

TRANSNET LEASE AGREEMENT

The lease agreement application was submitted by the applicant to Transnet on 3 April 2024, below signed Lease Agreement and email confirmation of Lease Agreement acceptance from Transnte (email dated 9 Decemebr 2024)

From: Sphamandla Masinga Transnet Property CPT
<Sphamandla.Masinga@transnet.net>
Sent: Monday, 09 December 2024 11:05
To: charlotte@knorvarkie.co.za; charlotte@afirifoodsolutions.co.za
Cc: Siyabonga Yaso Transnet Property Cape Town <Siyabonga.Yaso@transnet.net>; Yonela Ndim Transnet Property Cape Town <Yonela.Ndim@transnet.net>; Phelelwa Dilika Transnet Property Cape Town <Phelelwa.Dilika@transnet.net>; Johmandie Pienaar <johmandie@enviro-eap.co.za>; Nicolaas Hanekom <nicolaas@enviro-eap.co.za>
Subject: RE: Offer To Lease - Michiel Josias Visser

Good Morning Charlotte

I hope this email finds you well.

Thank you for the signed offer to lease.

Yes, you can pay via EFT.

We will send the invoices once you have been loaded on our system.

Kind Regards



Sphamandla Masinga
Leasing Practitioner
Transnet Property - Leasing Department
A division of Transnet SOC Ltd | Transnet Park, Robert Sobukwe
Road, Bellville
M: +27 (0) 71 604 4535 **E:** Sphamandla.Masinga@transnet.net
W: www.property.transnet.net

From: charlotte@knorvarkie.co.za <charlotte@knorvarkie.co.za>
Sent: Friday, December 6, 2024 8:49 AM
To: Sphamandla Masinga Transnet Property CPT
<Sphamandla.Masinga@transnet.net>; charlotte@afirifoodsolutions.co.za
Cc: Siyabonga Yaso Transnet Property Cape Town <Siyabonga.Yaso@transnet.net>; Yonela Ndim Transnet Property Cape Town <Yonela.Ndim@transnet.net>; Phelelwa Dilika Transnet Property Cape Town <Phelelwa.Dilika@transnet.net>; 'Johmandie Pienaar' <johmandie@enviro-eap.co.za>; 'Nicolaas Hanekom' <nicolaas@enviro-eap.co.za>
Subject: RE: Offer To Lease - Michiel Josias Visser

⚠ CAUTION: EXTERNAL SENDER - Please be careful when opening links and attachments. ⚠

Please report any suspicious mail to phishing@transnet.net. Transnet Information Security

Dear Sir, herewith the signed lease.

Please advise if we can rather pay via EFT on the first of every month?

All our Debtors are on EFT payment.

Also kindly send us an invoice for the amounts mentioned in this lease that we can eft this for the agreement.

Many thanks

Charlotte and Gielie Visser

From: Sphamandla Masinga Transnet Property CPT

<Sphamandla.Masinga@transnet.net>

Sent: Thursday, 05 December 2024 15:07

To: charlotte@knorvarkie.co.za; charlotte@afrifoodsolutions.co.za

Cc: Siyabonga Yaso Transnet Property Cape Town <Siyabonga.Yaso@transnet.net>;

Yonela Ndim Transnet Property Cape Town <Yonela.Ndim@transnet.net>; Phelelwa

Dilika Transnet Property Cape Town <Phelelwa.Dilika@transnet.net>

Subject: Offer To Lease - Michiel Josias Visser

Good Day Charlotte

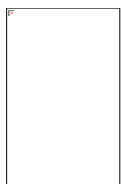
I hope you are well.

Please find attached offer to lease for your signature.

Please take note of the due date of returning the same.

If you have any queries regarding the above, please feel free to contact the writer.

