

OLSWANG

Catherine Blade's Bridal Limited

33 Glendale Road

Tadley

RG26 4JN

Our Ref.

Your Ref.

Dear Sirs

Re: Proposed grant of a lease of Office Premises at rear of Goose Hill House, Goose Hill, Headley, Thatcham, Berkshire RG19 8AT ("Lease")- Warning Notice of Rights being given up

We are instructed by Desmond Ryan ("Landlord") in connection with the proposed grant by them to Catherine Blade's Bridal Limited ("you") of the Lease.

It is proposed that sections 24 to 28 of the Landlord and Tenant Act 1954 are not to apply to the Lease. As a result, the Landlord is required by law to serve notice on you warning you of the rights you are giving up in entering into such a Lease.

We are therefore instructed by the Landlord to serve on you the enclosed notice ("Notice") with the agreed form of Lease attached.

In view of the fact that there will be more than 14 days between you receiving the Notice and committing to the Lease, we are also enclosing the form of simple declaration ("Declaration") referred to in the Notice.

We recommend that you take independent legal advice on the Notice and Declaration.

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London WC1V 6XX

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DX 37972 Kingsway

Olswang LLP is regulated by the Solicitors Regulation Authority
www.olswang.com

Please acknowledge receipt of the Notice and Declaration by signing, dating and returning to us the enclosed duplicate letter.

Yours faithfully

A solid black rectangular box used to redact the signature of the sender.

Olswang LLP

for and on behalf of the Landlord

On duplicate

I/We hereby acknowledge receipt of the letter of which this is a duplicate and its enclosed notice and form of declaration.

.....

Director for and on behalf of Catherine Blade's Bridal Limited

YOUR REF:
OUR REF: MU01/YS01/43304/10/2415378
(Please quote in all correspondence)

29 December 2011

Mr I Lockwood
Catherine Blades Bridal Ltd
33 Glendale Road
Tadley
Hampshire
RG26 4JN

Dear Ian

Offices Goose Hill House Headley Thatcham

Further to our recent exchanges, please find enclosed the counterpart document for execution by the company in readiness for completion. I have sent the original document to Desmond for signature.

You will note that I have accepted all of your suggested changes into the engrossment. I have also attached the plan.

The company should have received two notices in respect of the exclusion of security of tenure under the Landlord and Tenant Act 1954. I will need to have seen copies of the sworn statutory declarations before we can agree completion. It may be easiest for you to scan these in initially and then send the originals through to me in due course.

In terms of completion itself, the document currently provides for this to occur on 1 January as originally agreed. However, as this is a Sunday and a bank holiday, it may be that you will want to defer completion for a few days. I will leave you to discuss that with Desmond. Obviously, if the completion date is deferred, it will impact slightly on the other dates in the document but we can deal with these in hand.

So far as exercising the option to renew is concerned, I suggest that this should be exercisable at any time during months 9-11 inclusive of the lease. This will allow my client to market the property during the final month of the term if the option is not exercised.

I look forward to hearing from you.

Kind regards.

Yours sincerely

Miles Unwin
For Munday LLP

cc Desmond Ryan

SIMPLE DECLARATION OF TENANT
IN RELATION TO AGREEMENT THAT
SECTIONS 24 TO 28 OF THE LANDLORD
AND TENANT ACT 1954 ARE NOT TO
APPLY TO A BUSINESS TENANCY OF

Office Premises at rear of Goose Hill House, Goose Hill, Headley,
Thatcham, Berkshire RG19 8AT

I, Catherine Blade (*name of declarant*) of .33 Glendale Road, Tadley, Hampshire RG26 4JN

(*address*) declare that -

1. Catherine Blade's Bridal Limited .(*name of tenant*) propose(s) to enter into a tenancy of premises at office premises at rear of Goose Hill House, Goose Hill, Headley, Thatcham RG19 8AT . (*address of premises*)

for a term commencing on a *date to be agreed*.....

