

Addendum to Agreement of Sale

(for a sale where seller requires interest if transfer delayed)

between _____

(the "Seller")

and _____

(the "Purchaser")

in respect of _____

(the "Property")

The Agreement of Sale to which this addendum is annexed is subject to the following additional term:

Should the Purchaser fail to deliver any guarantee/s required in terms of the agreement on or before due date and/or in any form required or should the Purchaser fail to effect payment of any amount payable in terms of the agreement on or before due date, or should registration of transfer be delayed as a direct consequence of an act or omission on the part of the Purchaser, the Purchaser shall, in addition to any rights which the Seller may have in terms of the Sale Agreement or the common law, pay to the Seller interest on any unpaid or unsecured balance of the purchase price (for the purposes hereof any deposit actually paid shall be deducted from such purchase price) from the date provided for delivery of any guarantee/s or the payment of such amount due at the rate of % per annum until the date upon which such guarantee/s and/or such payment is delivered/made or for such period which constitutes a delay in effecting registration of transfer as hereinbefore contemplated, as the case may be. Such interest as may become payable as a consequence of a breach as contemplated herein shall be payable by the Purchaser to the Seller's conveyancers by not later than the date of registration of transfer and the Seller's conveyancers shall not pass transfer of the property to the Purchaser, save with the express consent of the Seller, until and unless such interest payment/s has/have been made or secured.

SIGNED at _____ on the _____ 200

AS WITNESSES:

1,

2.

SELLER

SIGNED at _____ on the _____ 200

AS WITNESSES:

1.

2.

PURCHASER