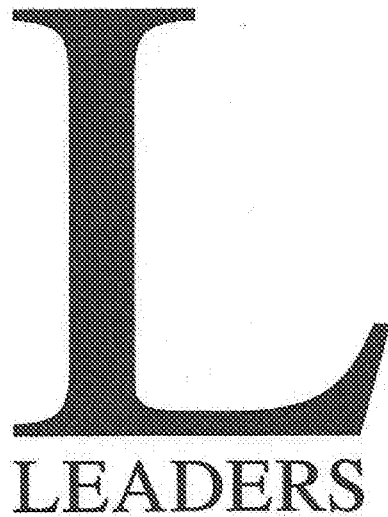




AN AGREEMENT

BETWEEN

LANDLORD

L.E. Walwin & Partners Ltd

AND

TENANT

Robert Philip Kay

CONCERNING THE PROPERTY

**44a Summerley Lane, Felpham,
Bognor Regis, West Sussex, PO22 7HX**

Dated *28th August 2014*

ASSURED SHORTHOLD TENANCY AGREEMENT

Agreement Particulars

AGREEMENT for the letting of a Furnished or Unfurnished Dwelling on an Assured Shorthold Tenancy under Part 111 of the Housing Act 1996 Pursuant to Part 1 of the Housing Act 1988

1. DATE	28 th August 2014
2. LANDLORD Name and Address	L.E. Walwin & Partners Ltd Of 44b Summerley Lane, Felpham, Bognor Regis, West Sussex, PO22 7HX
3. TENANT Name and Address	Robert Philip Kay Of 9 The Butts, 23 Butts Mead, Littlehampton, West Sussex, BN17 6GQ
4. ADDRESS OF PROPERTY	44a Summerley Lane, Felpham, Bognor Regis, West Sussex, PO22 7HX
5. TERM OF TENANCY	Twelve months From and including: 28/08/2014 To: 27/08/2015
6. RENT	Rent: Seven Hundred and Fifty Pounds (£750.00) per calendar month subject to any further provisions within this Tenancy Agreement. Payable: each month in advance. First Payment: payable to Leaders Limited (the Landlord's Agent of 61 High Street Bognor Regis West Sussex PO21 1RS) to be received as cleared funds on or before the 28/08/2014 Bank account details: Leaders Limited Client Account: Account number 01209613. Lloyds Bank plc, 171 North Street, Brighton, BN1 1GL. Sort Code: 30-91-25 Subsequent payments: to be made on or before the 28th day of each month payable directly to the Landlord
7. DEPOSIT	Deposit: One Thousand One Hundred and Twenty Five Pounds (£1125.00) Payable by the Tenant to Leaders Limited (The Landlord's Agent) as cleared funds on the commencement of the Tenancy. Held in accordance with Clause 2 of the attached Tenancy Terms and Conditions

1395611/ref: 29th July 2014

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Read this document carefully and thoroughly. Once signed and dated this Tenancy Agreement will be legally binding and may be enforced by a Court. If you are in any doubt about the content of this Tenancy Agreement, we recommend that you seek independent legal advice before signing.		

8. WHEREAS	The Landlord shall let and the Tenant shall take the Property as an Assured Shorthold Tenancy for the Term and the Rent stated in these Agreement Particulars and as set out in the attached Tenancy Terms and Conditions. The Landlord further gives Notice to the Tenant that the Landlord may be entitled to possession of the Property on Grounds 1, 2 and 8 in Part 1 of Schedule 2 of the Housing Act 1988 and any of the Grounds in Part 2 Schedule 2 of the Housing Act 1988. The Landlord hereby gives notice to the Tenant pursuant to Section 48(1) of the Landlord and Tenant Act 1987 that notices (including notices in proceedings) may be served on the Landlord at 44b Summerley Lane Felpham Bognor Regis PO22 7HX . The Landlord agrees to directly refund any overpayment of rent made by the Tenant to the Landlord under the terms of this Agreement.
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Read this document carefully and thoroughly. Once signed and dated this Tenancy Agreement will be enforced by a Court. If you are in any doubt about the content of this Tenancy Agreement, we recommend that you seek independent legal advice before signing.		