Kind Regards



Sphamandla Masinga

Leasing Practitioner

Transnet Property - Leasing Department

A division of Transnet SOC Ltd | Transnet Park, Robert Sobukwe Road, Bellville

M: +27 (0) 71 604 4535 **E:** Sphamandla.Masinga@transnet.net

W: www.property.transnet.net



Attention: Michiel Josias Visser

Enquiries: Sphamandla Masinga

Date: 05 December 2024

Dear Michiel

OFFER TO LEASE OF LAND TO "MICHEL JOSIAS VISSER" OVER PORTION OF PORTION 8 OF FARM KLIPHOEK NO 59 ADMIN DISTRICT MALMESBURY ("LEASED PREMISES")

Management hereby makes the above-mentioned premises available to lease measuring approximately **1 660m²** (square meters) of rentable area over portion of portion 8 of farm Kliphoek No 59 Admin District Malmesbury "Leased Premises". The premises will be leased on the following terms and conditions, **subject to the review and approval by Transnet.**

1. LESSEE

Lessee Name: Michiel Josias Visser
Registration Number: 6610265182089
Domicilium Address - Lessee's Address for Service
Volstruisvlei Boerdery
Velddrif
7365

2. LESSOR

Transnet SOC LTD
Registration Number: 1990/000900/30
Domicilium Address - Lessor's address for Service
138 Eloff Street
Braamfontein
Johannesburg
2000

Transnet SOC Ltd
Registration Number
1990/000900/30

138 Eloff Street
Braamfontein
JOHANNESBURG
2000

P.O. Box 72501
Parkview, Johannesburg
South Africa, 2122

Directors: A Sangqu (Chairperson) R Buthelezi M Debel B Jiya L Letsoalo FS Mufamadi D Patel B Sedupane MP Zambane
M Phillips* (Group Chief Executive) N Maphumulo* (Group Chief Financial Officer)
*Executive

Group Company Secretary: Ms S Bopape

3. COMMENCEMENT DATE

The lease shall commence on **01 January 2024**.

4. TERMINATION DATE

The lease shall terminate on the **31 December 2028**.

5. LEASE PERIOD

The Lease shall persist for a total period of **5 (Five) years**.

6. OPTION PERIOD

N/A

7. BENEFICIAL OCCUPATION PERIOD(N/A)

~~7.1 Beneficial occupation period shall commence on and terminate on.~~

~~7.2 The Beneficial Occupation Period, if applicable, shall be the period during which the Lessee has occupation of the Leased Premises for the purposes of fitting out or attending to any other building, remedial or other work as may be approved of in writing by the Lessor. Rental payable by the Lessee during this period, if applicable, shall be an amount of R.0.00~~

~~7.3 The Lessee shall be responsible for the payment of electricity, water, rates and taxes and refuse removal charges in respect of the Leased Premises during the beneficial occupation period.~~

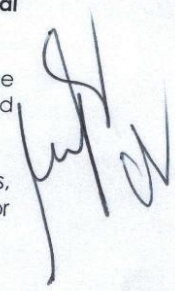
~~7.4 For the avoidance of doubt, it is agreed that the Lessee shall be liable for any increase as may be applicable in terms of clauses 13 and 20.~~

8. PERMITTED USE

8.1 The Premises shall be used solely for the purpose of **recreational fishing** and for no other purpose.

8.2 The Lessor does not warrant that the Premises are fit for the purpose for which they are let or that the Lessee will be granted the license in respect of the premises for conducting its business.

8.3 The Lessee undertakes to obtain, maintain and renew all licenses, permits or other necessary consents to conduct its business on or from the Leased Premises.



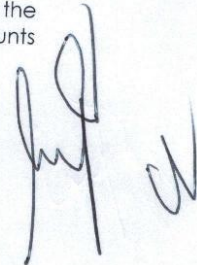
- 8.4 The Lessee shall comply with the necessary by-laws and applicable Legislation applicable to the Lessee's business activities on the Leased Premises.

