



The Law Society

DATE OF LEASE

9th April

2013

TITLE NUMBER(S)

LANDLORD'S TITLE NUMBER(S)

OTHER TITLE NUMBERS

PARTIES TO THIS LEASE

LANDLORD

Mr John Jenkins

ADDRESS Woodstock Wainham Court

Wainham West Sussex

POSTCODE RH12 3UU

COMPANY NO.

TENANT

Ms Kelly Hargett Dinesing Hair-design Ltd

ADDRESS 215 Chichester Road Bognor Regis

West Sussex

POSTCODE PO21 5AQ

COMPANY NO.

GUARANTOR

10/11

ADDRESS

POSTCODE

COMPANY NO.

PROPERTY

Ground floor 2 Liden Road

shown edged red on the attached plan being part of the Building known as

Bognor Regis West Sussex

POSTCODE PO21 2AN

In the case of a conflict between this clause and the remainder of this lease then, for the purposes of registration, this clause shall prevail.

PRESCRIBED STATEMENTS ETC.

None

TERM FOR WHICH THE PROPERTY IS LEASED

From and including

10th April

2013

To and including

10th April

2015

PREMIUM

None

PROHIBITIONS OR RESTRICTIONS ON DISPOSING OF THIS LEASE

This lease contains a provision that prohibits or restricts dispositions.

RIGHTS OF ACQUISITION ETC.

TENANT'S CONTRACTUAL RIGHTS TO RENEW THIS LEASE, TO ACQUIRE THE REVERSION OR ANOTHER LEASE OF THE PROPERTY, OR TO ACQUIRE AN INTEREST IN OTHER LAND

None

TENANT'S COVENANT TO (OR OFFER TO) SURRENDER THIS LEASE

None

LANDLORD'S CONTRACTUAL RIGHTS TO ACQUIRE THIS LEASE

None

RESTRICTIVE COVENANTS GIVEN IN THIS LEASE BY THE LANDLORD IN RESPECT OF LAND OTHER THAN THE PROPERTY

None

EASEMENTS

EASEMENTS GRANTED BY THIS LEASE FOR THE BENEFIT OF THE PROPERTY

See clause 16.1

EASEMENTS GRANTED OR RESERVED BY THIS LEASE OVER THE PROPERTY FOR THE BENEFIT OF OTHER PROPERTY

See clause 16.2

ESTATE RENTCHARGE BURDENING THE PROPERTY

None

APPLICATION FOR STANDARD FORM OF RESTRICTION

None

DECLARATION OF TRUST WHERE THERE IS MORE THAN ONE PERSON COMPRISING THE TENANT

The Tenant is more than one person. They are to hold the property on trust for themselves as [joint tenants] [tenants in common in equal shares]]

USE ALLOWED

Hair Salon & Beauty
or any other use to which the Landlord consents (and the Landlord is not entitled to withhold that consent unreasonably)

PARKING

No more than ① vehicles (see clause 16.1(d))

RENT

Seven thousand two hundred Pounds
(£ 7,200) a year, subject to increase from every review date under clause 9 (market rent review) or, if this box is ticked ☐ clause 19 (index-linked rent review)

FIRST PAYMENT DATE

The 9th April 2013

MONTHLY PAYMENT DATE

The 9th April day of every month

RENT REVIEW DATES

Every N/A anniversary of the start of the lease term

The Landlord lets the property to the Tenant for the lease term at the rent and on the terms in clauses 1 to 18 and in any additional clauses.