Individually and Specially Negotiated Clauses

These listed additional clauses, as detailed below, should be read as incorporated in the attached Tenancy Agreement:

1. Tenants Insurance

The Landlord grants the Tenancy of the Property to the Tenants upon the condition that the Tenant holds insurance adequate to protect against any accidental damage caused by the Tenant to the Property its contents, furniture, fixtures and fittings not belonging to the Tenant and any liability that the Tenant may incur as the occupier of the Property and that the Tenant will provide written proof of such cover at the commencement of the Tenancy to the Landlord's Agent.

2. Non Smoking

The Landlord grants the Tenancy of the Property to the Tenants upon the condition that the Tenant will not smoke or permit the smoking of any tobacco products within the Property or upon the Premises.

3. Break Clause

3.1. **The Landlord** shall be entitled to terminate this Tenancy by giving Notice to the Tenant as follows:

3.1.1. The period of the Notice to be a minimum of two calendar months

3.1.2. The Notice can be served at any time during the Tenancy Term but the Tenancy cannot be terminated until after the first **six** months of the Term

3.1.3. The Notice period will expire on the last day of a period of the Tenancy and must be served in writing

3.1.4. Notice must be served in accordance with the attached Tenancy Terms and Conditions

3.2. **The Tenant** shall be entitled to terminate this Tenancy by giving Notice to the Landlord as follows:

3.2.1. The period of the Notice to be a minimum of one calendar month

3.2.2. The Notice can be served at any time during the Tenancy Term but the Tenancy cannot be terminated until after the first **six** months of the Term

3.2.3. The Notice period will expire on the last day of a period of the Tenancy and must be served in writing

3.2.4. Notice must be served in accordance with the attached Tenancy Terms and Conditions

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Read this document carefully and thoroughly. Once signed and dated this Tenancy Agreement will be legally binding and may be enforced by a Court. If you are in any doubt about the content of this Tenancy Agreement, we recommend that you seek independent legal advice before signing.

Tenancy Terms and Conditions

Introduction Only Service (TDS)

Assured Shorthold

This is the schedule referred to in the Particulars of the Tenancy Agreement to which this is annexed.

PART ONE

1. DEFINITIONS AND INTERPRETATIONS

The intention of providing this list of definitions is to help to clarify some terms or expressions that may be found in this Tenancy Terms and Conditions. It is not an exhaustive list. In the event of a dispute, only a court can decide on a definitive interpretation or meaning of any clause or of any part of this agreement.

- 1.1 "Landlord" includes the successors in title to the Landlord and the person(s) who in the meantime holds the reversionary interest in the Property. The word "Landlord" may mean male or female and may denote more than one person. Agreements made by more than one Landlord shall be deemed to be made jointly and individually which means that all the Landlord(s) are responsible for the obligations contained in this Tenancy Agreement and may all receive a share of the Rent or other income from the Property and individually each Landlord is responsible for carrying out all the obligations under this Tenancy or any extension thereof. Payment of Rent to an individual Landlord will be deemed to be payment of Rent to all other Landlords.
- 1.2 "Tenant" includes the successors in title to the Tenant. "Tenant" may mean male or female and may denote more than one Tenant. Agreements made by more than one Tenant means that jointly and individually the Tenant(s) are responsible for the payment of all Rent and all liabilities falling upon the Tenant(s) during the Tenancy or any extension thereof as well as any breach of the Tenancy Agreement.
- 1.3 "Property" means all items specified in any Inventory and Schedule of Condition, all fixtures, fittings, furniture or effects, floor ceiling and wall coverings belonging to the Landlord and in or upon the Property, together with the gardens, paths, fences, boundaries or other outbuildings garage or parking space (if applicable and unless they have been specifically excluded from the Tenancy) but excluding any other part of the Property specified in this Tenancy Agreement. "The Building" shall mean any building of which the Property forms part.
- 1.4 "Superior Landlord" includes people, or persons, to whom the ownership or interest in the Leasehold Property might revert in the fullness of time.
- 1.5 "Permitted Occupant" means any person licensed by the Tenant to occupy the Property with the Landlord's prior written consent.
- 1.6 "A Period of the Tenancy" means the rent payment periods as detailed in the Particulars (for example 'monthly' with agreed dates).
- 1.7 "Rent" means the amount payable by the Tenant for the Property as specified in the Particulars.
- 1.8 "Term" means the period of the Tenancy specified in the Particulars (or as earlier determined by a valid Notice to terminate the Tenancy as provided in any release provisions detailed in the attached Particulars) and any extension or period of holding over, or any statutory periodic Tenancy.
- 1.9 "Landlord's Agent" means Leaders Limited or any agent subsequently appointed by the Landlord.
- 1.10 "Inventory and Schedule of Condition" means a full and a detailed description of the Property, a list of rooms, their contents, furniture, fixtures, fittings and effects.
- 1.11 "Equipment" includes all machinery, heaters and heating equipment, boilers and gas and electric appliances and any other appliance included in the Inventory and Schedule of Condition.

