



- **B&B Markets – Rooftop (Pty) Ltd.**
(95/04145/07)
- **B&B Markets – Hillfox (Pty) Ltd.**
(95/09892/07)
- **African Craft Market of Rosebank**
(B&B Markets – Essenwood (Pty) Ltd (1998/011505/07))

AFRICAN CRAFT MARKET OF ROSEBANK **LOWER LEVEL**

GENERAL

The Market is situated on Cradock Avenue in Rosebank. It incorporates normal stalls and a display rack system. The Market operates 9.00am to 6.00pm Monday to Sunday, including Public Holidays.

STALL FEES

AISLE 1	R1568.00 (incl. VAT)
AISLE 2	R1744.00 (incl. VAT)
AISLE 3	R1464.00 (incl. VAT)

STALL FEES ARE PAYABLE MONTHLY IN ADVANCE.

APPLICATION

To apply for the Market, applicants are requested to bring a sample of their products to the market on Tuesdays for approval. If it is not practical to bring in a physical sample of your products please bring a clear, close up photograph of your product.

PLEASE NOTE: Product approval will only be done on Tuesdays between 09h00 – 16h00.

The four main criteria for successful applications are quality of the product, value for money, uniqueness and African content. Management strives to limit duplication of products.

All traders are accepted on a three month contract. Renewal of the contract is subject to Managements discretion.



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AFRICAN CRAFT MARKET OF ROSEBANK

APPLICATION FORM

TITLE (MR. MRS. MS) _____
FIRST NAME _____
SURNAME _____
BUSINESS NAME, IF APPLICABLE _____
PHYSICAL ADDRESS _____

IDENTITY NUMBER (of applicant) _____
(Attach copy of I.D.)

CONTACT DETAILS

TEL HOME _____ TEL WORK _____
CELL _____ FAX _____
E-MAIL _____

PLEASE PRINT CLEARLY USING BLOCK LETTERS

1. Will you, (the applicant), personally exhibit/sell your product(s)? Yes () No ()
2. Description of your product(s) in detail – please be accurate. _____

3. Do you trade anywhere else? Yes () No () If yes, where and with what product(s)? _____

4. Any special considerations? _____

IMPORTANT NOTICE

PLEASE NOTE THAT OUR STANDARD CONDITIONS OF TRADE ARE APPLICABLE AND BINDING ON YOU AS THE APPLICANT TRADER. THE DUTY LIES WITH YOU AS THE APPLICANT TO READ THESE CONDITIONS WHICH APPEAR ON EITHER THE REVERSE SIDE OF THE PAGE OR ON A SEPARATE ANNEXURE WHICH IS AVAILABLE AT OUR OFFICE ON REQUEST AND WHICH THE TRADER IS REQUESTED TO SIGN. WITH OR WITHOUT SIGNATURE OF SUCH ANNEXURE THESE CONDITIONS REPRESENT THE TERMS OF OUR 3 MONTH CONTRACT WITH YOU AND YOU CONFIRM THAT YOU HAVE READ THEM OR ACCEPT THEM AND AGREE TO BE BOUND TO SUCH TERMS UPON OUR ACCEPTANCE OF YOUR APPLICATION WHETHER THEY APPEAR ON THE REVERSE SIDE OR IN A SEPARATE ANNEXURE.

SIGNATURE _____ PLACE _____ DATE _____



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AFRICAN CRAFT MARKETS STANDARD CONDITIONS OF TRADE

1. DEFINITIONS AND INTERPRETATION

- 1.1 “ACM” means B & B Markets Essenwood (Pty) Ltd;
- 1.2 “contract” means the contract (meaning a period starting on any day in a given month) between B&B and the trader whereby the trader is permitted to trade from a stall allocated to the trader which comes into being upon the company approving the traders application by entry in its computer database upon the terms contained in these conditions of trade. The contract will continue on a three month basis, automatically renewed for a further three months indefinitely, unless notice of earlier termination shall have been given by either party in terms of 1.9 below;.
- 1.3 “commencement date” means the start date allocated by the company to the trader in its computer database which shall be the date of commencement of the traders right to trade at the shop and the commencement of the 3 month contract;
- 1.4 “market” means the market operated at the premises by the company;
- 1.5 “premises” means the area whereon the market is operated situate on the **lower level of the African Craft Market of Rosebank on Cradock Ave;**
- 1.6 “trader fee” means the basic fee payable to the company by the trader for the right to trade from his stall, the tariff of fees for various type stalls being detailed hereunder;
- 1.7 words signifying the singular include the plural and vice versa and reference to one includes another as the context requires;
- 1.8 clause headings are for convenience only and are not to be used in interpretation;
- 1.9 “notice period” ACM may give the trader one months written notice of termination of the contract provided such notice is given no later then one month prior to the expiry of the then period of the contract. In the case of the trader giving notice, such notice shall be required to be given in writing at least one months prior to the expiry of the then period of the contract.
- 1.10 “landlord” means the landlord of that part of the premises leased by B&B for the purpose of conducting a market (‘the head lease’)

