

**DATED**

20 Oct<sup>th</sup> 2017

**LEASE**

relating to

**UNIT 5 VICKERS BUSINESS CENTRE PRIESTLEY ROAD BASINGSTOKE  
RG24 9NP**

between

**ALAN AND AVRIL SAITCH**

and

**FOSTERS CATERING LIMITED**

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This lease is dated 20 Oct 2017

## **PARTIES**

- (1) Alan & Avril Saitch t/a Vickers Business Centre (**Landlord**).
- (2) Fosters Catering Limited incorporated and registered in England and Wales with company number 8396903 whose registered office is at 71 Oldstead, Crownwood, Bracknell, Berkshire, RG12 0UF (**Tenant**).

## **AGREED TERMS**

### **1. INTERPRETATION**

The following definitions and rules of interpretation apply in this lease.

#### **1.1 Definitions:**

**Annual Rent:** rent at the rate of £12,500 per annum.

**Building:** Unit 5 Vickers Business Centre shown edged green on the plan attached to this lease.

**Common Areas:** the areas edged blue on the plan attached.

**Interest Rate:** 4% per annum above the base rate from time to time of Barclays Bank.

**LTA 1954:** Landlord and Tenant Act 1954.

**Permitted Use:** B1 (Light industrial) Town and Country Planning (use classes) order 1987 (as amended).

**Property:** The property which is shown edged red on the plan attached to this lease (including the walls, it is agreed that any walls separating the Property from the rest of the building shall be party walls), roof foundations, windows, roller shutter door, including all Service Media which are within the property.

**Service Media:** all media for the supply or removal of heat, electricity, gas, water, sewage, energy, telecommunications, data and all other services and utilities and all structures, machinery and equipment ancillary to those media.

**Term:** a term of 5 years beginning on, 1<sup>st</sup> March 2017 and ending on, and including February 28<sup>th</sup> 2022.

**VAT:** value added tax chargeable under the Value Added Tax Act 1994 and any similar replacement tax and any similar additional tax.

- 1.2 A reference to this lease, except a reference to the date of this lease, is a reference to this deed and any deed, licence, consent, approval or other instrument supplemental to it.

- 1.3 A reference to the **Landlord** includes a reference to the person entitled to the immediate reversion to this lease.
- 1.4 Unless the context otherwise requires, references to the **Building**, the **Common Parts** and the **Property** are to the whole and any part of them or it.
- 1.5 A reference to the **end of the Term** is to the end of the Term however it ends.
- 1.6 A **working day** is any day which is not a Saturday, a Sunday, a bank holiday or a public holiday in England.
- 1.7 A reference to laws in general is a reference to all local, national and directly applicable supra-national laws as amended, extended or re-enacted from time to time and shall include all subordinate laws made from time to time under them and all orders, notices, codes of practice and guidance made under them.
- 1.8 Unless otherwise specified, a reference to a statute or statutory provision is a reference to it as amended, extended or re-enacted from time to time and shall include all subordinate legislation made from time to time under that statute or statutory provision and all orders, notices, codes of practice and guidance made under it.
- 1.9 Any obligation on the Tenant not to do something includes an obligation not to allow that thing to be done and an obligation to use best endeavours to prevent that thing being done by another person.
- 1.10 A **person** includes a natural person, corporate or unincorporated body (whether or not having separate legal personality).
- 1.11 Unless the context otherwise requires, references to clauses are to the clauses of this lease.
- 1.12 Clause headings shall not affect the interpretation of this lease.
- 1.13 Unless the context otherwise requires, any words following the terms **including**, **include**, **in particular**, **for example** or any similar expression shall be construed as illustrative and shall not limit the sense of the words, description, definition, phrase or term preceding those terms.
- 1.14 Unless the context otherwise requires, a reference to one gender shall include a reference to the other genders.

