

Hadham Industrial Estates Ltd

To:-

Name: [REDACTED]

Tenancy at Will Relating to Property Known as

Unit [Unit 11]

Hadham Industrial Estate, Little Hadham, Herts. SG11 2DY

This Tenancy Agreement is made the 1st Day of January 2014
Between:-

1. Hadham Industrial Estates Ltd, Unit 4b, Hadham Ind Est, Little Hadham, Herts, SG11 2DY.
(The Landlord)

and

2. [REDACTED] Moukut / Mower Services [REDACTED] of

[REDACTED] Unit 11a/b Hadham Ind Est, Little Hadham, Herts SG11 2dY [REDACTED] (The Tenant)

First Payment: £ [REDACTED] Deposit + First Month's Rent inc Vat

Monthly Payments £ [REDACTED] inc Vat by [S/O] on 25th day of the preceding month.

1. In this Agreement:-

1.1 The following particulars apply:-

"the permitted use" is the storage of the tenant's wares and equipment.
"the property" is "Unit [REDACTED]" above. Hadham Ind Est, Little Hadham, Herts, SG11 2DY
"the Rent" is at the rate of "Monthly Payments" per month inclusive of VAT
"the First Payment" is the sum of "First Payment" including Vat.

1.2 whenever there is more than one person or entity comprising the tenant all their obligations can be enforced against all of them jointly and against each individually.

1.3 Failure to pay the monthly payment by the due date will prevent access to the unit until settled in full.

1.4 This document does not create a tenancy or provide any security of tenure whatsoever.

2 The landlord lets and the tenant takes the property on a tenancy at will commencing on the date hereof.

3 The parties agree that the rent is to be paid monthly in advance as a matter of convenience and:-

3.1 Neither paying nor accepting rent in advance is to create periodic tenancy.

3.2 When the tenancy ends any rent paid in respect of any period after the date on which the tenancy ended is to be repaid.

4 The Tenant agrees with the Landlord:-

4.1 To pay the first payment on the date hereof in respect of the period from and including the date hereof until and including the last day of the month current at the date hereof as necessary.

4.2 To pay thereafter the rent in advance on the twenty fifth day of the month preceding the month for which the payment is due, every month and to pay any Vat charged on the rent.

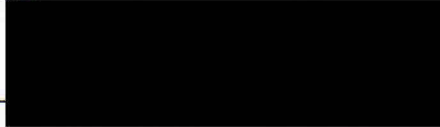
4.3 Not to use the property or any part of it except for the permitted use nor to allow anyone else to do so and to comply with the requirements of the landlord's insurers as to the use of the property.

4.4 Not to use nor allow anyone else to use the property, or any part of it, for any of the following namely activities which are dangerous, offensive, noxious, noisome, illegal or immoral, or which are or may become a nuisance or annoyance to the Landlord or to the owner or occupier of any neighbouring property or which may cause contamination or harm to the environment.

- 4.5 Not to assign, sublet, mortgage, charge, part with possession of or share the property or any part of it
- 4.6 Not to alter or add to the property or allow anyone else to do so
- 4.7 To:-
 - 4.7.1 Keep the interior of the property in repair and in good decorative order and
 - 4.7.2 Keep the whole of the property clean and tidy and to have all rubbish removed from the property at regular intervals and on vacating the property and
 - 4.7.3 Make good any damage to the property save to the extent the cost of making good is covered by the landlords insurance and
 - 4.7.4 Leave the property clean and tidy and clear of all tenant's effects and rubbish.
- 4.8 Not to put anything into the drains serving the property which might cause or contribute to a blockage or obstruction or cause pollution or contamination.
- 4.9 To allow:-
 - 4.9.1 The landlord or anyone authorised by the landlord to enter the property at any time to view it or to carry out inspections and surveys or to take measurements or to make tests or to carry out repairs or for any other reasonable purpose.
 - 4.9.2 The landlord to erect a sign on the property in a position determined by the landlord indicating that it is for sale or to let.
- 4.10 Not to:-
 - 4.10.1 Make any planning application in respect of the property nor to cause or permit anyone to make an application on its behalf.
 - 4.10.2 Object to any application for planning permission submitted by or on behalf of the landlord.
- 4.11 To notify the landlord promptly:-
 - 4.11.1 Of any notice received concerning the property and provide the landlord with a copy of such notice.
 - 4.11.2 Of any defect in the property which might give rise to liability on the part of the landlord or prejudice its insurance

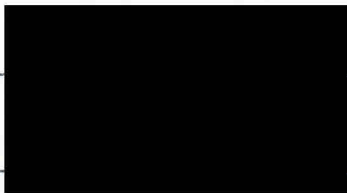
5 There are reserved to the landlord any rights easements or quasi-easements now enjoyed over the property in respect of adjoining premises in which the landlord has an interest and the property is let subject to any rights which may exist over it

Signed for and on Behalf of
Hadham Industrial Estates Ltd



Signed as a deed by

Print Name: _____



Signature: _____

Office use only

GENERAL NOTES:

1. The drawing is complete (C).
2. The drawing is to be used in conjunction with all relevant drawings and specifications.
3. The client shall not be liable for any errors or omissions in any dimensions or quantities shown on this drawing.
4. Dimensions and quantities shall be verified on site. Any discrepancy shall be the responsibility of the Engineer for resolution.
5. All work shall comply with the Building Regulations and the relevant standards of the Building Regulations and the Building Regulations.
6. Dimensions indicated (User) - Area to be confirmed on site.
7. For remainder of notes see 019 in the PS101/L.

Hadham
Industrial
Estates
Ltd

Unit 11

1614sqft

2 Loading
Bays

PRELIMINARY

DATE	BY	REVISION	DATE BY

CONTRACT NO. PS101/L
OR AS SHOWN ON THE DRAWINGS OF THE PROJECT. IN ACCORDANCE WITH THE BUILDING REGULATIONS AND THE BUILDING REGULATIONS.

CLIENT

PREPARED BY

DATE	BY	REVISION	DATE BY
11/03/2010	SH	MHF	PS109.3/02



Unit 11
150m²
1614sqft

4500.50

8300.12

3500.04

18000.12