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Leaders April 2014

2.4.4 Any unpaid accounts for utilities or water charges or environmental services or other similar services or Council Tax incurred at the Property for which the Tenant is liable.

2.5 Procedure for releasing the Deposit at the end of the Tenancy:

2.5.1 As soon as is practicable at the end of the Tenancy, the Member should inform the Tenant whether any deductions are proposed.

2.5.2 If there is no dispute, the Deposit will be allocated according to the deductions agreed. If agreement cannot be reached, any of the parties can refer the matter to the Tenancy Deposit Scheme for adjudication.

2.6 Joint Tenant consent to adjudication

In any Tenancy where there are multiple Tenants, each of them agrees with the other(s) that any one of them may consent on behalf of all the others to use Alternative Dispute Resolution through the Tenancy Deposit Protection Scheme to deal with any dispute about the Deposit at the end of the Tenancy Term.

PART TWO

OBLIGATIONS OF THE TENANT

The following clauses set out the obligations of the Tenant during the Tenancy. If any of these terms are broken, the Landlord or the Agent may be entitled to deduct monies from the deposit, claim damages from the Tenant, or seek the court's permission to have the Tenant evicted from the Property because of the breach.

**1. PAYING THE RENT
THE TENANT WILL:**

1.1 Pay the Rent at the times and in the manner specified in the Particulars. The Tenant shall not be entitled to withhold the payment of any instalment of Rent or any other monies payable under this Tenancy Agreement or any part of the Rent or other monies on the grounds that the Landlord has in his or the Landlord's Agent possession monies in respect of the Deposit.

1.2 Pay interest at an annualised rate of 4 per centum above the Base Lending Rate of Lloyds Bank plc on any rent remaining unpaid for 10 days after becoming due.

**2. UTILITIES
THE TENANT WILL:**

2.1 Ensure that all power, electricity, gas, fuel, water and sewerage charges, telephone and broadband accounts as appropriate, are transferred to the Tenant's name on commencement of the Tenancy.

2.2 Pay promptly for all the above services consumed in or supplied to the Property during the Tenancy and all standing and reconnection charges.

2.3 Not tamper, interfere with, alter or add to, the installation of all meters relating to services supplied to the Property. This includes the installation of any pre-payment meter.

2.4 Pay all reconnection charges and pay the Landlord's costs in the event that any services are disconnected due to the Tenant's failure to pay accounts.

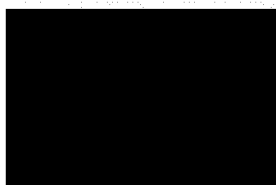
2.5 Within 7 days provide in writing the name and address of any new supplier of utilities to the Landlord or the Landlord's Agent.

2.6 Pay the Council Tax or its replacement in respect of the Property for the Tenancy.

2.7 Purchase the appropriate television broadcast receiving licence in respect of any television receiver in the Property.

2.8 Be responsible, for the costs of emptying or clearing a septic tank or cesspit, if applicable, as required, during the Tenancy and immediately prior to the end of the Tenancy.

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- 3.15 Ensure where applicable that all and any appliances in the Property that require salt are kept regularly supplied with salt in accordance with the manufacturer's instructions provided for such appliances.

4. INSURANCE

**For the avoidance of doubt, the Tenant's belongings, furnishings or equipment within the Property are not covered by any insurance policy maintained by the Landlord.
THE TENANT WILL:**

- 4.1 Pay to the Landlord all reasonable sums paid by the Landlord for any increase in the insurance premium for the policy, or necessary expenses incurred as a result of a failure by the Tenant to comply with any insurance requirements.
- 4.2 In the event of loss or damage by fire, theft, attempted theft, impact or other causes to the Landlord's Property or its contents and as soon as the Tenant becomes aware to promptly inform the authorities, the police if applicable, the Landlord of such an incident. Subsequently to provide, as soon as is practicable, full written details of the incident together with any crime numbers issued, in order for the Landlord to assess whether to make a claim on any relevant insurance policy.
- 4.3 Not permit or deliberately do anything, and to take reasonable and prudent steps not to allow anything to be done by the Tenant the Tenant's guests or visitors which leads to damage, destruction, harm or ruin of the Property or the Landlord's Fixtures and Fittings.