2. CONTRACT

- 2.1 The parties agree to enter into the contract upon the terms set out in these conditions of trade with effect from the commencement date.
- 2.2 Unless otherwise notified to the trader by ACM, the market operates seven days a week being Monday to Sunday, including public holidays (save Good Friday, Christmas day and New Years day) during the hours 9.00 am until 6.00 pm which constitute the trading hours. ACM reserves the right to change these hours from time to time.

3. PRODUCT APPROVAL

- 3.1 The trader shall only sell and exhibit those products which have been specifically approved by ACM and limited to the products reflected in the application form signed by the trader save for deletions or modifications to that list countersigned by ACM and on written notice shall be binding on the trader.
- 3.2 ACM has the sole discretion to delete items approved for sale by the trader from time to time and accordingly the trader shall be limited to trade only in products approved by ACM from time to time.

SIGNATURE

4. HEAD LEASE

- 4.1 The trader acknowledges that he shall not at any time during the currency of the contract or any other time have any rights whatsoever in respect of the occupation or possession of the premises on and from the trader has his stall and at no time shall he have any right to claim any tenancy or right to tenancy or other tenure of whatsoever nature in respect of the premises;
- 4.2 The trader shall not at any time do or permit to be done anything on or from the premises which may prejudice ACM's rights of occupancy thereof or be an infringement of the head lease.
- 4.3 Despite anything to the contrary in these conditions of trade the trader recognizes that he shall be an invitee of ACM on the premises and accordingly shall comply strictly with all and any instructions of whatsoever nature given by ACM in respect of or pertaining to the premises and /or the trader's conduct on and from the premises.
- 4.4 The cessation of ACM's right to operate the market, irrespective of the reason, shall automatically terminate the trader's right to do so and neither party shall have any claim against the other arising out of such termination.

5. TRADERS GENERAL OBLIGATIONS

The trader shall
TARIFF FOR MARKET

DESCRIPTION	TARIFF FOR STALLS
AISLE 1	Monthly rental of R1568.00 per month incl. VAT
AISLE 2	Monthly rental of R1744.00 per month incl. VAT
AISLE 3	Monthly rental of R1464.00 per month incl. VAT

- 5.1 trade at the market on the above designated days and periods,
- 5.2 not use radios or sound equipment, or have dogs or pets accompany him to the market;
- 5.3 have black refuse bags available for his use and be responsible for keeping his stall tidy and hygienic and free of litter; not close his stall before closing time of the market; a "sold out" sign shall be displayed on the stall once his products are sold out;
- 5.4 make payment of the trader fee monthly in advance which in any event shall be not later than close of business on the market on the last week day of a month in respect of the particular stall allocated to the trader who recognizes ACM's right in its sole discretion to allocate or re-allocate the location of the trader's stall from time to time;
- 5.5 not cede, transfer or assign his rights hereunder which he acknowledges are personal to him, nor shall be sublet or grant any person any right to occupy or trade from his stall;
- 5.6 be liable to ACM as the case may be for any damage caused by the trader to the premises or property of ACM which contains the premises;
- 5.7 pay a deposit equivalent to a months trading fee on notification to the trader of the approval of his application for the allocation to him of a stall;
- 5.8 retain receipts for payment of trader fees which must be produced on request as proof of payment and confirmation of stall number;
- 5.9 not interfere, upset or cause inconvenience to fellow traders or members of the public or staff of ACM or landlord or behave in an improper manner or be inebriated or do anything to lower or demean the good name and reputation of the market;
- 5.10 in the event of ACM being entitled to take legal action against the trader for any reason, be liable to pay ACM's legal costs on the attorney and owner client scale including collection commission; the trader consents to the jurisdiction of the magistrates court in respect of any such action;
- 5.11 comply with all laws, by-laws and regulations to traders or occupiers of business premises or affecting the conduct of any business carried on in the premises;
- 5.12 not contravene or permit the contravention of any of the conditions of title under which the property is held by ACM or any of the provisions of the Town Planning Scheme applicable to the property;

