

TENANCY AMENDING AGREEMENT

THIS TENANCY AMENDING AGREEMENT dated this 8th day of December 2023

BETWEEN:

Peter Lansdale t/a Lansdale Properties
(the "Landlord")

OF THE FIRST PART

- AND -

Josh Waldron and Daniel Philip Graffham
(collectively the "Tenant")

OF THE SECOND PART

Background

- A. The Landlord and the Tenant entered into a Tenancy Agreement (the "Tenancy Agreement") dated 14 March 2023, for the premises (the "Premises") located at Unit 3-4 Marine Works, The Street, Itchenor, PO207AL.
- B. The Landlord and the Tenant desire to amend the Tenancy Agreement on the terms and conditions set forth in this Tenancy Amending Agreement (the "Agreement"), which will take effect on 7 February 2023.
- C. This Agreement is the first amendment to the Tenancy Agreement.

IN CONSIDERATION OF the Landlord and Tenant agreeing to amend their existing Tenancy Agreement, and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, both parties agree to keep, perform, and fulfill the promises, conditions and agreements below:

Amendments

1. The Tenancy Agreement is amended as follows:
 - a. Clause 7 of the original Agreement is amended by deleting the phrase "the tenancy commences on 7 February 2022 and ends on 6 February 2023" and replacing it with the phrase "the tenancy commences on 7 February 2023 and ends on 6 February 2024"

No Other Change

2. Except as otherwise expressly provided in this Agreement, all of the terms and conditions of the Tenancy Agreement remain unchanged and in full force and effect.

Incorporation

3. This Agreement incorporates and is subject to the Tenancy Agreement.

Miscellaneous Terms

4. Capitalised terms not otherwise defined in this Agreement will have the meanings ascribed to them in the Tenancy Agreement. Headings are inserted for the convenience of the parties only and are not to be considered when interpreting this Agreement. Words in the singular mean and include the plural and vice versa. Words in the masculine include the feminine and vice versa. The words "Landlord" and "Tenant" as used in this Agreement include the plural as well as the singular; no regard for gender is intended by the language in this Agreement.

Governing Law

5. Subject to the terms of the Tenancy Agreement, it is the intention of the parties that this Agreement, and all suits and special proceedings under this Agreement, be construed in accordance with and governed, to the exclusion of the law of any other forum, by the laws of England, without regard to the jurisdiction in which any action or special proceeding may be instituted.

IN WITNESS WHEREOF the Landlord and Tenant have executed this Tenancy Amending Agreement as of the date first above written.



12/8/2023

Peter Lansdale t/a Lansdale Properties



12/8/2023

Josh Waldron



12/8/2023

91F6064684394C2...
Daniel Philip Graffham