**5. ENERGY PERFORMANCE CERTIFICATE AND THE GREEN DEAL
THE TENANT WILL:**

- 5.1 Confirm that the Tenant has been provided with a Certificate which satisfies the requirements of the Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Order 2007 prior to the signing of this Agreement.
- 5.2 Upon receipt of 24 hours prior written notice allow access to all appropriate areas of the Property to any Domestic or Green Deal Assessor appointed by the Landlord for the purposes of carrying out a Domestic Energy or Green Deal Report.
- 5.3 Seek prior written permission from the Landlord before arranging, at the Tenant's request, for a Green Deal Assessor to visit the Property and meet all or any costs related to any such visit.

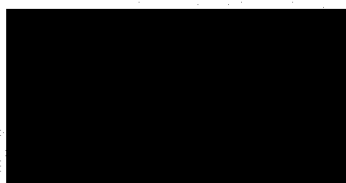
**6. SUPERIOR LEASE
THE TENANT WILL:**

- 6.1 Comply with all the conditions of any Superior Lease, under which the Landlord owns the Property (if applicable) save for the payment of Ground Rent and maintenance charges, and to perform any covenants in the Superior Lease.
- 6.2 Agree to enter into any Agreement, Deed of Covenant or Licence with the Superior Landlord agreeing to observe and perform the covenants of the Superior Lease if reasonably required to do so.

**7. ACCESS AND INSPECTION
THE TENANT WILL:**

- 7.1 Permit the Landlord, Superior Landlord, Landlord's Agent or appointed contractors at all reasonable times by prior appointment upon giving at least 24 hours written notice (except in emergency) to enter the Property, view its condition and carry out necessary repairs, maintenance, alterations or redecoration or to improve or rebuild any adjoining or neighbouring Buildings or to maintain repair or replace any fixtures, fittings, furniture or effects or for the purpose of complying with any obligations imposed on the Landlord by law. Access must also be permitted to any roof space or, if the Property forms part of a Building, to any other part of the Building.
- 7.2 Allow onto the Property any persons that may reasonably require such access to carry out work to neighbouring premises or any boundary divide.

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- 8.13 Not commit or allow the commission of any act which could lead to the prosecution of the Landlord under the Misuse of Drugs Act 1971 (or any statutory enactment which replaces or modifies same) nor bring, keep or permit the keeping of any unlawful drugs or prohibited substances in the Property.
- 8.14 Not fix any items to walls of the Property with the exception that a reasonable number of pictures may be hung using only commercially made picture hooks and not stick any sellotape, blue tac or any other adhesive substance to the doors, walls, windows or any of the fixtures or fittings of the Property.
- 8.15 Not use any apparatus which overload the electrical installations at the Property.
- 8.16 Not remove any of the fixtures or fittings from the Property and not to store them in the loft, basement or garage (if any) without obtaining the proper written consent of the Landlord and thereafter ensuring that the said items are stored safely and upon vacating the Property to return them to the places in which they were on the commencement date. Failure by the Tenant to do so will entitle the Landlord to charge the Tenant the fee incurred for locating and re-siting all such items.
- 8.17 Not remove the furniture fixtures and fittings as specified in the Inventory and Schedule of Condition or any part thereof or any substitute fixtures and fittings from the Property.
- 8.18 Not hang or place wet or damp articles of washing upon any item or room heater but hang such items only upon a designated clothes rack.
- 8.19 Take all reasonable precautions to prevent condensation by keeping the Property adequately ventilated and heated and if any condensation occurs to mop up any water promptly to prevent mould growth.
- 8.20 Use all security bolts and locks on all windows and doors and the security alarm, if any, on any occasion that the Property is left vacant.
- 8.21 Pay any call-out charges or other charges incurred by the Landlord where the Tenant or visitors has accidentally or negligently set off the burglar alarm.
- 8.22 Not install or change any locks or alarm codes in the Property, except in an emergency, without the prior consent of the Landlord, which will not be unreasonably withheld. Where the Tenant has installed any additional locks or bolts at the Property or has changed any lock, the Tenant will immediately inform the Landlord and pay all costs incurred by the Landlord as a result of such actions in addition to providing, at the Tenant's cost, a copy of all keys to the Landlord.
- 8.23 Inform the Landlord of any change to the alarm code within 2 days of any such change.
- 8.24 Notify the Landlord in writing if the Property is to be left vacant for any continuous period of more than 14 days and take all reasonable steps to ensure that the Property is secure and all security locks, bolts and alarms (where applicable) are used when it is unoccupied.
- 8.25 Not tamper with any gas installation or gas appliance or block any air vents or allow anyone other than a Gas Safe registered engineer authorised by the Landlord to have access to any gas installation or gas appliance at the Property.
- 8.26 At the commencement of the Tenancy and after an absence from the Property, run all taps for a short period and flush all WCs before use.
- 8.27 Prior to taking the first shower and whenever a shower is not being regularly used, run on a hot setting for a period of time.
- 8.28 Forward without delay to the Landlord any Notice of a legal nature delivered to the Property touching or affecting the Property, its boundaries or any neighbouring premises.
- 8.29 Upon request, provide the Landlord or the Landlord's Agent with documentation to confirm the Tenant's right of abode in the United Kingdom for the term of the Tenancy.