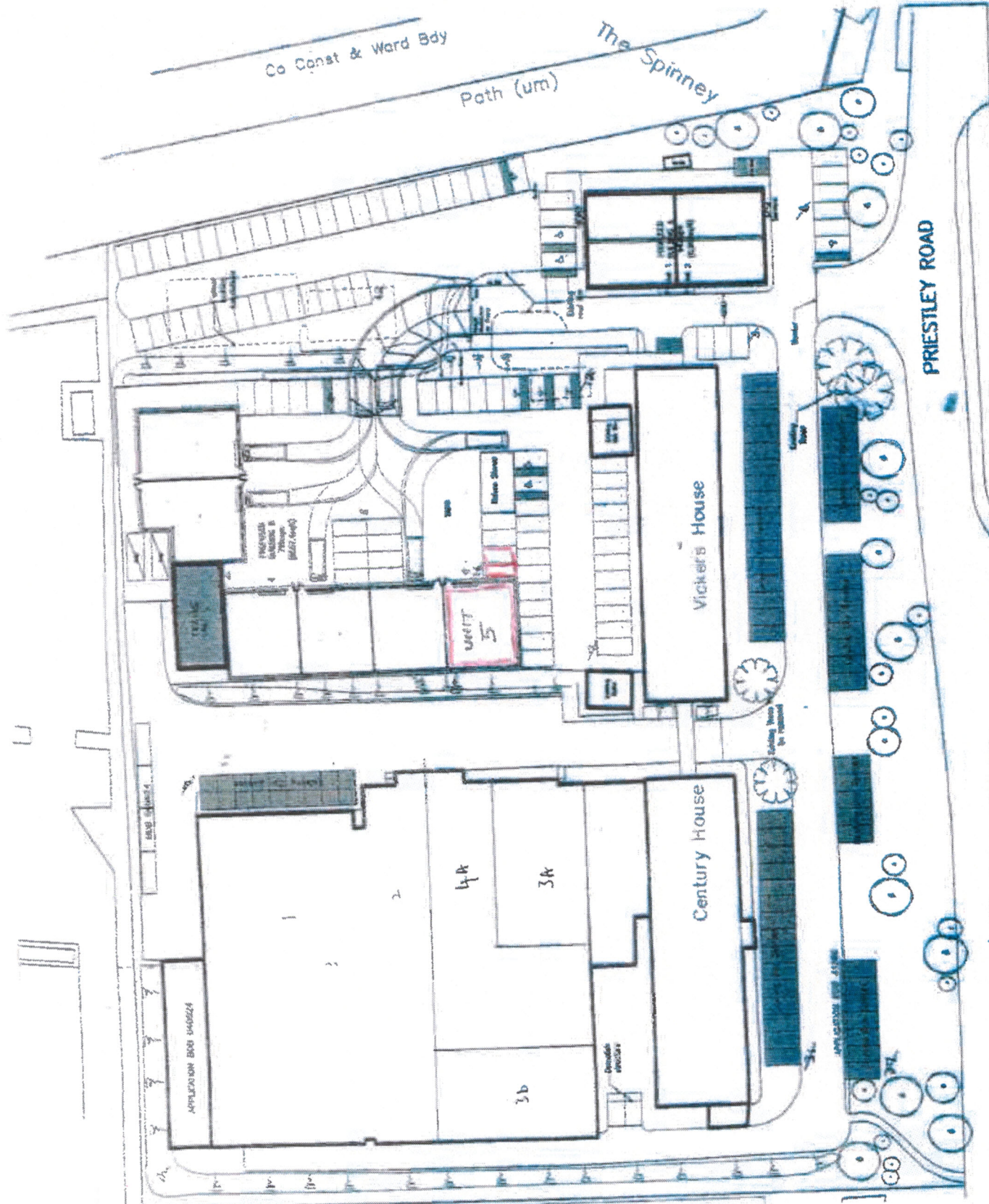
# Introduction only



Path (um)

~~The Spinney~~

PRIESTLEY ROAD



- 1.15 Unless the context otherwise requires, words in the singular shall include the plural and in the plural shall include the singular.