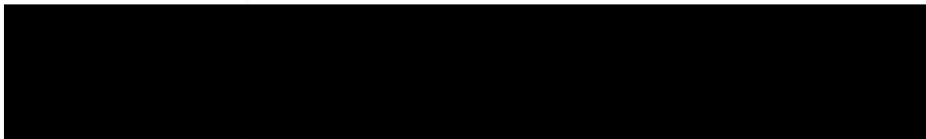
2. The tenant propose(s) to enter into an agreement with Desmond Ryan .. (*name of landlord*) that the provisions of sections 24 to 28 of the Landlord and Tenant Act 1954 (security of tenure) shall be excluded in relation to the tenancy.

3. The landlord has, not less than 14 days before I/the tenant enter(s) into the tenancy, or (if earlier) become(s) contractually bound to do so served on me/the tenant a notice in the form, or substantially in the form, set out in Schedule 1 to the Regulatory Reform (Business Tenancies) (England and Wales) Order 2003. The form of notice set out in that Schedule is reproduced below.

4. The tenant has read the notice referred to in paragraph 3 above and accept(s) the consequences of entering into the agreement referred to in paragraph 2 above.

5. (*as appropriate*) I am duly authorised by the tenant to make this declaration.

DECLARED this.....day of.....



Signature of Declarant

To:

[

]'

[Name and address of Tenant]

From:

[

]'

[Name and address of Landlord]

IMPORTANT NOTICE

You are being offered a lease without security of tenure. Do ~~you~~^{Not} commit yourself to the lease unless you have read this message carefully and have discussed it with a professional adviser.

Business tenants normally have security of tenure – the right to stay in their business premises when the lease ends.

If you commit yourself to the lease you will be giving up these important legal rights.

- ◆ You will have **no right** to stay in the premises when the lease ends.
- ◆ Unless the landlord chooses to offer you another lease, you will need to leave the premises.
- ◆ You will be unable to claim compensation for the loss of your business premises, unless the lease specifically gives you this right.
- ◆ If the landlord offers you another lease, you will have no right to ask the court to fix the rent.

It is therefore important to get professional advice from a qualified surveyor, lawyer or accountant – before agreeing to give up these rights.

¹ Leave blank

If you want to ensure that you can stay in the same business premises when the lease ends, you should consult your adviser about another form of lease that does not exclude the protection of the Landlord and Tenant Act 1954.

If you receive this notice at least 14 days before committing yourself to the lease, you will need to sign a simple declaration that you have received this notice and have accepted its consequences, before signing the lease.

But if you do not receive at least 14 days notice, you will need to sign a "statutory" declaration. To do so, you will need to visit an independent solicitor (or someone else empowered to administer oaths).

Unless there is a special reason for committing yourself to the lease sooner, you may want to ask the landlord to let you have at least 14 days to consider whether you wish to give up your statutory rights. If you then decided to go ahead with the agreement to exclude the protection of the Landlord and Tenant Act 1954, you would only need to make a simple declaration, and so you would not need to make a separate visit to an independent solicitor.

DATED 10 January

2012

(1) DESMOND RYAN

(2) CATHERINE BLADES BRIDAL LIMITED

COUNTERPART LEASE

**relating to
Office premises at Rear of Goose Hill House, Goose Hill,
Headley, Thatcham, Berkshire RG19 8AT**

Reference : MU/43304 / 10

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THIS LEASE is dated 10 January

2012

PARTIES

- (1) **DESMOND RYAN** of Goose Hill House, Goose Hill, Headley, Thatcham, Berkshire RG19 8AT (Landlord);
- (2) **CATHERINE BLADES BRIDAL LIMITED** whose registered office is at 33 Glendale Road, Tadley, Hampshire RG26 4JN (company registration number 07849878) (Tenant).

