING TO THE SMARTMOVE PROMOTION

- Participating in this promotion is deemed acceptance of these Terms and Conditions. This promotion is not valid in conjunction with any other offer unless otherwise advised.
- The SMARTMOVE promotion is only applicable in respect of the following buildings:

• Pinmill Office Park	• 160 Jan Smuts
• Freestone Office Park	• Eton Office Park
• Ditsela Place	• 3021 William Nicol
• 35 Impala	• Homestead Park
• Inanda Greens	• Morningside Close
• Hunts End	• 24 Peter Place
• 11b Riley Road	• Pinewood Office Park
• Gilloolys View	• The Oval
• 151 on 5th	• Central Park
• The Place	• The Park On 16th
• Fredman Towers	• Menlyn Piazza
• Sandton Close	• Centennial Place
• Woodlands	• The Estuaries
• Sunnyside Office Park	• Montclare Place
• Illovo Corner	• Newlands On Main
• 33 Fricker	• The Terraces
• 257 Oxford Road	• De Waterkant
• 28 Fricker	• The District
• Grosvenor Corner	• Sovereign Quay
- and shall not be applicable to any other properties within the Growthpoint portfolio. Growthpoint reserves the right to add or remove buildings at its sole discretion.
- The promotion is only applicable to lease agreements concluded for a period of three years or more.
- The promotion will run until 30 April 2021 or until the relevant building is fully let, whichever is the earlier. Please refer to the Growthpoint resources or contact Dylan on 011 944 6583 to find out the duration of the SMARTMOVE promotion per building.
- This promotion is applicable to new lease agreements only and does not apply to any renewal of lease agreements.
- Only participants who meet Growthpoint's credit criteria shall qualify for this promotion, which credit criteria shall be in the sole discretion of Growthpoint.
- When you enter this promotion you will be asked to supply certain identification and/or company registration documents in order to enable Growthpoint to do its standard credit vetting procedures.
- Growthpoint's decision is final, and no correspondence will be entered into. Growthpoint reserves the right to vary these Terms and Conditions or any of the terms of entry applying to this promotion or to modify, terminate, suspend or reschedule this promotion without notice.
- The definition of asking rental shall include Basic rent, Operating Costs and Assessment rates as estimated at the commencement of the lease.
- Tenant Installation Allowance shall mean the sum of money contributed by Growthpoint towards the costs to be incurred by the Tenant to fit out the leased premises.
- The items to which the Tenant Installation Allowance shall apply include

• Ceilings	• Kitchens
• Partitioning	• Data and voice cable reticulation
• Floor coverings	• Access control and burglar alarms
• Air conditioning	• PABX, telephone, computer and audio-visual installation and equipment
	• Counters, hatches, fittings, furniture and shelving
- Any additional items not listed above shall only be included at the sole discretion of Growthpoint.
- A pre-condition of eligibility for the benefits of this promotion shall be the signature of the standard Growthpoint Agreement of Lease, in respect of the applicable building, for the agreed duration referred to above, together with payment by the Tenant of the agreed deposit or delivery of a bank guarantee issued by an approved financial institution and the payment of first month's rental and other imposts.
- Leased premises shall only be secured upon receipt by Growthpoint of the Agreement of Lease, deposit and other items referred to in clause 12 above. No leased premises shall be reserved for any Participant. Growthpoint does not guarantee that the requested area will be available to the Participant and failure to sign and deliver the Agreement of Lease referred to above, timeously, could result in the Participant losing the requested area to another Participant. Growthpoint does not guarantee that any alternative areas shall thereafter be available.
- This promotion is limited to space availability within the buildings referred to above.