## **2. GRANT**

- 2.1 The Landlord lets the Property to the Tenant for the Term.
- 2.2 The grant is made together with the ancillary rights set out in clause 3, excepting and reserving to the Landlord the rights set out in clause 4, and subject to all rights, restrictions and covenants affecting the Property
- 2.3 The grant is made with the Tenant paying to the Landlord as rent, the Annual Rent and all VAT in respect of it, and all other sums due under this lease.

## **3. ANCILLARY RIGHTS**

- 3.1 The Landlord grants the Tenant the following rights (the **Rights**) to use in common with the Landlord and any other person authorised by the Landlord:
- (a) the right of support and protection from those parts of the Building that afford support and protection for the Property at the date of this lease and to the extent that such support and protection exists at the date of this lease;
  - (b) the right to use the Common Parts for the purposes of access to and egress from the Property;
  - (c) the right to park two private cars or motorbikes belonging to the Tenant, its employees and visitors in such spaces as the Landlord shall allocate from time to time.
  - (d) the right to use and to connect into any Service Media at the Building that belong to the Landlord and serve (but do not form part of) the Property which are in existence at the date of this lease;
- 3.2 In relation to the Right mentioned in clause 3.1(d), the Landlord may, at its discretion, re-route or replace any such Service Media and that Right shall then apply in relation to the Service Media as re-routed or replaced.
- 3.3 The Tenant shall exercise the Rights:
- (a) only in connection with its use of the Property for the Permitted Use and in a manner that is consistent with its obligations in clause 10.1;
  - (b) in accordance with any regulations made by the Landlord as mentioned in clause 10.5; and
  - (c) in accordance with all relevant laws.

- 3.4 Except as mentioned in this clause 3, neither the grant of this lease nor anything in it confers any right over the Common areas or any other part of the Building or any other property or is to be taken to show that the Tenant may have any right over the Common areas or any other part of the Building or any other property, and section 62 of the LPA 1925 does not apply to this lease.

**4. RIGHTS EXCEPTED AND RESERVED**

- 4.1 The following rights are excepted and reserved from this lease to the Landlord (the **Reservations**):

- (a) rights of light and air to the extent those rights are capable of being enjoyed at any time during the Term;
- (b) the right to use and to connect into Service Media at, but not forming part of, the Property; the right to install and construct Service Media at the Property to serve any part of the Building or any other property (whether or not such Service Media also serve the Property) and to connect into and use such Service Media; and the right to re-route any Service Media mentioned in this clause;
- (c) the right to enter the Property for any purpose mentioned in this lease or connected with it or with the Landlord's interest in the Building or any other property at any reasonable time and, except in the case of an emergency, after having given reasonable notice (which need not be in writing) to the Tenant; and
- (d) at any time during the Term, the full and free right to develop land other than the Building, whether or not such land is owned by the Landlord, as the Landlord may think fit.

- 4.2 The Reservations may be exercised by the Landlord and by anyone else who is or becomes entitled to exercise them and by anyone authorised by the Landlord.

- 4.3 The Landlord shall not be liable for any loss or inconvenience to the Tenant by reason of the exercise of any of the Reservations.

**5. THE ANNUAL RENT AND OTHER PAYMENTS**

- 5.1 The Tenant shall pay the Annual Rent and any VAT in respect of it by 12 equal instalments in advance on in advance on the first day of each month.

- 5.2 The first instalment of the Annual Rent and any VAT in respect of it shall be made on (                      2017) and shall be the proportion, calculated on a daily basis, in respect of the period beginning on the date of this lease and ending on the day before the next rent payment date.