OPERATIVE PROVISIONS

1. Interpretation

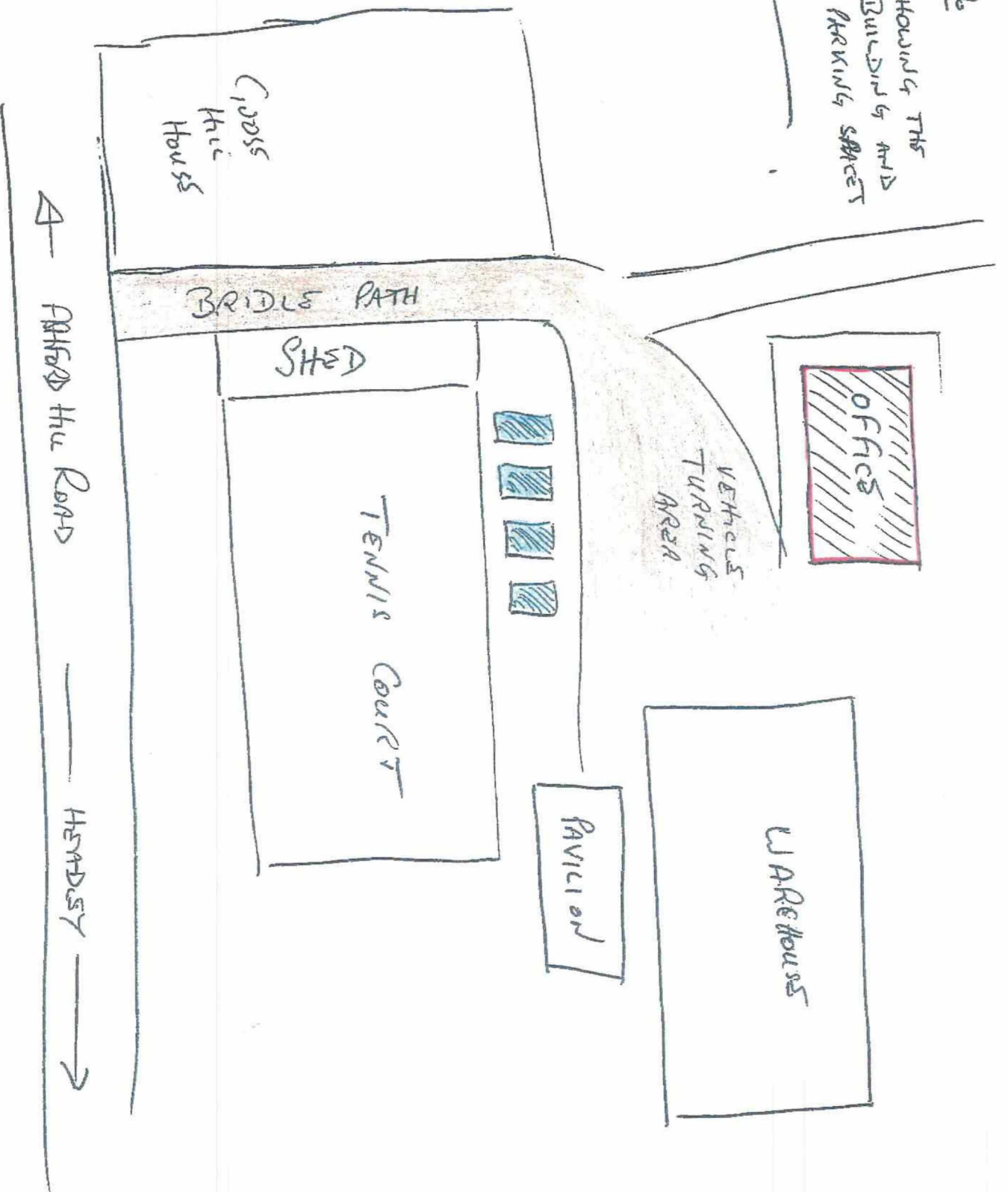
- 1.1 The definitions and rules of interpretation set out in this clause apply to this lease.

