

A. DETAILS OF THE GROWTHPOINT INDUSTRIAL SMARTMOVE PROMOTION

THE DETAILS

1. Enter into a five-year lease agreement with Growthpoint at asking rentals in respect of the participating buildings and qualify for 100% free rental in your first year of occupation only.
2. Enter into a three-year lease agreement with Growthpoint at asking rentals in respect of the participating buildings and qualify for 60% free rental in your first year of occupation.
3. Notwithstanding any other rights which the Landlord may be entitled to in terms of Law or the Agreement of Lease, the Landlord shall be entitled to claim back the rental amount should the Tenant breach the Agreement of Lease in the first year.

B. TERMS AND CONDITIONS RELATING TO THE SMARTMOVE PROMOTION

1. Participating 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 SMARTMOVE promotion is only applicable in respect of the following buildings: (And shall not be applicable to any other properties within the Growthpoint industrial portfolio).
 - Afship
 - Growthpoint Business Park
 - Electron
 - Portion 35 Alrode
 - Alrode ERF 34
 - Cornick
3. The promotion is only applicable to lease agreements concluded for a period of three years or more.
4. The promotion will run for a fixed period as set out by Growthpoint or until the relevant building is fully let, whichever is the earlier. Please refer to the Growthpoint resources or contact Nicky on 011 944 6073, Vivienne on 011 944 6079 or Lee on 011 944 6449 to find out the duration of the SMARTMOVE promotion per building.
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 documents in order to enable Growthpoint to do its standard credit vetting procedures.
8. This promotion is limited to space availability within the buildings referred to above.
9. The definition of asking rental shall include Basic rent, Operating Costs and Assessment rates and insurance as estimated at the commencement of the lease.
10. 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 months rental and other imposts.
11. 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.
12. This promotion is limited to space availability within the buildings referred to above.