- 5.3 The Tenant shall pay all costs in connection with the supply and removal of electricity, gas, water, sewage, telecommunications and data and other services and utilities to or from the Property.
- 5.4 The Tenant shall pay all rates, taxes and other impositions and outgoings payable in respect of the Property, its use and any works carried out there, other than:
- (a) any taxes payable by the Landlord in connection with any dealing with or disposition of the reversion to this lease; or
  - (b) any taxes (other than VAT) payable by the Landlord by reason of the receipt of any of the rents due under this lease.

If any such rates, taxes or other impositions and outgoings are payable in respect of the Property together with other property (including the remainder or any other part of the Building) the Tenant shall pay a fair proportion (determined conclusively by the Landlord except as to questions of law and in the absence of any manifest error) of the total.

- 5.5 All sums payable by the Tenant are exclusive of any VAT that may be chargeable and the Tenant shall pay VAT in respect of all taxable supplies made to it in connection with this lease. Every obligation on the Tenant under or in connection with this lease to pay, refund or to indemnify the Landlord or any other person any money or against any liability includes an obligation to pay, refund or indemnify against any VAT, or an amount equal to any VAT, chargeable in respect of it.
- 5.6 The Tenant shall pay the costs and expenses (assessed on a full indemnity basis) of the Landlord, including any solicitors' or other professionals' costs and expenses and whether incurred during or after the end of the Term, in connection with or in contemplation of the enforcement of the tenant covenants of this lease and with any consent applied for in connection with this lease and the preparing and serving of any notice in connection with this lease under section 146 or 147 of the Law of Property Act 1925 or taking any proceedings under either of those sections, notwithstanding that forfeiture is avoided otherwise than by relief granted by the court.
- 5.7 If any Annual Rent or any other money payable under this lease has not been paid by the date it is due, whether it has been formally demanded or not, the Tenant shall pay the Landlord interest on that amount at the Interest Rate (both before and after any judgment). Such interest shall accrue on a daily basis for the period beginning on the due date and ending on the date of payment.
- 5.8 The Annual Rent and all other money due under this lease are to be paid by the Tenant without deduction, counterclaim or set-off.

**6. INSURANCE**

- 6.1 The Landlord shall keep the Property insured against loss or damage by fire and such other risks as the Landlord considers it prudent to insure against, provided that such insurance is available in the market on reasonable terms acceptable to the Landlord. The Landlord shall inform the Tenant of relevant terms of its insurance policy.
- 6.2 If the Property is damaged or destroyed by a risk against which the Landlord has insured so as to make the Property unfit for occupation and use, and the Landlord has not repaired the Property so as to make the Property fit for occupation and use within 12 months of it having been damaged or destroyed, then the Landlord may determine this lease by giving notice to the Tenant.
- 6.3 If the Property is damaged or destroyed by a risk against which the Landlord has insured so as to make the Property unfit for occupation and use, then provided that:
- (a) the Landlord's insurance policy has not been vitiated in whole or part by any act or omission of the Tenant or any person at the Property with the actual or implied authority of the Tenant; and
  - (b) the Landlord has not repaired the Property so as to make the Property fit for occupation and use within 12 months of it having been damaged or destroyed,
- the Tenant may determine this lease by giving notice to the Landlord.
- 6.4 If the Property is destroyed or damaged by a risk against which the Landlord is not obliged to insure pursuant to clause 6.1, so as to make the Property unfit for occupation and use, and the Landlord has not repaired the Property so as to make the Property fit for occupation and use within 12 months of the damage or destruction, then the Landlord or the Tenant may terminate this lease by giving notice to the other.
- 6.5 In any case where the Tenant is able to terminate this lease pursuant to this clause[ (or would be able to if the period of 12 months mentioned in clause 6.3(b) then:
- (a) payment of the Annual Rent or a fair proportion of it according to the nature and extent of the damage shall be suspended; and
  - (b) the Tenant shall not be liable to carry out any works of repair to the Property

until the Property has been repaired so as to make the Property fit for occupation and use or, if earlier, this lease is terminated.