Please Initial



Leaders April 2014

- 11.2 Give up the Property at the end of the Tenancy with vacant possession in accordance with the Terms of the Tenancy Agreement and in particular the requirements as to repair and decoration and make good repair, replace (with the prior written approval of the Landlord) or pay for as necessary, or at the option of the Landlord to compensate for any furnishings, furniture, equipment which is broken, lost, damaged or destroyed and to deliver all keys to the Property to the Landlord.
- 11.3 Launder and clean or pay for the laundering and professional cleaning of any soiled furnishings, linen, blankets, curtains, carpets, floor covering and all other items, fixtures and fittings.
- 11.4 Pay for the cost of professional de-infestation of the Property and the professional cleaning of all floor coverings and furnishings if pets have been kept in the Property.
- 11.5 Clean, pay for or compensate the Landlord for any damage caused to the Property, furnishings, furniture, fittings and Equipment as a result of the smoking of any tobacco products at the Property.
- 11.6 Pay for the costs of deodourising the Property, furnishings, furniture, fittings and Equipment to remove all cooking smells and any other odours.
- 11.7 Preserve and retain all furniture and Equipment in the Property and leave all items in the rooms and positions that they occupied at the commencement of the Tenancy.
- 11.8 Agree that any of the Tenant's belongings left in the Property after the Tenant has vacated be deemed to be abandoned and the Landlord may remove, sell or dispose of any abandoned items after taking all reasonable steps to contact the Tenant. The Tenant will be liable for all reasonable costs of removal and disposal or any other losses and these costs and losses may be deducted from the Tenancy Deposit.
- 11.9 Agree that any monies refunded to the Tenant by the Landlord's Agent at the end of the Tenancy will be made by one single payment through the Bankers Automated Clearing System to the bank account nominated by the Tenant or in the absence of a nominated bank account by cheque addressed to the forwarding address provided.

PART THREE

OBLIGATIONS OF THE LANDLORD

The following clauses set out the obligations of the Landlord during the Tenancy
DURING THE TENANCY THE LANDLORD WILL:

- 1.1 Observe and comply with all statutory requirements and regulations which are the responsibility of the Landlord and which may at any time apply to the Property.
- 1.2 If the Property forms part of a Building owned by the Landlord, keep the common hallways, passageways and staircases adequately lit and cleaned.
- 1.3 Agree that the Tenant paying the Rent and performing and observing the obligations on the Tenant's part contained in this Tenancy Agreement shall peaceably hold and enjoy the Property during the Tenancy without any lawful interruption by the Landlord or any person rightfully claiming under, through or in trust for the Landlord.
- 1.4 Insure the Property and the fixtures and fittings specified in the Inventory and Schedule of Condition to their full replacement value with an insurance company of repute and all items normally covered by a householder's comprehensive policy.
- 1.5 Keep in repair and proper working order all mechanical and electrical items including all washing machines, dishwashers and other similar mechanical or electrical appliances belonging to the Landlord as are included in the said Equipment and effects but further or otherwise PROVIDED that this Tenancy Agreement shall not be construed as requiring the Landlord to carry out any works for which the Tenant is liable by virtue of his duty to use the Property and the Equipment and effects in a Tenant-like manner and PROVIDED FURTHER that the Tenant shall pay the Landlord in respect of the cost of repairs to such installations or items resulting from misuse or neglect howsoever or by whomsoever caused.

