LEASE AGREEMENT

Between

The Garden Route Retreat cc t/a DankiPa Eco Estate (The CC)

Reg: 2009/025860/23

And

The CannaClub

THE LESSEE

Full Name: The CannaClub Stokvel (TCC)
Mobile telephone number: CFO: (Heidi) 076 1077 808
Email address: thecannaclubplett@gmail.com

THE PROPERTY

The property in question are the the ***TCC - dry, processing & packaging facilities, TCC composting areas, as well as the guest house*** *of the small farm known as* ***DankiPa Eco Estate****, Ptn 176 of the farm Ganse Valley 444, Rietvlei Road, Plettenberg Bay, 6603 in the Bitou Municipality region.****DankiPa.***

Furthermore TCC management, service providers and its members are allowed free use of the DankiPa ClubHouse with its outdoor areas as guided by the rules of the estate and of the Clubhouse.

DEPOSIT

No deposit is required.

RENTAL

Weekly rental fees as per TCC Constitution of 10% of the reimbursement fees are payable every Friday.

The rent includes: Limited Water & electricity supply. Pay as you go electricity will be introduced in due time. This will be for the cost of the lessee. The rent is not VAT applicable.

RENTAL PAYMENT , INCREASE and BREACH OF PAYMENT

Name of Account: Garden Route Retreat cc
Bank: First National Bank
Branch: Plettenberg Bay
Branch Code: 210-514
Account Number: 62613160465

COMMENCEMENT, CANCELLATION

The lease shall commence on the 2nd day of January 2023 and be terminated by either party with a full calendar month's notice thereafter.

THE LESSEE ACKNOWLEDGES:

The lessee has inspected the premises and agrees that they are fully suitable for the purpose he or she intends. That all other costs to enable the lessee, will be for the lessee and that all permanent upgrades or fixtures will become the property of the estate, as managed by The CC.

The lessee will have no claim against The CC in case of damages if for any reason the premises are not suitable for the vendor's purposes.

The lessee understands that The CC has a social responsibility to minimize its environmental impact, and as such have implemented many "green" strategies and will continue to do so.

Losses of property
The lessee is responsible for insuring all goods brought on the premises, as well as for those installed by, or those borrowed from The CC. The CC will not be responsible for any losses through whatever cause to the lessee. The lessee has to replace or repair the goods borrowed or installed to their fair state or value at the repair / maintenance / replacement / travel / courier or other cost applicable.

Liability claims.
The lessee hereby accepts responsibility for and indemnifies The CC and its employees against any claim by such person or persons, for any injury, loss or damage sustained on the property for whatever reason. Entry is at own risk, and even though considerable efforts are made, accidents do happen and there are vehicles and machinery operating at times. Lessees and their members are required to maintain slow speeds, careful and safe behavior / operations, child supervision / policies / legislation, and not to approach any machinery operating or workers working. Lessees will be held liable and accountable for loss or damages due to irresponsible or negligent actions of themselves.

Subletting / Loading is not permitted.

Privacy, security and general behaviour.
The privacy, security and respect of all people on DankiPa are the foundations of responsible and peaceful cohabitation. No other lessee's property or private space will be invaded or compromised in any way whatsoever, without invitation to do so on every occurrence. No inappropriate behavior, language or remarks will be tolerated. No jobs will be handed out to staff unless by the office, the maintenance manager, or by renting the services from the office. The privacy of members will be respected and communications will be directed through the office or by appointment / e-mail. No outside client, service provider, domestic or other worker, may be brought on to the private areas of the property without prior e-mailed approval by a member of The CC.

CCTV surveillance on the greater property and other security measures may be implemented by The CC at will, but as guided by PSIRA.

Please be considerate regarding noise or music - especially at night and tune it down if requested to do so without hesitation.

That no mechanical maintenance work, or DIY projects, or visible storage may be done in any area other than so allocated by the maintenance manager.

That no water consuming kiddie's pools or play jungles/ swings / jumping castles, slipstreams etc be erected in any area without the pre-approval of a member of the CC.

That great relations with all neighbors are the key to long term peaceful cohabitation and therefore are of great importance to the CC.

MAINTENANCE OF THE PROPERTY

It is recorded that at the time of the conclusion of this lease that the premises are in an excellent state of repair and finish, and that the lessee undertakes at his or her cost to keep and maintain it as such.

Please pay special attention to the following:
Oil leaks of your vehicle/s, or those of your guests.
Drains and gutters. Keeping your guests aware of the blockages that non organic matter, hair etc. can cause.
Electrical / gas appliances / cable / pipe / connectors, as well as stoves, fridges, etc, and by replacing blown light bulbs.
Report any possible problems or requirements.
Taps and water supply shall be kept free of leaks
Walls shall be kept free of nails, marks or damage
Internal walls / ceilings / floors / doors etc. - shall be repainted and maintained by the lessee if required, and shall be left as it was, on leaving.
External painting is the responsibility of The CC.
No building work, painting, erection of fences or alterations may take place without prior approval by a member of The CC, and any such work done may result in it being rectified at the cost of the lessee.

GARDEN, REFUSE COLLECTION, OTHER AMENITIES

Refuse
Refuse is collected daily, if necessary, except for weekends and public holidays. Please ensure dustbins are securely shut down.

Fauna and flora.
The lessee shall not remove any plant, or harm any animal, bird or snake on the property. The lessee shall maintain the local flower beds and plants in and around the ClubHouse. The CC will mow the lawn and maintain the greater property such as communal lawns, gardens etc. Please call the maintenance manager for any problem animals or plants. Furthermore, it is illegal in Plettenberg Bay to set off any fire- or other crackers, fireworks, flares etc. as they are highly disruptive to local wildlife. No littering on the greater property.

Entertainment area
As per Rules and Regulations of the DankiPa Eco Estate.

Fires
Please only use existing braai facilities, or areas dedicated therefore. No minors have access to lighters or matches.

Smoking
Smoking is prohibited in any public area by S.A. law. Smoking areas must be clearly defined. Cigarette buds may only be placed in the ashtrays provided.

THUS DONE AND SIGNED AT: DankiPa – Rietvlei, Plettenberg Bay

ON THIS_____DAY OF_____20____

LESSEE _____

CC _____

WITNESSED

1._____

2._____