6.6 If this lease is terminated pursuant to this clause, then the termination shall be without prejudice to any right or remedy of the Landlord in respect of any antecedent breach of the tenant covenants of this lease.

6.7 Nothing in this clause shall oblige the Landlord to repair the Building.

## **7. COMMON AREAS**

7.1 The Landlord shall use its reasonable endeavours to keep the Common areas clean and tidy and in repair.

## **8. PROHIBITION OF DEALINGS**

The Tenant shall not assign, underlet, charge, part with or share possession or share occupation of this lease or the Property or assign, part with or share any of the benefits or burdens of this lease, or in any interest derived from it, whether by a virtual assignment or other similar arrangement or hold the lease on trust for any person, or grant any right or licence over the Property in favour of any third party.

## **9. REPAIRS, DECORATION, ALTERATIONS AND SIGNS**

9.1 The Tenant shall keep the Property in good and substantial repair and condition and clean and tidy, including cleaning the inside and the outside of the windows at the Property, and shall make good any damage caused to the Property by any act or omission of the Tenant or any person under the control of the Tenant.

9.2 The Tenant shall pay such contribution as the Landlord shall decide for any costs the Landlords incurs in clause 7 of this Lease.

9.3 The Tenant shall decorate the Property [and replace the floor coverings] in the last three months before the end of the Term to the satisfaction of the Landlord and using materials and colours approved by the Landlord.

9.4 The Tenant shall not make any alteration to the Property,

9.5 The Tenant shall not install, or alter the route of, any Service Media at and forming part of the Property without the consent of the Landlord, such consent not to be unreasonably withheld.

9.6 The Tenant shall not attach any sign, poster or advertisement to the Property so as to be seen from the outside of the Building. The Tenant may place a nameplate of a design and in a position on the Common Parts as are approved by the Landlord.

- 9.7 The Landlord may enter the Property to inspect its condition and may give the Tenant a notice of any breach of any of the tenant covenants in this lease relating to the condition of the Property. The Tenant shall carry out and complete any works needed to remedy that breach within the time reasonably required by the Landlord, in default of which the Landlord may enter the Property and carry out the works needed. The costs incurred by the Landlord in carrying out any works pursuant to this clause (and any professional fees and any VAT in respect of those costs) shall be a debt due from the Tenant to the Landlord and payable on demand.

## **10. USE**

- 10.1 The Tenant shall not use the Property for any purpose except the Permitted Use.
- 10.2 The Tenant shall not use the Property or exercise any of the Rights:
- (a) for any illegal purpose; or
  - (b) for any purpose in a manner that would cause any loss, nuisance or inconvenience to the Landlord, the other tenants or occupiers of the Building or any owner or occupier of any other property; or
  - (c) in any way that would vitiate the Landlord's insurance of the Building; or
  - (d) in a manner that would interfere with any right subject to which this lease is granted.
- 10.3 The Tenant shall not overload any structural part of the Property nor any Service Media at or serving the Property.
- 10.4 The Tenant shall comply with all laws relating to:
- (a) the Property and the occupation and use of the Property by the Tenant;
  - (b) the use of all Service Media and machinery and equipment at or serving the Property; and
  - (c) all materials kept at or disposed from the Property.
- 10.5 The Tenant shall observe all regulations made from time to time by the Landlord in accordance with the principles of good estate management relating to the use of the Common Parts and the management of the Building.

## **11. TO COMPLY WITH STATUTE**

- 11.1 At all times during the said term at the Tenant's own expense to observe and perform all the requirements of any Acts of Parliament local acts bye-laws (including any regulations or condition of consent made or granted thereunder for the time being in force) and of any public local or other competent authority (including the gas

electricity and water supply authorities) in respect of the demised premises and all fixtures fittings machinery or equipment therein or relating to the user thereof whether required of the owner landlord tenant or occupier thereof and in particular not to do or omit or permit or suffer to be done or omitted any act matter or thing on or in respect of the demised premises which contravenes the provisions of the Public Health Acts the Factories Acts the Offices Shops and Railway Premises Act 1963 and the Health and Safety at Work Act 1974 or any enactment amending or replacing them and any orders rules regulations or statutory instruments made thereunder and to keep the Landlord indemnified from and against all claims demands expenses and liability in respect of all matters the subject of this paragraph.