9. CONDITION OF THE LEASED PREMISES

The Leased Premises are let to the Lessee in the condition they were viewed and the Lessee accepts the premises in its condition as at commencement date or date of occupation, whichever is the earlier. The Lessee agrees that the Lessor is not bound by any representations in respect of the condition of the premises nor any promise to decorate, alter, repair or improve the premises either before or after the date of signature hereof unless the same are contained herein or made part thereof. Save for the exterior of the premises (which shall be the obligation of the Lessor), the Lessee shall be obliged to maintain the premises in good order and condition.

10. MONTHLY RENTAL

- 10.1 The rental payable monthly by the Lessee in respect of the leased premises shall be **R0.90/m² 1 660m² = R1 500.00 Excl. Vat monthly**. The monthly rental shall escalate at a rate of nine percent (9%) per annum compounded on each anniversary of the commencement date for the duration of the lease agreement.
- 10.2 The Rental or any other amount payable by the Lessee to the Lessor in terms of this agreement shall be paid monthly by the Lessee to the Lessor, in advance, on or before the first business day of each calendar month.
- 10.3 The Lessee shall be liable for interest at the applicable rate (2% above the prime bank overdraft interest rate from time to time of the main Johannesburg branch of The Standard Bank of South Africa Limited, on all overdue amounts in terms of this Offer with effect from the date on which any such amounts fall due until the date of payment thereof, both days inclusive; and the amount of any damages arising in terms of this Offer with effect from the date upon which such damages were sustained by the Lessor or the claim in respect thereof arose until the date of payment thereof, both days inclusive.
- 10.4 The Lessor shall be entitled in its sole and absolute discretion to appropriate and/or re-appropriate any amounts received from the Lessee towards the payment of any cause of debt or amounts owing by the Lessee to the Lessor whatsoever

Handwritten signature and initials in blue ink, located at the bottom right of the page.

11. TURNOVER RENTAL (N/A)

With effect from the commencement date the Lessee shall pay the Lessor, in addition to the rental contained in clause 10.1 hereto, either the rental as stipulated in clause 10.1 or the Turnover Rental equivalent to 0% of the total annual turnover of the Lessee, whichever is the greater. (Indicate if applicable)

12. OPERATIONAL COSTS

Operational costs are to be billed/invoiced monthly by lessor.

The monthly operational costs shall be (R ___/m² ___ m² = R ___ **Excl. Vat per month**). This amount shall escalate at a rate of ___ percent (___%) per annum compounded on each anniversary of the commencement date for the duration of the lease agreement.

13. RATES AND TAXES

Rates and Taxes are to be billed/invoiced monthly by lessor.

The provisional rates and taxes amount payable by the Lessee shall be R ___/m² 22 390m² = R ___ **Excl. Vat** per month and shall increase or decrease in line with the changes from the Local Authority.

14. CITY IMPROVEMENT DISTRICT LEVIES (CID LEVIES)

CID levies are to be billed/invoiced monthly by lessor.

The City Improvement District Levies Payable by the Lessee shall be a pro-rata share of (R ___/m² ___ m² = R ___ **Excl. Vat** per month). This amount will increase in line with the increases from the ___ (*indicate relevant City).

15. ENERGY

15.1 It is common cause that the SABS has issued new building regulations (SANS 204 - 2 and 3). These regulations have been endorsed by the National Energy Regulator of South Africa ("NERSA"). The new regulations limit electricity consumption on a 12-hour day as well as the maximum demand, the limits of which are yet to be confirmed. It is anticipated that in the event of these limits being exceeded by the consumers that punitive penalties will be applied to consumption tariffs by the relevant supply authorities. Each Lessee's electricity will be metered separately, and the Lessee shall be responsible for the penalties should the Lessee exceed the limited.

15.2 Should any future legislation introduce a penalty or an extra charge or levy on electricity and/or water consumption based on usage of electricity and/or water or as directed in such legislation,

the Lessor shall be entitled to recover such penalty or extra charge or levy from the Lessee if such Lessee's usage of electricity and/or water results in a penalty or extra charge or levy. A certificate issued by the Lessor shall constitute prima facie proof of the Lessee's liability and the amount stated therein.

