

Rental Addendum

Rental Rules and Condition

The Client may at his own cost secure a tenant either directly, through the Hotel or an outside agent on a minimum 12 month or such other period agreed to by the company rent out their unit providing the lease specifies that the Tenant is subject to the House rules of the Estate and that the conditions of the Life Right Agreement (**LRA**) are adhered to as it would affect any client living on the estate.

The Tenant would have access to the same minimum service provisions provided for in the house rules and **LRA** at the cost prevailing at the time in terms of the house rules and **LRA**. The lease agreement would require the Hotel management's approval prior to signature and in this regard the Hotel will supply a lease document for this purpose incorporating the minimum conditions referred to in this document.

Rental commission shall be paid directly by the Life Right owner to the administering agent renting the property on his/her behalf as arranged between them.

In the instance where the Hotel administers the rental and pays it over to the Life Right owner a commission of 5% will be deducted from the rent payment

Hotel Lodging Cost (HLC)

The **HLC** as defined in the agreement and referred to in the House Rules shall be the responsibility of the Life Right owner in the event that his tenant fails to settle their portion of the costs as detailed below. All the fixed costs as defined in the (**HLC**) **Annexure E**, including the monthly maintenance and maintenance reserve fee shall be paid directly to the Hotel by the Life Right Owner who will be invoiced monthly in arrears under terms included in the **LRA and Annexure E**. The Tenant renting the unit will be charged the balance of the **HLC** for the minimum range of services rendered to the Tenant as defined in the house rules and the Life Right Agreement which shall include but not be limited to housekeeping services and meal entitlements as defined in the House Rules.

Any variation of these arrangements must be agreed upon by the Hotel management and which agreement shall not be unreasonably withheld.

The exception to the above is that no Tenant may employ a maid or houseman who is not a registered care worker and who is employed for that purpose and approved by the Hotels medical staff as all cleaning and non-personal laundry is done by the Hotel and included in the portion of the **HLC** paid for by the Tenant.

Unoccupied Unit available for rental

In the event of a unit being available for rent but un-occupied by a Tennant or the life right owner the owner shall be responsible for the full HLC save for the catering cost which will be deducted from HLC at a fair market related price which shall be determined by the Hotel Management.

Rental Pool agreement

If and When the number of units on rental reach a number to justify them being part of a structured short term Hotel rental pool which can often show better financial returns Life Right owners will have the option to place their units in the pool should they wish to. Only units furnished by the Hotel at the owners cost will be eligible to become part of this pool if it is established.

By the SELLER at on the Day of 201.....

As WITNESS:

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SELLER

By the PURCHASER at on the Day of 201.....

As WITNESS:

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PURCHASER