- 11.2 The Tenant shall keep the Property equipped with all fire prevention, detection and fire fighting machinery and equipment and fire alarms which are required under all relevant laws or required by the insurers of the Property or reasonably required by the Landlord and shall keep that machinery, equipment and alarms properly maintained and available for inspection.

**12. TO COMPLY WITH PLANNING ACTS**

- 12.1 a) At all times during the said term to comply with the provisions of the Planning Acts so far as they relate to the Tenant's use and occupation of the demised premises (by which expression it is intended to designate the Planning Acts 1990 to 1991 or any statutory modification or re-enactment thereof for the time being in force and all regulations made thereunder) and all licences consents permissions and conditions (if any) granted or imposed thereunder and to indemnify the Landlord against all actions costs claims and demands in respect thereof
- b) Within seven days of receiving the same to give to the Landlord a copy of any notice or order issued to the Tenant under the Planning Acts by any competent authority affecting the demised premises and at the reasonable request and cost of the Landlord to make or join with the Landlord in making such objection or representation against or in respect of such a notice or order as the Landlord shall consider expedient
- c) Not to make any application to the Local Planning Authority for any consent whatsoever concerning the user thereof without first obtaining the prior written approval of the Landlord

**13. TO PAY COSTS OF INSURANCE**

- 13.1 To pay to the Landlord on the rent day following demand an amount equal to :-

- (a) if the Landlord shall insure the demised premises separately from any other premises the amount expended by the Landlord from time to time on such insurance or
- (b) if the Landlord shall insure the demised premises jointly with any adjoining or other premises a fair proportion of the amount expended by the Landlord from time to time on such insurance such proportion in the event of dispute to be referred to the Landlord's surveyor whose decision shall be final and binding on both parties

**14. RENT DEPOSIT**

- 14.1 The Landlord acknowledges receipt of the rent deposit in the sum of £1,250.00 (Rent Deposit)
- 14.2 The Landlord holds the Rent Deposit as security for any default by the Tenant, default meaning a failure to pay:
  - (a) the rent
  - (b) any other money, including interest, payable under this lease
  - (c) any expense incurred by the Landlord or due to the Landlord resulting from any failure by the Tenant to observe and perform the tenant's obligations contained in this lease or from the ending of this lease before the end of the term by forfeiture or disclaimer or otherwise than by agreement whether or not any formal demand has been made.
- 14.3 The Landlord may at any time and without prior notice to the Tenant draw on the Rent Deposit for an amount not exceeding any sum due to the Landlord arising out of a default by the Tenant.
- 14.4 If the Landlord makes a withdrawal from the Rent Deposit the Tenant must deposit with the Landlord within 7 days an amount equal to the sum withdrawn (and the Landlord will hold this payment in the same way as the original Rent Deposit was held)
- 14.5 The Landlord shall repay to the Tenant any sum left in the Rent Deposit when all of the following have occurred:
  - (a) 1 months have passed after the end of the lease and
  - (b) the Landlord has been given vacant possession of the property and
  - (c) the Landlord has confirmed in writing that he has no claim for breach of any of the terms of this lease.

**15. RETURNING THE PROPERTY TO THE LANDLORD**

15.1 At the end of the Term, the Tenant shall return the Property to the Landlord in the condition required by this lease and shall remove from the Property all chattels belonging to or used by it.

15.2 The Tenant irrevocably appoints the Landlord to be the Tenant's agent to store or dispose of any chattels, fittings or items it has fixed to the Property and which have been left by the Tenant on the Property for more than ten working days after the end of the Term. The Landlord shall not be liable to the Tenant by reason of that storage or disposal. The Tenant shall indemnify the Landlord in respect of any claim made by a third party in relation to that storage or disposal.

