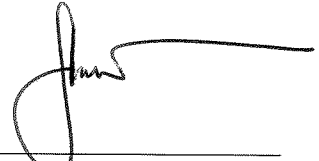


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Shepstone & Wylie
Attorneys, Notaries & Conveyancers
24 Richefond Circle
Ridgeside Office Park
Umhlanga Rocks 4319
(SAC16ROKW34104.1)

Prepared by me



CONVEYANCER
BEVERLEY DUGUID NELSON

FEES	
Stamp duty
Reg	R 4, 675-00
Serv
GM Bond

2018 -06- 12

T	18 17313
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DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

BELINDA MARTINA LE ROUX

appeared before me, REGISTRAR OF DEEDS at PIETERMARITZBURG, the said
appearer being duly authorised thereto by a Power of Attorney granted to him/her by

ROKWIL CIVILS PROPRIETARY LIMITED
Registration Number 2001/029760/07

which said Power of Attorney was signed at Durban on
25 April 2018;

And the appearer declared that his/her said principal had, on 6 April 2018, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

ONELOGIX PROPRIETARY LIMITED
Registration Number 1999/025958/07

or its Successors in Title or assigns, in full and free property

ERF 30 UMLAAS ROAD
REGISTRATION DIVISION FT
PROVINCE OF KWAZULU-NATAL

IN EXTENT 40,4686
(FORTY COMMA FOUR SIX EIGHT SIX) HECTARES

FIRST TRANSFERRED by Deed of Transfer Number T 286/1870 with Diagram
annexed thereto and held by Deed of Transfer Number T

18 17312

(2)

THIS PROPERTY IS TRANSFERRED:

- A. Subject to all the terms and conditions of the original Government Grant No. 1330/1853, in so far as they are still in force and applicable.
- B. Subject to conditions which were created in the said Deed of Transfer No. T 286/1870, reading as follows:

“That the owner of legal occupier of the land now occupied by William Thrash shall have a right of road over the Lot 1 to the Umlaas Road or to the Main Road.

That during the subsistence of the Lease now existing between John Vanderplank and John Hair the said Appearer shall not be entitled directly or indirectly to keep or suffer to be kept any accommodation house, canteen or Hotel on any part of the said Lot 1.

The said piece of land is hereby transferred with the right of use to the said Vere Herbert Tanner and subsequent holders of the said piece of land of a certain spring of water situate and being on the Appearer's land, and a right of way thereto down the Umlaas Road until opposite to the spring and thence thereto.”

- C. Subject to a Servitude in favour of the Electricity Supply Commission to convey electricity over the property hereby conveyed together with ancillary rights and subject to conditions as will more fully appear on reference to Notarial Deed and diagram, as created in Notarial Deed No. K 345/1954.
- D. Subject to the right to convey electricity over the property hereby conveyed together with ancillary rights and subject to conditions as will more fully appear on reference to Notarial Deed No. K 764/1982S in favour of Eskom, as created by said Notarial Deed No. K 764/1982S.

f

- E. Subject to a pipeline servitude 6 metres in width and indicated by the figure A a1 b1 c1 d1 e1 E D C B on Diagram S.G. No. 78/2003 in favour of Sasol Oil Proprietary Limited Registration Number 1981/007622/07, as created by Notarial Deed No. K3055/2004S.
- F. Subject to the following Right of Pre-Emption in favour of the transferor, ROKWIL CIVILS PROPRIETARY LIMITED Registration Number 2001/029760/07 ("Rokwil Civils"), namely:

The Property shall not be sold, transferred, or otherwise alienated (other than the registration of a mortgage bond) in any manner whatsoever without the prior written consent of Rokwil Civils, which consent Rokwil Civils shall not be entitled to withhold without advancing any reasons, subject only to the following conditions:

- 1.1 Should the Owner at any time receive an unconditional Offer to Purchase the Property that the Owner intends to accept should this Pre-Emptive right not be exercised, then the Owner shall be obliged to first offer the Property for sale to Rokwil Civils on the following basis:
 - 1.1.1 the selling price shall be an equivalent or better price and on equivalent or better terms and BEE rating than the Owner would have received in terms of the Offer to Purchase;
 - 1.1.2 the terms of sale shall otherwise be materially the same terms and conditions as the Offer to Purchase;
 - 1.1.3 Rokwil Civils shall have 90 (Ninety) Days from delivery of the Offer to Purchase by the Owner within which to deliver to the Owner a written acceptance to purchase the Property from the Owner on the basis set out in condition 1.1;
 - 1.1.4 If Rokwil Civils fails to exercise its right of pre-emption within the 90 (Ninety) Day period referred to in condition 1.1.3, the right shall lapse and the Owner shall be entitled to sell the Property to the third party referred to in the Offer to Purchase on the terms and conditions contained in the Offer to Purchase provided that, if the purchase price or any of the material terms of the Offer to Purchase are changed, the Owner shall be obliged to again first offer the Property for sale to Rokwil Civils in accordance with the foregoing terms.
 - 1.1.5 The rights hereby granted to Rokwil Civils shall be capable of being ceded to a nominee of Rowil Civils' choice in which event all references to Rokwil Civils in this restraint of free alienation condition shall be deemed to be a reference to such nominee. Rokwil Civils undertakes to advise the Owner in the event of such cession.
- 1.2 For the purpose of these conditions, the following definitions shall apply:
 - 1.2.1 "Offer to Purchase" means a bona fide offer to purchase the Property, which is received by the Owner from a third party and which the Owner intends accepting.
 - 1.2.2 "Owner" means the registered owner of the Property from time to time.

WHEREFORE the said Appearer, renouncing all rights and title which the said

ROKWIL CIVILS PROPRIETARY LIMITED
Registration Number 2001/029760/07

heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

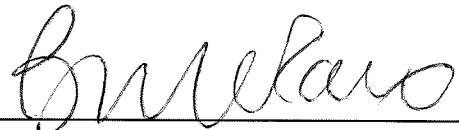
ONELOGIX PROPRIETARY LIMITED
Registration Number 1999/025958/07

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R49 450 000,00 (FORTY NINE MILLION FOUR HUNDRED AND FIFTY THOUSAND RAND) .

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at PIETERMARITZBURG on

2018 -06- 12



q.q.

In my presence



REGISTRAR OF DEEDS



Transfer Duty Declaration

TDREP

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Reference Details

Transfer Duty Reference Number: TDE02A8CCE

Details			
Details of Seller / Transferor / Time Share Company			
Surname / Registered Name	ROKWIL CIVILS PROPRIETARY LIMITED	Full Name	ROKWIL CIVILS PROPRIETARY LIMITED
Company / CC / Trust Reg No.	200102976007	Marital Status	
Details of Purchaser / Transferee			
Full Name	ONELOGIX PROPRIETARY LIMITED	Surname / Registered Name	ONELOGIX PROPRIETARY LIMITED
Company / CC / Trust Reg No.	199902595807	Marital Notes if applicable	
Details of the Property			
Date of Transaction/Acquisition (CCYYMMDD)	2018-04-06		
Total Fair Value	R 49450000.00	Total Consideration	R 49450000.00
Calculation of Duty and Penalty / Interest			
Transfer Duty Payable on Natural Person	R 0.00		
Property Description			
1 ERF 30 UMLAAS ROAD, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL IN EXTENT 40,4686 (FORTY COMMA FOUR SIX EIGHT SIX) HECTARES			

Exemption Certificate	
Exemption Certificate Details	
Transfer Duty Reference No.	TDE02A8CCE
Exempt in terms of Section 9 of the Transfer Duty Act	Other
Exemptions allowed by another Act	Section 9(15)

Declaration by Conveyancer / Attorney	
<p>I certify that this is a true copy of the transfer duty declaration / receipt / exemption certificate drawn from the SARS eFiling site, which will be retained by me for 5 years from the date of registration of transfer.</p>	<p>XXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXXXXXX</p> <p>BEVERLEY DUGUID NELSON</p> <p>Please ensure you sign over the 2 lines of "X"s above</p>
Date (CCYYMMDD)	20180509
For enquiries go to www.sars.gov.za or call 0800 00 SARS (7277)	

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MKHAMBATHINI MUNICIPALITY

③
M.Z

RATES CERTIFICATE

HEREBY CERTIFY THAT THIS CERTIFICATE IS ISSUED IN TERMS OF SECTION 118(3) OF THE LOCAL GOVERNMENT MUNICIPAL SYSTEMS ACT, 2000 (ACT 32 OF 2000)

1883

DESCRIPTION OF PROPERTY: ERF 30 UMLAAS ROAD

SITUATED IN THE MKHAMBATHINI MUNICIPALITY AREA: _____

PROVINCE OF KWAZULU-NATAL, IN EXTENT 40,4686 HECTARES

THIS CERTIFICATE IS VALID UNTIL 30 September 2018

14 May 2018
Date of issue



Hon. Treasurer /
MKHAMATHINI MUNICIPALITY