Please Initial

Leaders April 2014

5. POSSESSIONS AND REFUSE

- 5.1 Remove or pay for the removal of all the possessions of the Landlord which do not form part of the Inventory and Schedule of Condition as well as any rubbish prior to the commencement of the Tenancy.

6. CONSENTS

- 6.1 The Landlord confirms that he is the sole/joint owner of the leasehold or freehold interest in the Property and that all consents necessary to enable him to enter this Tenancy Agreement (whether from superior Landlords, mortgagees, insurers or other parties) have been obtained.

PART FOUR TERMINATION

The following clauses set out the ways in which this Agreement may be brought to an end by either party and should be read in conjunction with the attached Tenancy Particulars. In addition, these clauses set out the procedures which the Tenant or Landlord shall use when the Tenancy is brought to an end.

1. NOTICE TO END THE TENANCY - Given by the Tenant to the Landlord

- 1.1 Any Notice to be served on the Landlord by the Tenant must be served in writing.
- 1.2 The Notice period must be for a minimum of one calendar month to end no earlier than the last day of the Term of the Tenancy.
- 1.3 At least one month prior to the expiry of the Term specified in the Particulars the Tenant shall give Notice to the Landlord specifying whether or not the Tenant will be vacating at the end of the Tenancy or whether the Tenant seeks an extension or renewal of the Tenancy.

2. NOTICE TO END THE TENANCY - Given by the Landlord to the Tenant

- 2.1 Any Notice to terminate the Tenancy pursuant to a clause in this Tenancy Agreement or pursuant to Section 21 of the Housing Act 1988 served by the Landlord on the Tenant must be served in writing.
- 2.2 If the Notice is given under Section 21 then the Notice period must be for a minimum of two calendar months to end no earlier than the last day of the Term of the Tenancy.
- 2.3 Any Notice shall be served in accordance with Clause 3 below.
- 2.4 The expiry of any Notice does not affect the rights of the parties under the terms of this Tenancy Agreement.

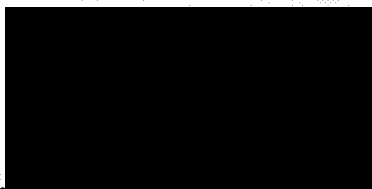
3. SERVICE OF NOTICES

- 3.1 If any Notice is to be served upon the Tenant by the Landlord pursuant to this Tenancy Agreement or any statute or regulation then the Notice may be served by hand, by either leaving the Notice properly addressed to the Tenant at the Property or by prepaid first class post with proof of posting addressed to the Tenant at the Property or at the Tenant's last known address and shall be deemed to have been properly served and received by the Tenant 2 working days after the posting.
- 3.2 In accordance with Section 48 of the Landlord and Tenant Act 1987 any Notice may be served on the Landlord, by name, at the address of the Landlord as defined in the attached Particulars.
- 3.3 Any Notice served by the Tenant must be signed and in writing, not facsimile or electronic mail and should be delivered by hand during office hours or by pre-paid first class post with proof of posting to the address of the Leaders Limited branch shown on the attached Particulars.

4. BREACH OF AGREEMENT

- 4.1 If the Rent or any instalment is in arrears for more than 7 days after payment is due (whether legally demanded or not)

Please Initial



Leaders April 2014

- 3.2 The Tenant hereby consents to the Landlord's Agent processing data information or personal details on or of the Tenant as defined in the Data Protection Act 1998.
- 3.3 The Tenant and Landlord acknowledge and agree that Data may be held outside of the European Union.

Please Initial



Leaders April 2014

Tenancy Terms and Conditions

Tenant Introduction Only Service

PART SIX

The Tenant will observe and perform the obligations as set out in Part Six to these Tenancy Terms and Conditions

1. GENERAL FEES

The Tenant agrees to pay to the Landlord's Agent

- 1.1. £25 plus VAT for any aborted pre-arranged visit to the Property.
- 1.2. £25 plus VAT for supplying any written reference to any party.
- 1.3. £50 plus VAT for each renewal and/or extension of the Tenancy Agreement.
- 1.4. £50 plus VAT per additional account to allocate any refund of deposit to multiple accounts.
- 1.5. £25 plus VAT for any refund of a Tenancy Deposit by cheque; no charge is payable when the refund is made via BACS.
- 1.6. £25 plus VAT for a replacement copy of the Inventory and Schedule of Condition.
- 1.7. £60 plus VAT for each or any Endorsement to the Tenancy Agreement
- 1.8. An administration charge of £150 plus VAT as detailed in Clause 10.1.1, Part Two of the attached Tenancy Terms and Conditions should the Tenant unlawfully terminate this Agreement.

