

LETTER OF INVESTMENT AUTHORITY

To : Easton-Berry Inc (Inc Stewarts Attorneys)
Ref: Greg Stewart

Fax : 031 - 251 4250

Phone : 031 - 251 4000

Re : Proposed Purchase at THE CUBE

Developer / Seller: BRASHVILLE PROPERTIES 18 (PTY) LTD
Registration No. 2006/009153/07
A subsidiary of the GRID GROUP
("The Developer")

Proposed Section number:in the Sectional Scheme to be known as THE CUBE ("The Property")

We / I the undersigned :

ID :

Company / CC number :

Address :

.....

Telephone number :

Fax number :

Cellular number :

e-mail address :

Income Tax number :

Hereby confirm that we have on.....(date of deposit) paid the sum

of("The Deposit") into the Trust account of **Easton-Berry Inc,**
("The Conveyancers") details as follows:

Standard Bank
Smith Street Durban (040026)
Account number: 050 153 587

This money is paid as a deposit in order to reserve the Property, and I / we hereby authorize the Conveyancers to act as my Agent and invest the money in an interest bearing trust account, with Investec Corporate Cash Manager, in terms of Section 78 (2) A of the Attorneys Act, interest to accrue to myself / ourselves. I / we agree in the event of me / us not proceeding with the signature of the formal sales agreement, when demanded by the Developer, for any reason whatsoever, the Deposit plus interest accrued, less an Administration fee charged by the Conveyancers of R300.00 plus VAT will be refunded to me / ourselves.

I/ We hereby acknowledge that in granting this mandate I/ we assume, except in so far as there may in law be a right of recovery against the Agent, all risks connected with the administration of the entrusted funds (the Deposit), as well as the responsibility to ensure that the Agent executes the instructions as recorded in this written contract of agency.

Signed atthis.....2007.

***** PLEASE NOTE REFERENCE ON DEPOSIT SLIP OR ELECTRONIC TRANSFER TO REFLECT THE FOLLOWING: "(name) (THE CUBE)"**