

The Tenant

Dear Tenant

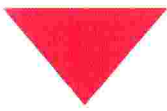
RE* CHANGE OF OWNERSHIP IN RESPECT OF LEASED PREMISES

1. Your current Agreement of Lease ("the Lease Agreement") with ApexHi Properties Limited/ Ambit Properties Limited ("the Landlord") refers.
2. We are pleased to announce that due to a recent merger between the Landlord and Redefine Properties Limited ("Redefine"), the Landlord is now a wholly owned subsidiary of Redefine. In light of the aforementioned, premises you presently lease from the Landlord in terms of the Lease Agreement ("the Leased Premises") are in the process of being transferred from the Landlord to Redefine. Consequently, Redefine shall assume all of the Landlord's rights and obligations under the Lease Agreement with effect from 1 July 2010.
3. All your obligations under the Lease Agreement (including your obligation to pay rent) shall with effect from 1 July 2010 be due to Redefine and its successors in title and assigns. If you have furnished the Landlord with a cash deposit, in terms of common law principles, the said deposit shall be transferred to Redefine. However, if you have furnished the Landlord with a Bank Guarantee, you shall be receiving correspondence from Redefine regarding the transfer and/or amendment of the Bank Guarantee.
4. It is important to bear in mind that the abovementioned assumption of rights and obligations shall not have an effect on your tenure in the Leased Premises in terms of the Lease Agreement in any way. Redefine obviously wishes to facilitate an easy transition and to build a good working relationship with you and we wish to bring the following salient points to your attention:
 - 4.1. unless and until you are otherwise notified in writing by Redefine, Redefine's address for all purposes under the Lease Agreement (including the giving of any notices provided for in your Lease Agreement) is as follows:

Redefine Place
2 Arnold Road
Rosebank

P O Box 1731 Parklands 2121
Telephone Number:- 011 283 0110
Facsimile Number: 011 283 0055

- 4.2. The leased premises will be managed by Redefine from 1 July 2010 and you will receive one statement monthly in respect of your monthly rental and utilities



Redefine

PROPERTIES

(in accordance with the Lease Agreement), payment of which should be made into the following bank account:-

| | |
|-----------------|-------------------------------|
| Bank | Standard Bank of South Africa |
| Name of account | Redefine Properties Limited |
| Type of Account | Business Current Account |
| Account Number | 00 164 0488 |
| Branch | Rosebank |
| Branch Code | 004 305 |

- 4.3. For easy allocation of your payments, please note the following:
- 4.3.1 for EFT payments, please use your numeric tenant code, found on the bottom right of your statement, as the payment reference. The Redefine bank account details have been preloaded across all online banking platforms. Please select "Redefine Properties Limited" from the preloaded list of beneficiaries in order to make payment;
 - 4.3.2 all cheques are to be made out in the name of Redefine Properties Limited;
 - 4.3.3 should you wish to pay via bank deposit, we have included a M65 at the bottom of your statement for your convenience. Please present this to the teller when making payment.
- 4.4. In the event that you have been paying your monthly rental by way of debit order, we request that you complete the attached Debit Order Instruction Form and return it together with a cancelled cheque for identification purposes to your Portfolio Manager at your earliest convenience.
- 4.5. During the transitional period, the details of your Portfolio Manager shall remain unaltered. Please feel free to contact your Portfolio Manager should you have any queries.
5. We trust that this information is of assistance to you and look forward to continuing a long and mutually beneficial relationship.

Yours faithfully

IAIN NICOL
Asset Manager