**16. INDEMNITY**

The Tenant shall keep the Landlord indemnified against all liabilities, expenses, costs (including but not limited to any solicitors' or other professionals' costs and expenses), claims, damages and losses (including but not limited to any diminution in the value of the Landlord's interest in the Property and loss of amenity of the Property) suffered or incurred by the Landlord arising out of or in connection with any breach of any tenant covenants in this lease, or any act or omission of the Tenant or any person on the Property or the Common areas with its actual or implied authority.

**17. LANDLORD'S COVENANT FOR QUIET ENJOYMENT**

The Landlord covenants with the Tenant, that, so long as the Tenant pays the rents reserved by and complies with its obligations in this lease, the Tenant shall have quiet enjoyment of the Property without any interruption by the Landlord or any person claiming under the Landlord except as otherwise permitted by this lease.

**18. OPTION TO BREAK**

18.1 If (subject to the provisions of clause 14.2) either party shall be desirous of determining this Lease on the third anniversary of the term they shall give to the other not less than three months' notice in writing of such desire then upon the expiration of such notice as aforesaid and (in the case of the tenant) the tenant has complied with the provisions of clause 14.2 hereof this demise and everything herein contained shall cease and determine on the date of determination but without prejudice to the rights and remedies of either party against the other in respect of any antecedent claim or breach of covenant.

18.2 If the tenant gives notice to determine this lease pursuant to provisions contained in clause 14.1 above such determination will be subject to the satisfaction on the date of determination by the tenants of the following conditions :-

18.2.1 vacant possession of the whole of the premises is given to the landlord

18.2.2 the tenants having paid all rent and other payments due to the landlord under this lease.

18.2.3 The tenants having observed and performed the tenants obligation and the conditions in this lease.

18.3 The Landlord may (but without obligation to do so) expressly by written notice waive all or any of the conditions in clause 14.2.

**19. RE-ENTRY AND FORFEITURE**

19.1 The Landlord may re-enter the Property (or any part of the Property in the name of the whole) at any time after any of the following occurs:

- (a) any rent is unpaid 21 days after becoming payable whether it has been formally demanded or not; or
- (b) any breach of any condition or tenant covenant of this lease.

19.2 If the Landlord re-enters the Property (or any part of the Property in the name of the whole) pursuant to this clause, this lease shall immediately end, but without prejudice to any right or remedy of the Landlord in respect of any antecedent breach of the tenant covenants of this lease.

**20. JOINT AND SEVERAL LIABILITY**

20.1 Where the Tenant comprises more than one person, those persons shall be jointly and severally liable for the obligations and liabilities of the Tenant arising under this lease. The Landlord may take action against, or release or compromise the liability of, or grant time or other indulgence to, any one of those persons without affecting the liability of any other of them.

20.2 The obligations of the Tenant arising by virtue of this lease are owed to the Landlord and the obligations of the Landlord are owed to the Tenant.

## 21. NOTICES

- 21.1 Except where this lease specifically states that a notice need not be in writing, any notice given under or in connection with this lease shall be:
- (a) in writing and for the purposes of this clause an email is not in writing; and
  - (b) given:
    - (i) by hand or by pre-paid first-class post or other next working day delivery service at the party's registered office address (if the party is a company) or (in any other case) at the party's principal place of business.
- 21.2 If a notice complies with clause 21.1, whether or not this lease requires that notice to be in writing, it shall be deemed to have been received:
- (a) if delivered by hand, at the time the notice is left at the proper address;
  - (b) if sent by pre-paid first-class post or other next working day delivery service, on the [second] working day after posting.
- 21.3 This clause does not apply to the service of any proceedings or other documents in any legal action or, where applicable, any arbitration or other method of dispute resolution.
- 21.4 Section 196 of the Law of Property Act 1925 shall otherwise apply to notices given under this lease.
- 21.5 Within five working days after receipt of any notice or other communication affecting the Property or the Building the Tenant shall send a copy of the relevant document to the Landlord.
- 21.6 Where the consent of the Landlord is required under this lease, a consent shall only be valid if it is given by deed, unless:
- (a) it is given in writing and signed by the Landlord or a person duly authorised on its behalf; and
  - (b) it expressly states that the Landlord waives the requirement for a deed in that particular case.