"Access"	the road shown coloured brown on the Plan;
"Annual Rent"	from the Rent Commencement Date the rent of [REDACTED] per annum inclusive of all rates, taxes and assessments levied against the Property;
"Building"	Goose Hill House, Goose Hill, Headley, Thatcham, Berkshire RG19 8AT
"Insured Risks"	those risks detailed in clause 6.1 of this Lease
"Interest Rate"	4% points above the base rate of National Westminster Bank Plc;
"Quarter Days"	the 25 March, 24 June, 29 September and 25 December in each year
"Parking Spaces"	the four spaces shown coloured blue on the Plan;
"Permitted Use"	use as offices and showroom;
"Plan"	the plan attached to this Lease;
"Property"	that part of the Building shown edged red on the Plan;

- | | |
|--------------------------|---|
| “Rent Commencement Date” | 1 February 2012; |
| “Service Media” | all service 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 years beginning on, and including 1 January 2012 and ending on, and including 31 December 2012; |
| “VAT” | value added tax chargeable under the Value Added Tax Act 1994 or any similar replacement or additional tax; |
| “1954 Act” | Landlord and Tenant Act 1954. |
-
- 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” and the “Property” are to the whole and any part of it.
 - 1.5 Reference to the singular shall include reference to the plural and vice-versa.
 - 1.6 A reference to the “end of the Term” is to the end of the Term however it ends.
 - 1.7 Unless otherwise specified, a reference to a law is a reference to it as it is in force for the time being, taking account of any amendment, extension, application or re-enactment and includes any subordinate laws for the time being in force made under it.
 - 1.8 Any obligation in this lease on the Tenant not to do something includes an obligation not to agree to or suffer that thing to be done and an obligation to use best endeavours to prevent that thing being done by another person.

31.05.06

PLAN SHOWING THE
OFFICE BUILDING AND
IT CAR PARKING SPACES



1.9 A "person" includes a corporate or unincorporated body.

1.10 Except where a contrary intention appears, a reference to a "clause" is a reference to a clause of this lease.

1.11 Clause headings do not affect the interpretation of this lease.

2. Grant

2.1 The Landlord lets the Property to the Tenant with full title guarantee for the Term.

2.2 The grant is made together with the ancillary rights set out in clause 3 of this Lease, excepting and reserving to the Landlord the rights set out in clause 4 of this Lease, and subject to all rights, restrictions and covenants affecting the Building.

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 upon the Landlord producing a valid VAT receipt addressed to the Tenant for the full amount, 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:

3.1.1 the right of support and protection from those parts of the adjoining land owned by the Landlord and 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;

3.1.2 rights of light and air, as those rights are capable of being enjoyed at the date of this Lease;

3.1.3 the right to use and to connect into any Service Media 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;

3.1.4 the right of access on foot to and from the property over the roads and footpaths on the adjoining land owed by the Landlord but excluding any within the garden of Goose Hill House;

- 3.1.5 the right of access and egress with and without vehicles to and from the Parking Spaces over the Access; and
- 3.1.6 the right to use the Parking Spaces for the parking of private motor vehicles in connection with the Tenant's business.
- 3.2 In relation to the Right mentioned in clause 3.1.3, the Landlord may, in its reasonable discretion, re-route or replace any such Service Media provided always that the Tenant's use and enjoyment of the Property shall not be materially interrupted 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:
 - 3.3.1 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 11.5; and
 - 3.3.2 in accordance with all relevant laws; and
 - 3.3.3 so as not to knowingly cause any legal nuisance to the Landlord or other occupier of the Landlord's adjoining land.
- 3.4 Except as mentioned in this clause 3, neither the grant of this lease nor anything in it confers any right over any other property nor is to be taken to show that the Tenant may have any right over any other property, and section 62 of the Law of Property Act 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"):
 - 4.1.1 rights of light, air, support and protection as those rights are capable of being enjoyed at the date of this Lease;
 - 4.1.2 the right to use and to connect into Service Media at, but not forming part of, the Property; the right to connect into and use such Service Media installed at in or under the Property at the date of this Lease and the right to re-route any Service Media mentioned in this paragraph;

4.1.3 the right to enter the Property (where such works cannot be carried out without having to enter onto the Property) for any purpose mentioned in this lease or connected with it or with the Landlord's interest or to carry out any works to any other part of the Landlord's adjoining land, at any reasonable time after having given prior reasonable written notice of not less than 3 working days to the Tenant (save in the case of an emergency);

4.1.4 the right to build into any boundary of the Property, and to develop any adjoining land other than the Property on the adjoining land owned by the Landlord

PROVIDED ALWAYS that in exercising such rights the Landlord shall use all reasonable endeavours to ensure the Tenant's use occupation and enjoyment of the Property shall not be materially disturbed or interrupted

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 expressly authorised by the Landlord.

