

provisions of the Agreement will be amended or deleted as necessary in order to comply with the Act. Further, any provisions that are required by the Act are incorporated into this Agreement.

30. The invalidity or unenforceability of any provisions of this Agreement will not affect the validity or enforceability of any other provision of this Agreement. Such other provisions remain in full force and effect.

AMENDMENT OF AGREEMENT

31. This Agreement may only be amended or modified by a written document executed by the Parties.

ASSIGNMENT AND SUBLETTING

32. The Tenant will not assign this Agreement, or sublet or grant any concession or licence to use the Property or any part of the Property. Any assignment, subletting, concession, or licence, whether by operation of law or otherwise, will be void and will, at Landlord's option, terminate this Agreement.

ADDITIONAL PROVISIONS

33. Owner Occupier: Ground I

The Landlord gives notice to the Tenant that possession of the Property may be sought under Ground I of Part 1 of Schedule 2 of the Housing Act 1988 in that: At some time before the beginning of the Tenancy the Landlord, or in the case of joint Landlords at least one of them, occupied the Property as his only or principal home; or, the Landlord, or in the case of joint Landlords at least one of them, requires the Property as his or his spouse's only or principal home.

Mortgagee: Ground 2

The Landlord gives notice to the Tenant that possession of the Property may be sought under Ground 2 of Part 1 of Schedule 2 of the Housing Act 1988 in that: The Property are subject to a mortgage granted before the beginning of the Tenancy and; the mortgagee is entitled to exercise a power of sale conferred on him by the mortgage or by Section 101 of the Law of Property Act 1925; and the mortgagee requires possession of the Property for the purpose of disposing of it in exercise of that power and; either notice was given as mentioned in Ground I above or a Court is satisfied that it is just and equitable to do so.

For the purposes of this Ground "mortgage" includes a charge and "mortgagee" shall be construed accordingly..

34. The Tenant agrees that the Landlord has the right to terminate the Tenancy anytime after the first one month by giving the Tenant not less than one months' prior notice in writing by serving a Notice under section 21 of the Housing Act 1988 on the Tenant to be sent by first class post or hand delivered to the address of the Premises to end the Agreement.
2. The Landlord agrees that the Tenant has the right to terminate the Tenancy anytime after the first one month by giving the Landlord not less than one month's prior notice in writing to be sent by first class post or hand delivery to the address specified in Schedule 3, clause 5.1 of this Agreement, to end the Agreement.
3. During the last one month of the tenancy the Premises may be re-marketed for re-letting or for sale. The Tenant agrees to allow the Landlord or the Agent access to view the Premises during the last two