If a waiver is given, it shall not affect the requirement for a deed for any other consent.

**22. ENTIRE AGREEMENT**

- 22.1 This lease constitutes the whole agreement between the parties and supersedes all previous discussions, correspondence, negotiations, arrangements, understandings and agreements between them relating to subject matter.
- 22.2 Nothing in this lease constitutes or shall constitute a representation or warranty that the Property may lawfully be used for any purpose allowed by this lease.

**23. GOVERNING LAW**

This lease and any dispute or claim arising out of it or in connection with it or its subject matter or formation (including non-contractual disputes or claims) shall be governed by and construed in accordance with the law of England and Wales.

**24. JURISDICTION**

Each party irrevocably agrees that the courts of England and Wales shall have exclusive jurisdiction to settle any dispute or claim arising out of or in connection with this lease or its subject matter or formation (including non-contractual disputes or claims).

**25. MISCELLANEOUS**

- 25.1 The parties confirm that:

- (a) the Landlord served a notice on the Tenant (29 Sept 2017), as required by section 38A(3)(a) of the LTA 1954, applying to the tenancy created by this lease, before this lease was entered into;
- (b) the Tenant who was duly authorised made a declaration dated (1st Oct- 2017) in accordance with the requirements of section 38A(3)(b) of the LTA 1954; and
- (c) there is no agreement for lease to which this lease gives effect.

- 25.2 The parties agree that the provisions of sections 24 to 28 of the LTA 1954 are excluded in relation to the tenancy created by this lease.

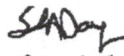
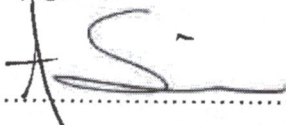
- 25.3 A person who is not a party to this lease shall not have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this lease. This does not affect any right or remedy of a third party which exists, or is available, apart from that Act.

This document has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it.

Executed as a deed by ALAN JAMES  
SAITCH in the presence of:

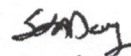
  
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.....  
SIGNATURE OF WITNESS  
NAME, ADDRESS AND  
OCCUPATION OF WITNESS


  
STUART SAITES ANDREW DAY  
30 MORGAN LE FAY DRIVE  
CHINGFORD ROAD  
ENSTREECH  
HAMPDEN  
SO53 4JG  
ACCOUNTANT  
  
.....

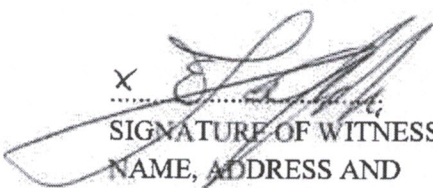
Executed as a deed by AVRIL  
JACQUELINE SAITCH in the  
presence of:

.....  
SIGNATURE OF WITNESS  
NAME, ADDRESS AND  
OCCUPATION OF WITNESS

  
STUART SAITES ANDREW DAY  
30 MORGAN LE FAY DRIVE  
CHINGFORD ROAD  
ENSTREECH  
HAMPDEN  
SO53 4JG  
ACCOUNTANT

Executed as a deed by The authorised signatory  
of the Tenant in the presence of:

  
Darren Foster  
Director

X   
.....  
SIGNATURE OF WITNESS  
NAME, ADDRESS AND  
OCCUPATION OF WITNESS

Erik kamss  
16 millenium court  
Basingstoke  
RG21 7RA  
Head chef

