

SMART MOVE PROMOTION

A. DETAILS OF THE GROWTHPOINT SMART MOVES PROMOTION

1. Enter into a five year lease agreement with Growthpoint at asking rentals in respect of the participating buildings and qualify for the equivalent of 100% of your first year's rental in benefits. The breakdown of the benefits is as follows:
 - 1.1 50% free rental in your first year of occupation.
 - 1.2 42% of the value of your first year's rental towards Tenant installation costs, in the form of a Tenant Installation Allowance.
 - 1.3 8% of the value of your first year's rental towards relocation costs.

2. Enter into a three year lease agreement with Growthpoint at asking rentals in respect of the participating buildings and qualify for the equivalent of 60% of your first year's rental in benefits. The breakdown of the benefits is as follows:
 - 2.1 30% free rental in your first year of occupation.
 - 2.2 25% of the value of your first year's rental towards Tenant installation costs, in the form of a Tenant Installation Allowance.
 - 2.3 5% of the value of your first year's rental towards relocation costs.

The percentage breakdown of the benefits referred to in Clause 1 and 2 above is for indicative purposes only and the Participants may alter the quantum of the percentage breakdown to meet their own requirements, provided at all times that the free rental benefit may only be utilised on the items referred to above.

B. TERMS AND CONDITIONS RELATING TO THE SMART MOVES PROMOTION

1. Participation in this promotion is deemed acceptance of these Terms and Conditions. Offer not valid in conjunction with any other offer, unless otherwise advised.

2. The **SMART MOVES** Promotion is only applicable in respect of the following buildings:
 - 2.1 68 Oak Avenue
 - 2.2 70 Grayston (Please also add to website)
 - 2.3 82 Grayston (Please also add to website)
 - 2.4 Brookfield Office Park
 - 2.5 Constantia Park
 - 2.6 Ditsela Place
 - 2.7 Homestead Park
 - 2.8 Menlyn Corner
 - 2.9 Sandown Mews
 - 2.10 Sanofi House
 - 2.11 Woodlands Office Park
 - 2.12 Woodmead Estate
 - 2.13 The Park on 16th (This also add to website)
 - 2.14 11 Adderley
 - 2.15 Centennial Place
 - 2.16 Golf Park
 - 2.17 Roggebaai Place
 - 2.18 The Estuaries

and shall not be applicable to any other properties within the Growthpoint portfolio.

3. The Promotion is only applicable to lease agreements concluded for a period of three years or more.
4. The Promotion ends on 31 December 2016 or until the relevant building is fully let, whichever is the earlier.

5. This Promotion is applicable to new lease agreements only and does not apply to any renewal of lease agreements.
6. Only Participants who meet Growthpoint's credit criteria shall qualify for this Promotion, which credit criteria shall be in the sole discretion of Growthpoint.
7. When you enter this Promotion you will be asked to supply certain Identification and/or Company registration documentation in order to enable Growthpoint to do its standard credit vetting procedures.
8. 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.
9. The definition of asking rental shall include Basic Rent, Operating Costs and Assessment Rates as estimated at the commencement of the lease.
10. 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 lease premises.
11. The items to which the Tenant Installation Allowance shall apply include:
 - Ceilings;
 - Partitioning;
 - Floor coverings;
 - Air conditioning;
 - Kitchens;
 - Data and voice cable reticulation;
 - Access control and burglar alarms;
 - PABX, telephone, computer and audio visual installations and equipment
 - Counters, hatches, fittings, furniture and shelving.

Any additional items not listed above shall only be included at the sole discretion of Growthpoint.

12. 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 first months' rental and other imposts.
13. Leased premises shall only be secured upon receipt by Growthpoint of the Agreement of Lease, deposit and other items referred to in clause 10 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.
14. This promotion is limited to space availability within the buildings referred to above.