16. REFUSE REMOVAL

Refuse removal costs are to be billed/invoiced monthly by lessor.

The refuse removal costs payable by the Lessee shall be R /m² m² = R Excl. Vat per month and shall increase or decrease in line with the changes from the Local Authority.

17. STANDBY POWER SYSTEM

The Lessee shall be liable for the following charges in respect of the standby power system:

- 17.1 ~~A fixed contribution of R0/m² per month, towards the operational and administration cost of the system escalating at the same rate as and on the same dates as the basic monthly rental; and~~
- 17.2 ~~Where standby power usage is not metered, the Lessee's participation percentage of consumption (including diesel and oil) charges for the system; and/or~~
- 17.3 ~~Where standby power usage is metered, the actual metered cost based on the same rate that the Lessor pays for diesel and oil.~~

18. AIR-CONDITIONING

The air conditioning fees payable for the premises where applicable shall be (R / m² m² = R Excl. Vat. per month) and shall increase by percent (%) annually.

19. DEPOSIT

- 19.1 The Lessee shall pay a deposit equivalent to **R6 352.12 (3)** months' gross rental to the Lessor, subject to final confirmation from credit.
- 19.2 The deposit shall be paid upon signature of the lease by the Lessee. Notwithstanding this, the Lessee shall not be granted access to the premises until the deposit is paid.
- 19.3 The Lessee may elect to provide the deposit in the form of an irrevocable bank guarantee in a format acceptable to the Lessor, in which case payment of the deposit as described in 14.1 will not be required.

Handwritten signature and initials, possibly 'AJ' and 'CA', located at the bottom right of the page.

- 19.4 The deposit/ guarantee shall be retained by the Lessor until the expiry of this lease and the vacation of the premises by the Lessee and the complete discharge of the Lessee's obligations to the Lessor arising from the lease where after the deposit shall be paid without interest. The Lessee shall not be entitled to set off against the deposit any rent or other amount payable by it.

20. OTHER CHARGES

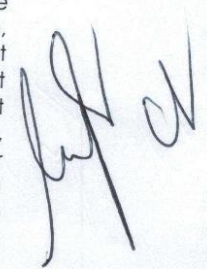
In addition to the rental, the Lessee will be liable for and shall pay the costs of water, gas and electricity (whichever is applicable) consumed in the premises and any other charges these services may attract including increases thereof.

21. DEBIT ORDER/METHOD OF PAYMENT

The Lessee undertakes to sign a Debit Order for the monthly payment of rental and recoveries, which debit order form is annexed hereto.

22. BREACH

- 22.1 If the rent or any other amount due under this agreement by the Lessee to the Lessor is not paid on due date or the Lessee commits or permits the commission of any other breach of any of the terms of this Agreement and fails to remedy such breach within 10 (ten) business days after the giving of written notice to that effect by the Lessor, the Lessor shall be entitled but not obliged (in addition to and without prejudice to any other rights or remedies in law or in contract and notwithstanding any previous waiver or conduct on the part of the Lessor that would otherwise estop it or anything to the contrary herein contained) by written notice to:
- 22.1.1 immediately cancel this lease, and evict the Lessee from the premises and in addition recover damages suffered by the Lessor and take any other legal action that the Lessor may determine; or
- 22.1.2 vary this lease by making it thereafter terminable on one month's written notice given by the Lessor to the Lessee.
- 22.2 If for any reason or on any ground the Lessee occupies the premises and the Lessee disputes its right to do so, then, until the dispute is resolved, whether by settlement, arbitration or litigation, the Lessee shall (notwithstanding that the Lessor may contend that this lease is no longer in force) continue to pay an amount equivalent to the monthly amount payable on account of rent at the relevant time and any other amounts due in terms of the lease, monthly in advance on the first day of each month and the Lessor shall be entitled to accept and recover such payments, and such payments and acceptance thereof shall be without prejudice to and shall not in any way whatsoever affect the Lessor's claim then



in dispute. If the dispute is resolved in favour of the Lessor, the payments made and received in terms of this clause shall be deemed to be amounts paid by the Lessee on account of damages suffered by the Lessor by reason of the unlawful occupation or holding over by the Lessee.

