

Addendum to Agreement of sale

(for a sale subject to the sale of the purchasers property to be sold)

between _____
(the "Seller")

and _____
(the "Purchaser")

in respect of _____
(the "Property")

The Sale Agreement to which this addendum is annexed is subject further to the following terms and conditions:

1. It is recorded that the Purchaser is the registered owner of.....(the "second property").
2. This agreement is further subject to and conditional upon:
 - 2.1 the sale of the second property for a purchase price of not less than..... within days of the date hereof; and
 - 2.2 the suspensive conditions, if any, contained in the agreement relating to the sale of the second property being fulfilled within.....days of the date hereof; and
 - 2.3 the second property being transferred into the name of the Purchaser thereof within a reasonable time in the circumstances; and
 - 2.4 notwithstanding anything to the contrary in this addendum and the sale agreement contained the Purchaser receiving the proceeds of such sale at a time which enables the Purchaser to comply fully with all the financial obligations undertaken by the Purchaser in favour of the Seller in terms of the sale agreement.
3. The Seller agrees that any guarantee/s provided by the Purchaser in terms of this agreement which is/are expressed to be payable upon transfer of the second property and the simultaneous transactions relating thereto, will comply with the obligation of the Purchaser in terms of this agreement, and that the respective transactions relating to the property and the second property will, to the extent that this may be practicable, be effected simultaneously.

SIGNED at _____ on the _____ 200

AS WITNESSES:

1,

2.

SELLER

SIGNED at _____ on the _____ 200

AS WITNESSES:

1.

2.

PURCHASER