4.3 Subject to the Landlord having liaised with the Tenant prior to commencing any works, carrying out works in a good and workmanlike manner so as to cause a minimum of disruption to the Tenant and ensuring that all services to the Property are maintained the Landlord shall not be liable for any loss or inconvenience to the Tenant by reason of the exercise of any of the Reservations (other than any loss or inconvenience in respect of which the law prevents the Landlord excluding liability).

5. The Annual Rent And Other Payments

5.1 The Tenant shall pay the Annual Rent and any VAT (upon the Landlord producing a valid VAT receipt addressed to the Tenant for the full amount) in respect of it by four equal instalments in advance on the Quarter Days.

5.2 The first instalment of the Annual Rent and any VAT in respect of it shall be made on the date of this lease and shall be proportionate part, calculated on a daily basis, in respect of the period from the date of this lease until the day before the next Quarter Day.

5.3 The Tenant shall pay all costs in connection with their occupation and use of the Property for the supply and removal of electricity, gas, water, sewage, telecommunications and data and other services and utilities to or from the Property. If any such costs are charged in respect of the Property together with other property, the Tenant shall pay a fair and proper

proportionate part (determined conclusively by the Landlord acting reasonably) of the total.

5.4 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 upon the Landlord producing a valid VAT receipt addressed to the Tenant for the full amount. 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 upon the Landlord producing a valid VAT receipt addressed to the Tenant for the full amount.

5.5 The Tenant shall pay the proper and reasonable costs and expenses (assessed on a full indemnity basis) of the Landlord, including any solicitors' or other professionals' costs and expenses incurred during the Term, in connection with the enforcement of the tenant covenants of this lease and with any consent applied for in connection with this lease unless consent is unlawfully withheld by the Landlord.

5.6 If any Annual Rent or any other money payable under this lease is due, whether it has been formally demanded or not, the Tenant shall pay the Landlord interest at the Interest Rate on that amount for the period from the due date to and including the date of payment.

5.7 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 reasonably considers 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 and provide a copy of the insurance policy and evidence of payment of the premium upon written request from the Tenant.

6.2 The Tenant shall pay as soon as reasonably practicable following written demand the cost to the Landlord of the insurance premium to insure the Property for the Insured Risks and for loss of the Annual Rent for a period not exceeding 12 months.

- 6.3 If the Property is damaged or destroyed by an Insured Risk against which the Landlord has insured so as to make the Property unfit for the Tenant's occupation and use, and the Landlord has not repaired the Property so as to make it fit for occupation and use within 6 months of it having been damaged or destroyed, then the Landlord may determine this lease by giving notice to the Tenant.
- 6.4 If the Property is damaged or destroyed by a risk against which the Landlord has insured so as to make it unfit for the Tenant's occupation and use, then provided that:
- 6.4.1 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
- 6.4.2 the Landlord has not repaired the Property so as to make it fit for occupation and use within 6 months of it having been damaged or destroyed,
- the Tenant may determine this lease by giving notice to the Landlord.
- 6.5 In any case where the Property is damaged or destroyed so as to make the Property unfit for the Tenant's use and occupation, then:
- 6.5.1 payment of the Annual Rent (or a fair proportion of it according to the nature and extent of the damage), shall be suspended; and
- 6.5.2 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 the Tenant's 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 Property.

7. 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 any part of it or hold the lease on trust for any

person (except by reason only of joint legal ownership), nor grant any right or licence over the Property in favour of any third party.

8. Repairs And Decoration

- 8.1 The Tenant shall keep the Property clean and tidy, including cleaning the inside and outside of the windows at the Property as often as occasion shall reasonably merit.
- 8.2 The Tenant shall replace any plate glass or other window glass that becomes cracked or broken as a consequence of the act, default or omission of the Tenant, its agents, visitors and invitees.
- 8.3 The Tenant shall if reasonably required by the Landlord so to do decorate the Property in the last three months before the end of the Term to the reasonable satisfaction of the Landlord and using materials and colours reasonably approved by the Landlord but will not be required to put the Property into a better state of decorative condition than as shown in the attached photographic schedule.
- 8.4 The Tenant shall keep the Property in tenantable repair, but shall not be obliged to carry out any repairs where the disrepair results from any risk against which the Landlord has insured (provided that the Tenant, or any person at the Property with the actual or implied authority of the Tenant, has not vitiated the Landlord's insurance policy).