22.3 If the Lessee fails to take occupation of the premises and/or fails to open for business, the Lessor at its option may within 7 (seven) days of the rent obligation date cancel this lease and in such event, the Lessee shall have no right or claims of whatsoever nature against the Lessor notwithstanding anything contained herein to the contrary and shall in addition be liable to the Lessor for any consequential damages which the Lessor may suffer as a result of the Lessee's failure to take occupation and/or open for business.

22.4 In the event of the Lessee abandoning the premises and leaving some or all goods and equipment in the premises, the Lessor shall be entitled to access such premises to ensure that the premises and installations in the premises are safe, free of vermin and perishables, if applicable, and furthermore remove such goods to a place of storage in mitigation of the Lessor damages and continue to re-let the premises.

23. SURETYSHIP

The Lessee warrants that its Directors / Members / Partners / Shareholders and **(surety)** shall bind themselves as sureties and co-principal debtors, guaranteeing the obligations of the Lessee in terms of the lease.

24. LEASE COSTS

The Lessee shall pay a once off lease administration fee of **R5 000.00 excl. VAT.**

25. TRANSFER OF RIGHTS

The Lessee undertakes not to cede, transfer, pledge or in any way dispose of its rights in terms of this lease and may not sub-let the leased premises or any part thereof or place anyone else in occupation of the Leased Premises or any part thereof without the prior written consent of the Lessor, which consent shall be given by the Lessor in its sole discretion.

26. MAINTENANCE

The Lessee shall maintain the Leased premises to the reasonable satisfaction of the Lessor.

27. SECURITY AND INSURANCE

27.1 The Lessee shall be entitled to establish and maintain such security measures (including access control) as it may deem necessary to ensure or promote security on or about the Leased Premises. Such security measures shall comply with every applicable law.



27.2 It is expressly provided that the Lessor shall have no responsibility to provide security services in connection with the Leased Premises and the Lessor shall have no liability whatsoever to the Lessee and/or any third party arising from any breach or failure of any security measures implemented by the Lessee.

27.3 (Depending on the type of the Leased Premises, Region to indicate liability for security)

28. INSURANCE


- 28.1 Lessor shall provide insurance cover for damage to the Leased Premises including any Improvement situated thereon, for any perils normally covered by the insurance policies of the South African Special Risk Insurance Association and for any additional risks which the Lessor may, in its sole discretion, choose to take out insurance in respect.
- 28.2 The Lessee shall take out, at its own cost, public liability insurance cover for an amount of R5m (five million rand) or any such other amount approved by the Lessor, including an endorsement in respect of the Lessee's liability (which conforms to its activities in or on the Leased Premises) and shall keep the same valid for the duration of this Lease Agreement and for such amounts as will reasonably indemnify the Lessor against all claims arising out of the business which the Lessee conducts on the Leased Premises.
- 28.3 The Lessee shall provide proof of insurance mentioned in clause 28.2 above, upon date of occupation of the Leased Premises or within one month of date of signature of the Lease Agreement, whichever date is the earlier.
- 28.4 The Lessee shall conduct its own risk assessment and take out other suite of insurance, as prescribed by relevant Legislation and/or industry practices to cover its business activities, employees, agents and /or materials.
- 28.5 The Lessee hereby indemnifies the Lessor against any loss or damage that the Lessor may incur (including but not limited to loss as a result of the claims by third parties against the Lessor) due to the Lessee not complying with the provisions of this clause.

