



SPEAR
REIT LIMITED

SPEAR REIT LIMITED 2017 – BROKER MANDATE:

VACANCY TERMS & CONDITIONS

No verbal introductions or letters of introduction will be recognized. Only a submitted Offer to Lease will constitute effective cause

All amounts quoted exclude VAT

No agent boards to be erected at properties other than with prior consent by agreement

Whereas every effort has been made to ensure that the contents of the vacancy schedule are correct, Spear Reit Limited do not accept any responsibility or liability whatsoever for incorrect information which may appear herein. The contents hereof are subject to change without prior notice

Payment of Commission

Commission is payable on gross rental only and after the following conditions have been met:

- Lease and other documentation signed by all parties
- Deposits, bank guarantees, stamp duty, lease fees and 1st month's rental paid
- All lease suspensive conditions have been fulfilled
- All FICA documentation received
- Tenant has taken occupation of the premises

Commission is based upon an Agreement of Lease of no less than three years, calculated along the following guidelines, or negotiated depending on the variable relating to each transaction:

- 5% on the first 2 years rental
- 2.5% on the next 3 years rental
- 1.5% on the next 3 years rental
- 1% on the balance

If an Agreement of Lease has a term of less than three (3) years, commission payable is equivalent to one month's rental.

Commission is not payable on renewals, rent free periods, options and additional space leased by the Lessee or any sale by the Lessor to the Lessee

The above Terms and Conditions are final and no correspondence will be entered into