

COMMERCIAL LEASE AGREEMENT

Entered into Between

Lessor:

Name: **ORANGE LANYARD 52 (PTY) LTD**
Identity/ Registration Number: 67869876897
Physical Address: 555 bluff road, Bluff, Kzn, 4052, South Africa

And

Lessee:

Name: **DONALD TRUMP**
Identity/ Registration Number: 2637486987698
Physical Address: 123 smith street, Durban, Kzn, 4052, South Africa

The Lessee offers to lease the following Property from the Lessor, whom in turn accepts the said offer of the Lessee:

Penthouse Suite, Trump Tower

(the Property), subject to all the rules, provisions, conditions and servitudes mentioned or referred to in the Sectional Scheme (if applicable) and the current and/or prior Title Deeds of the Property and to all such other conditions and servitudes which may exist, and in the condition and to the extent such as it now lies *voetstoots* (as it stands) upon the following terms:-

1. RENTAL AMOUNT

- 1.1. The monthly rental amount shall be the sum of R 3 000 000.00 per month.
- 1.2. The Lessor is a VAT vendor and the rental amount above shall have VAT at the prevailing rate added to it.
- 1.3. The Lessee shall pay a security deposit within 5 days of the last signature hereto in the sum of R 9 000 000.00 , which amount shall be deposited by the Lessee into an interest bearing account in the name of the Lessee.