2. ADDITIONAL TENANT COSTS

The Tenant shall

- 2.1 Pay the Landlord's reasonable costs of preparation and service of any Notice in relation to any breach of these Tenancy conditions plus all costs awarded to the Landlord by the Courts.
- 2.2 Pay to the Landlord or the Landlord's Agent all reasonable costs incurred in recovering possession of the Property through Court proceedings or any other action arising out of any breach of the provisions of this Agreement plus all costs awarded to the Landlord by any Court.

3. TENANT PAYMENT OBLIGATIONS

The Tenant shall

- 3.1 Pay the Landlord's reasonable costs of re-letting the Property as detailed in Clause 10.1, Part Two of the attached Tenancy Terms and Conditions should the Tenant unlawfully terminate this Agreement.
- 3.2 The Tenant agrees that if any of the costs and charges detailed in Clauses 1, 2 or 3 above remain outstanding at the end of the Tenancy then they may be deducted from the Tenancy Deposit.

4. RENT INCREASE

The Tenant Shall

- 4.1 On the anniversary of the commencement of the initial Term agree to pay a 3% increase to the rent previously payable for any subsequent period of the Tenancy and to pay such increase on every anniversary of that date thereafter.

Please Initial



Leaders - Bognor Intro April 2014

Tenancy Agreement Signature Page

Read this document carefully and thoroughly. Once signed and dated this Tenancy Agreement will be legally binding and may be enforced by a Court. If you are in any doubt about the content of this Tenancy Agreement, we recommend that you seek independent legal advice before signing.

Landlord Signature

Signed		Print Name:
	L.E. Walwin & Partners Ltd	

Tenant Signature

Signed		
Full Name	Robe	

1395611/ref: 29th July 2014

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Read this document carefully and thoroughly. Once signed and dated this Tenancy Agreement will be legally binding and may be enforced by a Court. If you are in any doubt about the content of this Tenancy Agreement, we recommend that you seek independent legal advice before signing.		



Tenancy Deposit Protection Certificate

44A Summerley Lane
Bognor Regis
West Sussex
PO22 7HX

Landlord:
L.E. Walwin & Partners Ltd

Tenant(s):
Robert Kay

Beginning on: **28th August 2014** Ending on or after
27th August 2015

Tenancy Deposit amount:
£1,125.00

Received by Member **G03347 / 2754::17474**
28th August 2014

Registered with the Tenancy Deposit Scheme:
29th August 2014

Tenancy certificate code:

yuNXK2Wqyo

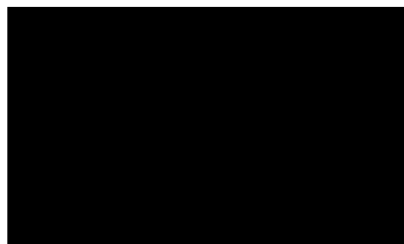
*This is your certificate code.
You can use this code online or in
other communications to:*

- check the status of your deposit registration
- raise a deposit dispute at the end of your tenancy, or
- check the progress of a dispute

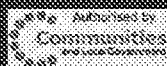
To do this online, please visit
<http://www.tds.gb.com>

*Please refer to the TDS website for
information regarding the protection
of your deposit and the criteria for
continued validity of this certificate.*

The Housing Act 2004 (Chapter 4, sections 212-5; & Schedule 10) makes provision for both the protection of tenancy deposits and the resolution of disputes over their return. All deposits taken for Assured Shorthold Tenancies must be covered by a tenancy deposit protection scheme. This certificate informs you that your Agent or landlord has registered your tenancy deposit with TDS.



For and on behalf of The Dispute Service Ltd



Registered on: 2014-08-29 11:25:46
Revised on: 2014-08-29 11:25:46

The Tenancy Deposit Scheme is operated by The Dispute Service Ltd.