29. LIABILITY

29.1 The Lessor shall have no liability concerning any loss or damage suffered by the Lessee relating to the premises.

29.2 The Lessor, its agents or employees shall not be liable for -

29.2.1 any direct or indirect loss, damage or injury, irrespective of the cause, suffered by the Lessee, its directors, agents, employees, invitees or any other person;



29.2.2 any direct or indirect loss, damage or injury, whether direct or consequential, or inconvenience which the Lessee may suffer owing to any difficulties from time to time in the interruption and/or supply of electricity, water, gas or any other amenities or services, nor shall the Lessee be entitled to cancel the agreement of lease nor be entitled to an abatement of rent in respect of any such occurrence.

30. VALUE ADDED TAX

The Lessee shall in addition to all amounts payable in terms of the lease, pay to the Lessor all Value Added Tax (V.A.T.) or any similar tax, levy or duty which may be payable by the Lessor upon demand. It is specifically recorded that all amounts referred to herein are exclusive of VAT.

31. LAYOUT PLANS

Where applicable, the Lessee is required to submit to the Lessor leased premises design drawings prepared in accordance with the design criteria for the building. Such drawings are to be of a suitably high standard. Both the Lessor and the relevant municipal authorities must approve such design drawings prior to the commencement of fit out of the leased premises.

32. TENANT INSTALLATION

32.1 Tenant installation shall be a total amount of **N/A**.

~~32.2 Where tenant installation is applicable, should the Lease be cancelled or terminated at any time prior to the Lease Expiry Date, for any reason whatsoever, the Lessee shall within 7 (seven) business days of the date of such cancellation/or termination, refund to the Lessor, a pro rata portion of the tenant allowance, calculated at the ratio that the unexpired period of the Lease bears to the total period of the Lease.~~

33. NO WARRANTIES

The Lessee records that it is not entering into this offer to lease by reason of any warranty or representation made to him by or on behalf of the Lessor, other than as set out in this offer to lease, and that **Transnet SOC Ltd** is the effective cause resulting in entering into this offer to lease.

34. LEASE AGREEMENT

34.1 Subject to approval by a delegated authority, this document constitutes a firm and irrevocable offer which may be accepted in writing on or before the **12 December 2024**. If this proposal has been accepted by that date by the Lessee and approved by Transnet, a firm and binding contract of lease shall come into

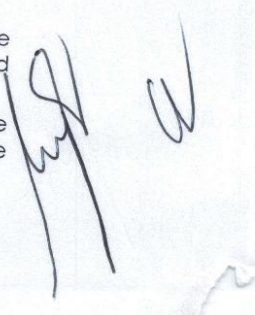
existence. Such Contract may in due course, be replaced by more comprehensive Transnet SOC Ltd's standard lease agreement.

- 34.2 No occupation shall be granted before approval of the offer by the delegated authority.
- 34.3 No contract of lease shall come into existence before this proposal to lease premises is accepted in signing the space provided below by the Lessee and approved by the Lessor. The Lessee shall not be entitled to claim or allege the existence of any lease arising out of any negotiations or alleged oral agreement.
- 34.4 The lease must be signed by the parties concerned after acceptance of this offer by the Lessor. A failure by the Lessee to sign and return the lease to the Lessor on demand shall constitute a material breach of the terms of this offer entitling the Lessor to all remedies available to it, including the right to terminate the agreement between the parties. Until the said lease is signed, this offer once accepted by the Lessor constitutes a binding Lease Agreement between the parties.

35. FICA REQUIREMENTS

The Lessee acknowledges the Lessor's duty to comply with the Financial Intelligence Centre Act, 38 of 2001, as amended, and agrees to provide the Lessor with the relevant documents as required by law and in terms of our FICA request as contained in the application form, attached hereto, to be returned to the Lessor with the Lessee's Offer. The Lessor will not consider any Offer made by the Lessee not accompanied by the required FICA documentation.

