

or about the Property: Single space in front of the front door.

6. The Tenant and members of Tenant's household will not smoke anywhere on the Property nor permit any guests or visitors to smoke on the Property.

TERM

7. The term of the tenancy commences on 1 August 2020 and ends on 1 February 2021 (the "Term").
8. Should neither party have brought the Tenancy to an end at or before the expiry of the Term, then a new tenancy from month to month will be created between the Landlord and the Tenant which will be subject to all the terms and conditions of this Agreement but will be terminable upon the Landlord giving the Tenant the notice required under the applicable legislation of England (the "Act").

RENT

9. Subject to the provisions of this Agreement, the rent for the Property is £450.00 per month (the "Rent").
10. The Tenant will pay the Rent in advance, on or before the first of each and every month of the Term to the Landlord at Harbour House, Spinney Lane, Itchenor, West Sussex, PO207DJ or at such other place as the Landlord may later designate by cash.

SECURITY DEPOSIT

11. On execution of this Agreement, the Tenant will pay the Landlord a security deposit of £519.00 (the "Security Deposit").
12. No interest will be received on the Security Deposit.
13. The Landlord will return the Security Deposit at the end of this tenancy, less such deductions as provided in this Agreement but no deduction will be made for damage due to fair wear and tear nor for any deduction prohibited by the Act.
14. During the Term or after its termination, the Landlord may charge the Tenant or make deductions from the Security Deposit for any or all of the following:
 - a. repair of walls due to plugs, large nails or any unreasonable number of holes in the walls including the repainting of such damaged walls;
 - b. repainting required to repair the results of any other improper use or excessive damage by the Tenant;
 - c. unplugging toilets, sinks and drains;
 - d. replacing damaged or missing doors, windows, screens, mirrors or light fixtures;
 - e. repairing cuts, burns, or water damage to linoleum, rugs, and other areas;
 - f. any other repairs or cleaning due to any damage beyond fair wear and tear caused or permitted by the Tenant or by any person whom the Tenant is responsible for;
 - g. the cost of extermination where the Tenant or the Tenant's guests have brought or allowed insects into the Property or building;