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May 14th, 2026

Compliance with Legal Instruments



Change of Business Use:

Before making any change in business activity, tenants must:

- ✓ Apply for and obtain written consent from e TecK
- ✓ Secure approval before the change takes place
- ✓ Pay any applicable administrative fee

Proceeding without written consent will result in a breach of tenant obligations, which is considered a material breach.

Always secure written consent first — it protects your business, and your compliance status.

Approval for a change of use is not guaranteed and must comply with:

- Property zoning
- Environmental requirements
- Land-use policy considerations



Housekeeping & Maintenance:

Maintaining your factory shell /unit is not just good practice-it's part of your lease obligations. Stay compliant, stay informed.

Tenants are responsible for:

- ✓ Keeping their units & surrounding area clean
- ✓ Regular cleaning of the premises
- ✓ Proper disposal of all waste
- ✓ Minor repairs when required

Factory shells owned by e TecK

e TecK handles:

- ✓ Major structural repairs

Tenants must:

- ✓ Monitor for structural damage
- ✓ Check roofs for leaks

Landscaping Responsibilities:

Tenants must keep all landscaped and green areas within the Leased Premises in a reasonable, neat, and well-maintained condition.

Tenant Responsibilities include:

- ✓ Maintaining grassed areas within lease boundaries
- ✓ Implementing a regular landscaping programme
- ✓ Keeping fences and boundary walls free of vegetation
- ✓ Ensuring tree branches do not extend beyond boundary lines
- ✓ Confine all plants, shrubs, hedges, and vegetation to the leased area
- ✓ Maintaining undeveloped land and green spaces

A well-maintained property is part of your obligations. Keep your green spaces compliant and tidy.



Paying your rent on time

Paying your rent on time protects your lease agreement and keeps your business from further interest on arrears!

or set off.

- Defaulting on payment would lead to debt collection activity
- Non compliance with issued notices will enforce and initiate legal proceedings or reentry of the property without further notice.



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