

BPF

BRITISH PROPERTY
FEDERATION

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SHORT-TERM COMMERCIAL LEASE

MAIN TERMS AND DEFINITIONS

- 1 The Landlord is whose registered office is at and whose company number is:
MR. A. PERELLA.
- 2 The Tenant is whose registered office is at and whose company number is:
MR Simon Day
- 3 The Premises are and are shown edged red on the attached plan.
UNIT'S 5-AND 6 ST. DENY'S NURSERY, DAPPEKS LANE
- 4 The Term of this lease begins immediately and ends on
1st JANUARY 2016 AUGMENTING BN86 4EN
- 5 The Rent is per year (exclusive of Value Added Tax) and is payable in advance by equal quarterly payments on every 25 March, 24 June, 29 September and 25 December
£1,000-00 PER MONTH.
- 6 The Rent begins to be payable on and the first payment shall be made on 8.....
1st JAN 2016
- 7 The Tenant has paid a Deposit of to the Landlord which the Landlord will place in a bank deposit account (whether or not containing other money) on which a reasonable rate of interest is payable. The Landlord will repay the Deposit to the Tenant with accrued interest once the Tenant has vacated the Premises at the end of the Term (however it ends), but less deductions properly made by the Landlord to cover any unpaid Rent and the actual or anticipated cost of remedying any breaches of the Tenant's Obligations under this lease.
- 8 The Permitted Use of the Premises is as {Permitted Use of Premises}.
- 9 The Hours of Use are from 08:00 to 17:30 on Mondays to Fridays; and Saturdays from 09:00 to 17:30; and Sundays from 09:00 to 17:00; and Public Holidays from 09:00 to 17:00.

LETTING AND RIGHTS

- 10 The Landlord lets the Premises to the Tenant at the Rent for the Term.
- 11 The Landlord grants to the Tenant the following rights and makes the following reservations:
 - 11.1 The Premises form only part of a Building. They do not include any part of the main structure, foundations, roof or exterior of that Building but they do include window