

DJ1.16
831126b

APPENDIX "A"
Kwa Maritane 1

Protocol No

NOTARIAL DEED OF LEASE

BE IT HEREBY MADE KNOWN

That on this day of in the year One Thousand
Nine Hundred and Eighty-three (1983) before me,

.....

Notary Public, duly sworn and admitted, residing and practising at
and in the presence of the subscribing competent
witnesses, personally came and appeared before me -

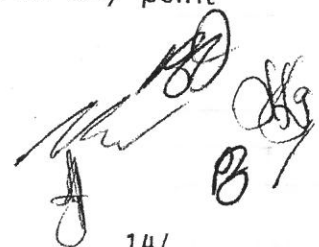
[Handwritten signatures]
A B JK

any right on the part of the lessee to claim or obligation on the part of the lessor to pay, any compensation for the same.

14.2 In the event of any cancellation or termination of this agreement otherwise than on the grounds of a breach thereof by the lessee, or on the grounds of a breach thereof by the lessee in circumstances in which any action or course of conduct by the lessor, or permitted or condoned by the lessor, has occasioned such breach, the lessee shall, notwithstanding such cancellation, be entitled to claim from the lessor and the latter shall pay to the former upon demand, compensation equal to the actual value to the lessee and/or its cessionaries (disregarding the cancellation or termination in question) of the amenities and the improvements then existing on the premises, as finally determined by an expert who shall be appointed for this purpose, upon written request at any time by any one of the parties, by the President for the time being of the South African Institute of Valuers or its successors in title.

MINERAL RIGHTS

15. The lessor agrees that throughout the currency of this agreement it shall not grant any rights whatsoever to any persons whomsoever in terms of which the latter are entitled to conduct, and the lessor shall procure that, notwithstanding any existing rights at the time of the conclusion of this agreement, no person shall conduct, any mining, exploration or prospecting activities of whatsoever nature on or under the premises or on any slopes of the hills or any other places which are visible from any point on the premises;

Handwritten signatures and initials, including a large signature on the left and several initials on the right, including one that appears to be 'B'.

14/...