SIGNATURE

- 5.13 insure and keep insured all its goods in the premises;
- 5.14 maintain adequate public liability insurance;
- 5.15 not make any alterations, additions or improvements to the interior or exterior of the leased premises, whether structural or otherwise, without ACM's prior written consent;
- 5.16 not attach to the walls any fittings, shelving or appurtenances without ACM's prior written consent;
- 5.17 not solicit or canvass for business in the parking area or other common areas in the shopping centre and not distribute any pamphlets, handbills or other advertising matter on motor cars parked in the parking area or in any other common areas;
- 5.18 not leave or permit to be left any packages, furniture, cycles, handcarts, boxes, papers, rubbish or any other goods or articles upon or in the service area, landings, stairways or passages or in any part of the property other than specific areas allocated to the trader for the express purpose concerned, in which area no unreasonable accumulation of any articles or matters shall be made or permitted to the trader;
- 5.19 not paint, affix or attach to the premises or any part of the shopping centre or the property any advertising signs or other matter, awning or canopy or any other thing of any kind without ACM's prior written consent; if the trader commits a breach to these provisions ACM shall be entitled, without notice or order of court, to remove the offending matter;
- 5.20 not install any floor covering, interior or exterior lighting, plumbing, fixtures or shades or change the layout of the premises or make any change to the stall without the company's prior written consent;
- 5.21 ensure that the premises are both adequately stocked with merchandise;
- 5.22 at all times ensure that no nuisance emanates from the premises;
- 5.23 ensure that the décor of the premises is maintained which is in keeping with a high standard of the Market;
- 5.24 comply with ACM's security and fire regulations, which may exist in the market from time to time. The trader undertakes to use its best endeavors to secure compliance therewith by its invitees and/or customers from time to time;
- 5.25 recognize ACM's right in its sole discretion to allocate or re-allocate the location of the traders stall from time to time;
- 5.26 are in possession of valid documents to reside and work in the Republic of South Africa;
- 5.27 the trader shall be liable for a 4.5% excl. VAT surcharge for all credit card transactions processed by the company.
- 5.28 comply with the laws and regulations of the Republic of South Africa
- 5.29 Subdivided stalls: Traders who operate from an "A" or "B" stall are governed by the standard conditions of trade, but in addition the following obligations apply:
 - 5.29.1 Should a trader in one of the portions of the stall decide to leave, sell or be given notice by management, the other trader in the second portion of the said stall, will have first option to secure the whole stall.
 - 5.29.2 The monthly rental is the normal rental plus 20% for that portion of the stall e.g. $R1568 \div 2 = R784 \times 20\% = R940.80$

6. ACM'S RIGHTS AND LIMITATION OF LIABILITY

Apart from other rights, ACM on its behalf shall:

- 6.1 have the right to appropriate in its discretion any amounts received including but not limited to the deposit towards payment of any indebtedness or cause for which the trader is or may be liable to ACM
- 6.2 be entitled to cancel the contract summarily on notice to the trader should the trader breach any of his obligations to ACM under these conditions of trade or fail to carry out instructions or directions which ACM has given to the trader;
- 6.3 have the right, without needing cause or advancing any reason, to terminate the contract by giving the trader one month's notice of termination. In the event of such notice being given to the trader, or in the event of any cancellation of the contract by ACM by reason of breach on the part of the trader, the trader shall have no claim of whatsoever nature against ACM or any one else including without limitation, its directors or staff of ACM or the landlord or its agents, save for refund by the company of any fee paid beyond the expiry date of the notice and any part of the deposit to which he is still entitled.
- 6.4 have the right, in its sole discretion and without giving reasons therefore, to increase or decrease the number of current trading days; to increase or decrease the number of trading stalls; to determine the composition and mix of products between the different traders from time to time and to revise the standard conditions of trade; to move or alter the location of the market; to issue instructions to traders with regard to standards of behavior and conduct of their manner or style of trading;

SIGNATURE

- 6.5 not be liable to the trader for any damages (or other relief) incurred or claimed by the trader or any member/director/agent/employee/customer or invitee of the trader for any reason attributable to ACM or its employees/directors/agents/contractors or subcontractors, for any breach of contract or duty, act of negligence (including gross negligence), including without limitation the failure of the market to operate on any particular day or the inability of the trader to operate his stall or for any damage to the traders property of any description or theft of such property or riot or public disturbance of any kind; such exclusions of liability shall also extend to and be for the benefit of the landlord, when and if applicable;
- 6.6 have the right in its sole discretion to increase or decrease the tariff on one months written notice for the forthcoming month to the rate it deems appropriate;
- 6.7 have the right, in its sole discretion to suspend a trader's right to trade for one month as a disciplinary measure with regard to, but not limited to the standards of behavior and conduct of trading.
- 6.8 The Credit Grantor may:

Perform a credit search on the applicant's credit profile with one or more of the registered Credit Bureau when assessing the Applicant's application for credit. Monitor the credit applicant's payment behavior by researching their profile at one or more of the Credit Bureaus. Use new information and data obtained from Credit Bureau in respect of the applicant's future credit applications. Record the existence of the applicant's account with the Credit Bureau. Record and transmit details of how the applicant has performed, and how the account is conducted by the applicant in meeting their obligations on the account. The applicant gives B & B Markets permission to do a credit check

7. TRADER FEES

- 7.1 The trader shall pay the company the first month's rental of R1464.00 or R1744.00 or R1568.00 (incl. VAT) in advance. Payment is to be made at the market situated in the African Craft Market of Rosebank;
- 7.2 The deposit does not form any part of the trader fee and will be forfeited to cover costs incurred by ACM through non-payment of the trader fee, due to the additional admin costs incurred, and is not recoverable nor can it be construed as part or full trader fee for any month.

