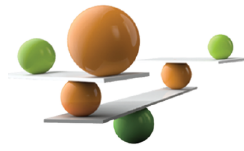


# PROPOSAL TO LEASE



**FDC**  
Free State Development Corporation  
Growing the Free State

## DESCRIPTION

### REFERENCE: PROPOSAL TO LEASING MIDTOWN CENTRE

The FDC invites proposals from parties who are interested in leasing its premises. The premises for rental is Midtown Centre, erf 10004 Phuthaditjhaba A. The property consists of 19 units (4090.50m<sup>2</sup>) and is zoned for commercial purposes. Mr Tefo Matla can be contacted for viewing or further information at [tefo@fdc.co.za](mailto:tefo@fdc.co.za). The contract will be awarded for the period of nine (9) years and nine (9) months, with the option of extension when the period lapses.

The prospective tenant should be prepared to invest an estimate of **R1 300 606.30** (VAT inclusive) in the building for rental. Shortlisted candidates will be required to provide FDC with proof of available funds.

**Proposal documents have to be accompanied with a fully completed FDC application form, signed at the correct spaces, as well as:**

- Certified company documents relating to the entity; Certified copies of Identity Documents (ID's) of all the members/directors; Valid tax clearance pin.
- Audited financial statements not older than six (6) months and a cash flow for at least twelve (12) months signed approved and stamped by the accountant. If the financial statements are not available, the applicant should submit bank statements for six (06) months, accompanied by an income and expense statement.
- Next of kin for each member/director's.
- Credit references (two) must correspond with credit references mentioned in the application form; Proof of residential address of all members/directors.
- Lease agreement / latest invoice from landlord – if the entity is currently leasing premises
- Resolution if more than one member.
- **Business plan (optional); BBBEE minimum level 2.**
- **Rental offer per month for the facility and annual escalation and/or percentage of turnover rental offered.**
- **Quantum of Capital Investment committed by the applicant.**
- The applicant should note: should the tender be awarded, the applicant will be responsible for fire equipment, insurance, security and general upkeep of the premises. Monthly rates and taxes, as well as any municipal charges applicable to the premises will be for the account of the applicant and the recovery thereof from the tenants (monthly proof of payment will be required from the applicant).
- The approved bidder has to enter into a management agreement with FDC.

The documentation should be hand delivered in a sealed envelope marked for the attention of Mr T Taka, on or before **29/09/2023** at FDC offices situated at 33 Kellner Street, corner of Markgraaff Streets, Westdene, Bloemfontein.

CONTACT PERSON	EXPIRY DATE
<p><b>Mr Edgar Kgaile</b> <b>Email: <a href="mailto:Edgar@fdc.co.za">Edgar@fdc.co.za</a></b> <b>Phone: (051) 400 1500</b></p> <p><b>Request for FDC application forms can be done via email to <a href="mailto:burnadette@fdc.co.za">burnadette@fdc.co.za</a></b></p>	<p><b>COMPLETED PROPOSAL: DOCUMENTS MUST BE HAND DELIVERED IN SEALED ENVELOPE CLEARLY MARKED: PROPOSAL FOR LEASING MIDTOWN CENTRE SHOPS BEFORE OR NOT LATER THAN 29/09/2023 AT 12H00.</b></p>

**Interest parties should Note the following proposal conditions:** The FDC rental policy will apply. FDC does not bind itself to accept the lowest proposal or any other proposal and reserves the right to accept the whole or part of the Proposals. Proposals which are late, incomplete, unsigned or submitted by fax or electronically, will not be accepted.