9. Alterations And Signs

- 9.1 The Tenant shall not make any alteration to the Property (including any Service Media forming part of the Property).
- 9.2 The Tenant shall not attach any sign, poster or advertisement to the Property or on the Landlord's adjoining land so as to be seen from the outside of the Building provided that the Tenant may erect a sign on the exterior of the Property showing the Tenant's name and the nature of their business of a size and position reasonably approved by the Landlord (approval not to be unreasonably withheld or delayed).

10. Tenant To Remedy Breaches

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 reasonably and properly

required 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 (acting reasonably) 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 as soon as reasonably practicable following written demand.

11. Use

- 11.1 The Tenant shall not use the Property for any purpose except the Permitted Use.
- 11.2 The Tenant shall not place or keep any items outside the Property.
- 11.3 The Tenant shall not leave any refuse outside the Property except at such times and in such manner as accord with the arrangements for the collection of refuse from the Property by the local authority.
- 11.4 The Tenant shall not obstruct the Access by parking vehicles for loading and unloading goods (save in the case of emergency) and shall only park vehicles in the Parking Spaces.
- 11.5 The Tenant shall not knowingly use the Property, nor exercise the Rights:
 - 11.5.1 for any illegal purpose;
 - 11.5.2 for any purpose or in a manner that would cause any loss, legal nuisance or inconvenience to the Landlord, other tenants of the Building or occupiers of the Landlord's adjoining land;
 - 11.5.3 in any way that would vitiate the Landlord's insurance of the Property; or
 - 11.5.4 in a manner that interferes with any right subject to which this lease is granted.
- 11.6 The Tenant shall not overload any structural part of the Property nor any Service Media at or serving the Property save for which it was intended to be used.

12. Compliance With Laws

The Tenant shall comply with all laws relating to the occupation and use of the Property by the Tenant, to the use of all Service Media serving the Property and machinery and

equipment at or serving the Property, and to all materials kept at or disposed from the Property.

13. Returning The Property To The Landlord

13.1 At the end of the Term the Tenant shall return the Property to the Landlord in the condition required by this lease and evidenced by the photographic schedule of condition and shall remove from the Property all stock and chattels belonging to or used by it.

13.2 The Tenant irrevocably appoints the Landlord to be the Tenant's agent to store or dispose of any stock, chattels, fittings or items it has fixed to the Property and which have been left by the Tenant on the Property for more than twenty 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.

14. Indemnity

The Tenant shall keep the Landlord indemnified against all expenses, costs, claims, damage and loss arising from any breach of any tenant covenant in this lease, or from any act or omission of the Tenant or any person on the Property or the Building with its actual or implied authority.

15. 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 lawful interruption by the Landlord or any person claiming under the Landlord.

16. Condition For Re-entry

16.1 The Landlord may re-enter the Property at any time after any of the following occurs:

16.1.1 any rent is unpaid 21 days after becoming payable whether it has been formally demanded or not; or

16.1.2 any material breach of any condition or tenant covenant of this lease which has not been remedied within a reasonable period of time upon the Tenant becoming aware of the breach.

16.2 If the Landlord re-enters the Property 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.

17. Liability

17.1 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.

18. Notices

18.1 Except in a case of emergency, any notice given pursuant to this lease shall, unless otherwise stated, be in writing, and writing includes faxes but does not include email.

18.2 As soon as reasonably practicable 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.

19. Entire Agreement And Exclusion Of Representations

19.1 This lease constitutes the entire agreement and understanding of the Landlord and the Tenant relating to the transaction contemplated by the grant of this lease and supersedes any previous agreement or understanding between them relating to it.

19.2 Save as noted in correspondence between the Landlord's solicitors and the Tenant the Tenant acknowledges that in entering into this lease it has not relied on, nor shall it have any remedy in respect of, any statement or representation made by or on behalf of the Landlord.

