



SPACE2SPEC™

GET UP TO 50% OFF
YOUR FIRST TWO YEARS' RENTAL

WHAT IS SPACE 2 SPEC?

Space 2 Spec offers your clients rental deals on selected Redefine prime spaces, designed around their needs, with discounts tailored to their budget.

WHAT ABOUT MY COMMISSION?

Please note that you will still **receive your FULL broker's commission** even though your clients' rentals are reduced.

TAKE ADVANTAGE NOW!

Visit www.redefine.co.za for more information on **Space 2 Spec** and for an up-to-date list of **current prime spaces on offer** from Redefine Properties.



SPACE 2 SPEC

TERMS AND CONDITIONS

1. INTRODUCTION

- 1.1 Redefine Properties Limited (Registration number: 1999/018591/06) (and any of its subsidiaries, from time to time (as defined in the Companies Act, No 71 of 2008)) ("**Redefine**") invites prospective tenants ("**Tenant**") to participate in the **Space 2 Spec** promotion ("**Promotion**") by entering into lease agreements in respect of premises in certain Redefine-identified buildings across its portfolio, in order to qualify for certain benefits as set out in 1.4 below ("**Benefits**").
- 1.2 This Promotion is offered subject to the Terms and Conditions set out herein. **The Tenant must read the Terms and Conditions of the Promotion carefully and pay special attention to all terms printed in bold.** By its signature hereto, the Tenant acknowledges that it has read the Terms and Conditions.
- 1.3 For purposes of these Terms and Conditions;
 - 1.3.1 "Rental" means basic rental (excluding parking rental), operating costs and assessment rates payable by the Tenant to Redefine and determined by Redefine at commencement of the leases referred to in 1.4 below.
 - 1.3.2 "Tenant Installation Allowance" means the sum of money contributed by Redefine, in its sole discretion, to the Tenant towards the costs of fitting out the leased premises.
- 1.4 The Promotion is run in terms whereof the Tenant will qualify for certain Benefits, subject to reaching target values as set out herein ("**Value/s**");
 - 1.4.1 Should Redefine elect, in its discretion, to conclude an agreement of lease with a Tenant for:



1.4.1.1 A period of 5 (five) years, the Tenant will be entitled to utilise the value of 50% (fifty percent) of the Rental payable in respect of the first two years of the lease period, as contemplated in 1.4.2 and 1.4.3 below;

1.4.1.2 A period of 3 (three) years, the Tenant will be entitled to utilise the value of 30% (thirty percent) of the Rental payable in respect of the first two years of the lease period as contemplated in 1.4.2 and 1.4.3 below;

1.4.2 The percentages recorded in (1.4.1.1) and (1.4.1.2), respectively, reflect the value of the Benefits and the Tenant will be entitled to use the Value for items listed in (1.4.3) below.

1.4.3 The Value in respect of the Benefits can, at the Tenant's election, be utilised towards any of the following items, or a combination thereof, in respect of the leased premises:

- Tenant Installation Allowance
- Furniture
- IT cabling
- Relocation costs
- A rent-free period of 50% (fifty percent) of the first two years of the lease period
- A combination of the above. To the extent that the Tenant elects a combination, the cumulative value cannot exceed the applicable Value

1.4.4 Should the agreement of lease be cancelled, repudiated or terminated, or should the Tenant abscond at any time and for any reason whatsoever prior to the expiry date as contemplated in the agreement of lease ("Cancellation"), the Tenant shall, within 7 (seven) days of the date of Cancellation, refund Redefine a *pro rata* portion of the Value, calculated at the ratio that the unexpired period of the agreement of lease bears to the total period of the agreement of lease.

1.4.5 In the event that the Tenant elects to participate in the Promotion and, as a Benefit, elects a Tenant Installation Allowance, the provisions of the clause (*Tenant Installation Allowance*) in the lease shall apply to the Tenant.



2. GENERAL

2.1 The Tenant understands and agrees that participation in the Promotion is subject to these Terms and Conditions.

2.2 For the duration of the Promotion, a copy of the Terms and Conditions can, at no cost, be found on the following website: www.redefine.co.za ("**Redefine's website**").

2.3 The Promotion will only apply to:

2.3.1 Buildings as identified on Redefine's website. Redefine reserves the right, in its sole discretion, to amend the list of buildings from time to time. The Promotion is further subject to the availability of such premises within the buildings specified on Redefine's website.

2.3.2 New lease agreements concluded in respect of premises in the said buildings for a period of 3 (three) years or 5 (five) years, respectively.

2.4 The Promotion commences on 1 July 2016 and terminates on 31 October 2023, alternatively until (i) the relevant building is fully let or (ii) until such time as Redefine, in its sole discretion, ceases the Promotion, whichever is the earlier.

2.5 The Promotion does not apply to existing lease agreements, including any options or rights exercised in terms of existing lease agreements.

2.6 Redefine's decision in respect of the Promotion, including disputes, will be final and binding on the parties. Redefine will not enter into any correspondence in respect hereof.

2.7 The Tenant shall be entitled to the Benefits under this Promotion, provided that:

2.7.1 The Tenant has concluded a legally binding standard Redefine lease agreement with Redefine in respect of premises in the buildings identified on Redefine's website;

2.7.2 The Tenant has agreed to the advertised Rental in respect of the leased premises, as determined by Redefine;



2.7.3 The Tenant has acted in accordance with these Terms and Conditions; and

2.7.4 The Tenant has signed deeds of suretyship (where applicable) and has effected payment of the deposit and the first month's Rental to Redefine.



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www.redefine.co.za



We're not landlords. We're people.