

ADDENDUM TO OFFER TO PURCHASE DATED 18 APRIL 2019 between

YONG HAN HOHNG

AND

RUBEN THEODOR FITCHAT and SONET FITCHAT

with regards the property described as ERF 15152 BRACKENFELL better known as 91 FRANGIPANI STREET, KLEINBRON ESTATE, BRACKENFELL

The parties hereby agree as follows:

**CLAUSE 24: ADDITIONAL CLAUSE**

The SELLER and PURCHASERS agree that transfer of the property may proceed on 2 August 2019, before the following repairs to the above property are completed:-

- (a) Repairs to the leaking roof as well as cracks on the inside as well as outside walls that are leaking water;
- (b) The pipes of the swimming pool and jacuzzi must be in working order. Any leaks that may be found in the swimming pool or jacuzzi must be repaired and should it be necessary to remove the current paving to access any pipes, the paving should be re-paved as to be left in its current condition;
- (c) ~~Five outside lights to be in working order;~~ *2 of 2L* *Fitchat Fitchat*
- (d) ~~Toilet in second bathroom to be in working order.~~ *2 of 2L* *Fitchat Fitchat*

The SELLER undertakes to ensure that all necessary repairs will be done as soon as possible.

The SELLER herewith confirms that MHI Attorneys may keep the amount of R200 000.00 (TWO HUNDRED THOUSAND RAND) on retention until all the repairs has been done to the satisfaction of the Purchasers.

Lastly the SELLER agrees that due to the delay in the repairs, the PURCHASERS will only be liable for occupational rent until 19 July 2019.

The Parties exempt MHI Attorneys and Seeff from any liability whatsoever in this regard.

SIGNED AT Brackenfell ON THIS 1<sup>ST</sup> DAY OF AUGUST 2019.

*Fitchat*  
PURCHASER

*Fitchat*  
PURCHASER

SIGNED AT Durbanville ON THIS 1<sup>ST</sup> DAY OF AUGUST 2019.

*2 of 2L*  
SELLER