19.3 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.

19.4 Nothing in this clause shall, however, operate to limit or exclude any liability for fraud.

20. Miscellaneous

- 20.1 The parties confirm that:
- 20.1.1 the Landlord served a notice on the Tenant, as required by section 38A(3)(a) of the 1954 Act, applying to the tenancy created by this lease, before this lease was entered into a certified copy of which notice is annexed to this lease;
- 20.1.2 *Catherine Erica Hunter* who was duly authorised by the Tenant to do so made a statutory declaration dated *4th January* 2012 in accordance with the requirements of section 38A(3)(b) of the 1954 Act a certified copy of which statutory declaration is annexed to this lease; and
- 20.1.3 there is no agreement for lease to which this lease gives effect.
- 20.2 The parties agree that the provisions of sections 24 to 28 of the 1954 Act are excluded in relation to the tenancy created by this lease.
- 20.3 A person who is not a party to this lease shall not have any rights under or in connection with this lease by virtue of the Contracts (Rights of Third Parties) Act 1999.
- 20.4 This lease creates a new tenancy for the purposes of the Landlord and Tenant (Covenants) Act 1995.

21. Option

Completion Date	the date determined in accordance with clause 21;
New Lease	the lease of the Property (the terms of which are set out in clause 21.5) to be granted upon the exercise of the Option;
Option	the option granted by the Landlord to the Tenant by this clause;
Option Notice	written notice exercising the Option in accordance with the terms of this clause;
Option Period	the period from and including <i>1 July 2012</i> up to and including <i>1 December</i> 2012 .

- 21.1 The Landlord grants the Tenant, during the Option Period, an option to take the New Lease.
- 21.2 The Tenant may exercise the Option at any time during the Option Period by serving an Option Notice on the Landlord. The Option Notice must:
- 21.2.1 be given in writing and must be forwarded by Recorded Delivery to the Landlord at the address stated in this Lease; and
- 21.2.2 exercise the Option in respect of the whole of the Property and not in respect of part only.
- 21.3 The service of the Option Notice by the Tenant shall be of no effect if, at the date of service of the Option Notice or at the Completion Date, there is a subsisting material breach of any of the tenant covenants of this lease of which the Landlord has notified the Tenant.
- 21.4 If the Option is exercised in accordance with the terms of this clause, the Landlord will grant to the Tenant and the Tenant will accept from the Landlord the New Lease, provided that:
- 21.4.1 the Tenant cannot require the Landlord to grant the New Lease to any person other than the Tenant; and
- 21.4.2 no premium is payable for the grant of the New Lease; and
- The New Lease shall:
- 21.4.3 include all of the terms, requirements, covenants and conditions contained in this lease except to the extent that they are inconsistent with the terms of this clause;
- 21.4.4 be for a term of one year beginning on and including *1 January 2013* and ending on and including *31 December 2013*;
- 21.4.5 be at an annual rent of £7,500 per annum; and
- 21.4.6 include an option to renew the New Lease for a further period of one year on the same terms as this clause except that no further option to renew will be included.
- 21.5 The Landlord will grant the New Lease with full title guarantee.

21.6 The parties confirm that:

21.6.1 the Landlord served a notice on the Tenant, as required by section 38A(3)(a) of the LTA 1954 and which applies to the tenancy to be created by the New Lease, before this lease was entered into; and

21.6.2 *Catherine Erica Hunter*, who was duly authorised by the Tenant to do so, made a statutory declaration dated *9th January 2011* in accordance with the requirements of section 38A(3)(b) of the LTA 1954.

21.7 Completion of the New Lease will take place on the date 10 working days after the date of service of the Option Notice.

21.8 If the Option is not exercised in accordance with the terms of this clause then, immediately after the expiry of the Option Period, the Tenant will remove all entries relating to the Option registered against the Landlord's title to the Property.

21.9 The parties agree that the maximum number of renewals of this lease by virtue of exercise of the option shall be two.

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
CATHERINE BLADES BRIDAL
LIMITED acting by:

Director

Director/Secretar