36. CONSENT TO CREDIT VERIFICATION

- 36.1 The Lessee irrevocably consents to the Lessor and/or its agents requesting any information available on any credit bureau regarding the Lessee stipulated herein from time to time.
- 36.2 This consent includes but is not limited to the Lessor and/or its agents, as the case may be-
- 36.2.1 Perform a credit search on the Lessee's credit profile with more than one registered credit bureau at any time during the currency of the agreement of lease.
- 36.2.2 Should the Lessee fail to meet its commitments in terms of the agreement of lease, the Lessor and/or its agents may record the Lessee's non-performance to any credit bureau.
- 36.2.3 To request a report where the Lessor and/or its agents are monitoring the Lessee's payment behaviour by researching the Lessee's profile.
- 

36.2.4 Use any new information and data obtained from any registered credit bureau in respect of future applications to the agreement of lease (in applicable).

36.2.5 May record the details in respect of the Lessee's account with any registered credit bureau.

36.2.6 May record and transmit details of the Lessee's performance in terms of this offer and how the account is conducted by the Lessee in meeting its obligations in terms of the agreement of lease.

36.2.7 The Lessor will give to the Lessee 20 business days' written notice prior to the forwarding of the details as set out above to any registered credit bureau.

Acceptance

SIGNED AT Veldhof on 5 December 2024

by the Lessee, the signatory being fully authorised.

AS WITNESS:

1. Wissu For: **The Lessee (Duly Authorised)**

[Signature]
LESSEE
Signed

NAME (in Block Letters)

Approval

SIGNED AT: on

by the Lessor, the signatory being fully authorised.

AS WITNESS:

1. _____ For: **The Lessor (Duly Authorised)**

Transnet SOC Ltd
Signed

NAME (in Block Letters)

[Signature]

COORDINATE LIST

Please note:
The coordinates of figures A,B,C,D & E,F,G,H,I,J,K,L,M,N,P,Q,R,S,T,U,V,W,X,Y,Z are listed below, not scaled.
P.P.P. - USE UNDOING: 2022-11-29

Pl.	Y:	X:
A	+ 75 687,0	+ 3 632 788,8
B	+ 75 681,9	+ 3 632 789,1
C	+ 75 702,1	+ 3 632 802,2
D	+ 75 698,5	+ 3 632 830,5
E	+ 75 698,1	+ 3 632 791,9
F	+ 75 598,2	+ 3 632 793,5
G	+ 75 595,3	+ 3 632 828,8
H	+ 75 694,6	+ 3 632 887,3
I	+ 75 705,1	+ 3 632 888,9
J	+ 75 704,6	+ 3 632 883,9
K	+ 75 695,2	+ 3 632 882,2
L	+ 75 616,0	+ 3 632 835,1
M	+ 75 615,4	+ 3 632 802,1
N	+ 75 621,1	+ 3 632 798,9
P		

ANNEXURE "B"

Transnet Property Services (Pty) Ltd.
TRANSNET PROPERTY
LEASING DEPARTMENT
Contact person: Sibongiso Yiso
Tel: (021) 540 3026