8. GENERAL

- 8.1 The trader chooses as his domicilium citandi et executandi for all purposes arising out of or in connection with the contract, at the option of ACM, the traders stall or any address appearing on the traders application form or the last known address of the trader as known to ACM or his fax number. It shall also be open to ACM to give oral notice of any kind to the trader, if notice is called for, for any reason instead of written notice, save that written notice shall be required when either party wishes to terminate the contract. ACM's domicilium citandi et executandi for all purposes arising out of/or in connection with the contract at ACM's then principal administrative place of business, which is presently at Adreach House, 33a Bath Ave, Rosebank;
- 8.2 No variation or amendment of any kind of the contract or consensual cancellation of the contract or any of its terms shall be valid and binding unless reduced to writing or forms part of its revised standard conditions of trade;
- 8.3 Each of these conditions of trade are severable in all respects, and the unenforceability of any term or part of a term shall not prevent any other term or part from being enforced;
- 8.4 No indulgence or waiver extended by ACM to any trader shall constitute an estoppel of ACM to enforce its rights;
- 8.5 No warranties or representations express or implied have been made to the trader other than those, if any, mentioned specifically in these conditions of trade;
- 8.6 to the extent that ACM may for any reason have any legal liability to the trader sounding in money such **liability shall be limited** in the aggregate to the trader in the sum of R1000.00 (one thousand rand) or one months trader's fees whichever is the greater.
- 8.7 have the right to require and to receive from the trader, an amount equal to 25% of the total consideration payable to the trader, as a condition for the granting of consent to the assignment (including cession) of the trader's rights to any third party, it remaining at all times the sole right of ACM to refuse such consent and such assignment.
- 8.8 The trader acknowledges that he has been provided with a copy of these conditions of trade and fully understands the terms thereof;

Signature of trader/or trader representative

Full name : _____

Date : _____

Place : _____

DEBIT ORDER INSTRUCTION

From : B & B Essenwood (Pty) Ltd, Adreach House, 33a Bath Avenue, Rosebank, 2193

Name

Tel. No.

Address

.....

Stall No

Bank

Branch name and town

Branch Number

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Account Number

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Type of Account : Current (Cheque) / Savings / Transmission (Delete where not applicable)

I/we hereby request, "instruct" and authorize you to draw against my/our account with the above mentioned bank (or any other bank or branch to which I/we may transfer my/our account) the sum according to the following formula : **NO. OF STALLS OCCUPIED IN A PARTICULAR STALL AREA X NO. OF DESIGNATED TRADING DAYS IN A GIVEN MONTH X B&B MARKETS DAILY CHARGE = (stall rental + table rental (if applicable) + y storage rental + chair rental + electricity (if applicable) including VAT).** This amount is to be debited to my/our account on the **26th day of each and every month, continuing until such time as the stall is relinquished to you in writing.** All such withdrawals from my/our bank account by you shall be treated as though they had been signed by me/us personally.

I/we understand that the withdrawals hereby authorized will be processed by a computer through a system known as the ACB Magnetic Tape Service, and I also understand that details of each withdrawal will be printed on my bank statement or on an accompanying voucher.

I/we agree to pay any bank charges relating to this debit order instruction.

January stall fees will not be processed on the 26th December of each year but will be processed on the **8th December of each year.**

Rentals are subject to an annual escalation which shall be determined by B & B Markets Rooftop (Pty) Ltd. The annual escalation shall take effect from the 1st October of each year.

This authority may be cancelled by me/us by giving you thirty days notice in writing, sent by prepaid registered post, but I/we understand that I/we shall not be entitled to any refund of amounts which you have withdrawn while this authority was in force if such amounts were legally owing to you. Receipt of this instruction by you shall be regarded as receipt thereof by my/our bank (whichever it is or will be)

Signed on this the day of 200 ____ .

.....
SIGNATURE AS USED FOR SIGNING CHEQUES

.....
Assisted by (where legally necessary) Capacity

Note : A cancelled cheque should be attached for bank identification purposes. (Current account only.)

The user may add to the above minimum requirements.