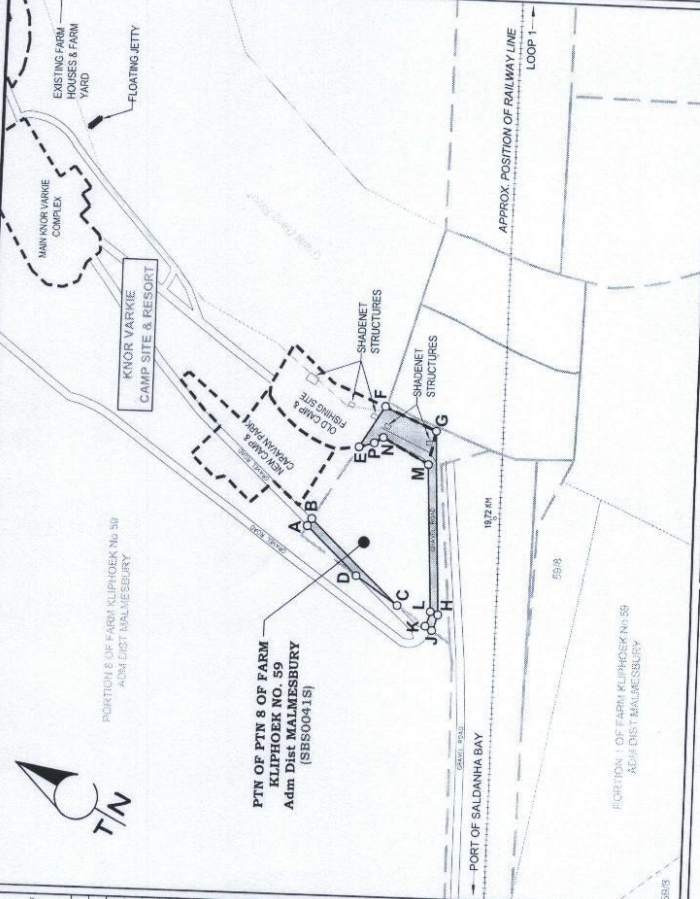
LEGEND:
LEASE AREA
KNOR VARKE DEVELOPMENT SITES
TRANSNET INDUSTRIAL BOUNDARIES
TRANSNET EXPROPRIATION

LEASE AREA:
Asset No. Approx. Area
Shadenet (Private Asset) 9m²
Shadenet (Private Asset) 710m²

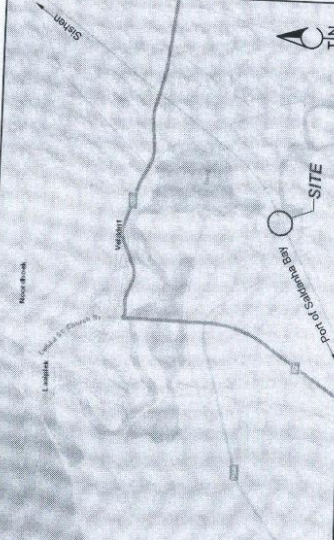
LIST OF IMPROVEMENTS:
Shadenet (Private Asset)
Shadenet (Private Asset)

LAND (INCL. IMPROVEMENTS):
Port of Saldanha Bay (Farm Kliphoeck no 59) 380004 S 1 660m²

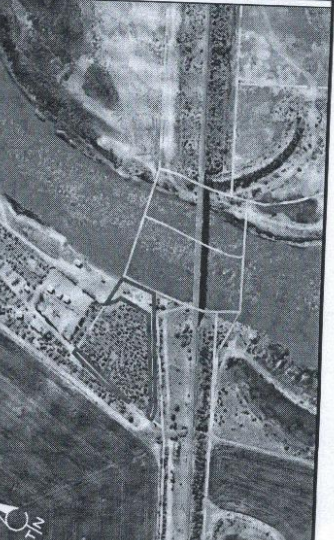
TOTAL AREA: ± 1 660 m²



LOCALITY PLAN



AERIAL PHOTO



Prepared by:
GEO-SPATIAL WESTERN CAPE
P.O. Box 5327
CAPE TOWN
7800
transnet@transnet.co.za

VELDDRIF

LEASE AGREEMENT PLAN
LEASE OF PTN OF LAND TO
MICHEL JOSIAS VISSER
PTN OF PTN 8 OF FARM KLIPHOEK NO 59
ADMIN DIST MALMESSBURY

Checked: [Signature]
Client File Ref: C 6691
GS File Ref: LSI 00009
2024-04-16
SCALE: 1/2 500
DATE OF REPRODUCTION OF THIS DRAWING
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REV: 1

PLAN No. C 06891
PLAN SIZE: A3
VELE001m

[Handwritten signature]