

DATE: 22nd June 2022

[REDACTED]
[REDACTED]

-and-

CERI-ANN RIDSDALE

LEASE

-relating to-

**UNIT 35 BOWEN INDUSTRIAL
ESTATE, ABERBARGOED,
BARGOED CF81 9EP**

LR1. Date of lease

22nd June 2022

LR2. Title number(s)

LR2.1 Landlord's title number(s)

Title number(s) out of which this lease is granted. Leave blank if not registered.

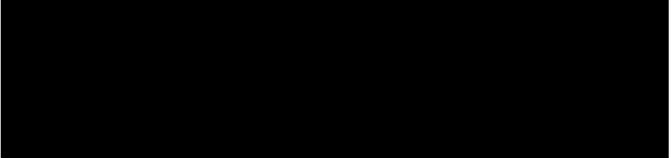
LR2.2 Other title numbers

Existing title number(s) against which entries of matters referred to in LR9, LR10, LR11 and LR13 are to be made.

LR3. Parties to this lease

Give full names, addresses and company's registered number, if any, of each of the parties. For Scottish companies use a SC prefix and for limited liability partnerships use an OC prefix. For foreign companies give territory in which incorporated.

Landlord



Tenant

CERI-ANN RIDSDALE of 7 Meadow Road,
Springfield, Blackwood, Gwent, NP12 2AG

LR4. Property

*Insert a full description of the land being leased or
Refer to the clause, schedule or paragraph of a schedule in this lease in which the land being leased is more fully described.*

Where there is a letting of part of a registered title, a plan must be attached to this lease and any floor levels must be specified.

In the case of a conflict between this clause and the remainder of this lease then, for the purposes of registration, this clause shall prevail.

**Unit 35 Bowen Industrial Estate Aberbargoed
Bargoed CF81 9EP**

LR5. Prescribed statements etc.

If this lease includes a statement falling within LR5.1, insert under that sub-clause the relevant statement or refer to the clause, schedule or paragraph of a schedule in this lease which contains the statement.

In LR5.2, omit or delete those Acts which do not apply to this lease.

LR5.1 Statements prescribed under rules 179 (dispositions in favour of a charity), 180 (dispositions by a charity) or 196 (leases under the Leasehold Reform, Housing and Urban Development Act 1993) of the Land Registration Rules 2003.

Not Applicable

LR5.2 This lease is made under, or by reference to, provisions of:

Not Applicable

LR6. Term for which the Property is leased

Include only the appropriate statement (duly completed) from the three options.

NOTE: *The information you provide, or refer to, here will be used as part of the particulars to identify the lease under rule 6 of the Land Registration Rules 2003.*

The term is as follows:

STARTING ON AND INCLUDING

21st March 2022

AND ENDING ON AND INCLUDING

20th March 2032

LR7. Premium

Not Applicable

Specify the total premium, inclusive of any VAT where payable.

LR8. Prohibitions or restrictions on disposing of this lease

This lease does contain a provision that prohibits or restricts dispositions.

Include whichever of the two statements is appropriate.

Do not set out here the wording of the provision.

LR9. Rights of acquisition etc.

Insert the relevant provisions in the sub-clauses or refer to the clause, schedule or paragraph of a schedule in this lease which contains the provisions.

LR9.1 Tenant's contractual rights to renew this lease, to acquire the reversion or another lease of the Property, or to acquire an interest in other land

Not Applicable

LR9.2 Tenant's covenant to (or offer to) surrender this lease

None

LR9.3 Landlord's contractual rights to acquire this lease

None

LR10. Restrictive covenants given in this lease by the Landlord in respect of land other than the Property

None

Insert the relevant provisions or refer to the clause, schedule or paragraph of a schedule in this lease which contains the provisions.

LR11. Easements

Refer here only to the clause, schedule or paragraph of a schedule in this lease which sets out the easements.

LR11.1 Easements granted by this lease for the benefit of the Property

Clause 13.1 of the Lease

LR11.2 Easements granted or reserved by this lease over the Property for the benefit of other property

Clause 13.2 of the Lease

LR12. Estate rentcharge burdening the Property

None

Refer here only to the clause, schedule or paragraph of a schedule in this lease which sets out the rentcharge.

LR13. Application for standard form of restriction Not Applicable

Set out the full text of the standard form of restriction and the title against which it is to be entered. If you wish to apply for more than one standard form of restriction use this clause to apply for each of them, tell us who is applying against which title and set out the full text of the restriction you are applying for.

Standard forms of restriction are set out in Schedule 4 to the Land Registration Rules 2003.

LR14. Declaration of trust where there is more than one person comprising the Tenant None

If the Tenant is one person, omit or delete all the alternative statements.

If the Tenant is more than one person, complete this clause by omitting or deleting all inapplicable alternative statements.

DATE

LANDLORD

Lets to

TENANT

CERI-ANN RIDSDALE of 7 Meadow Road,
Springfield, Blackwood, Gwent, NP12 2AG

PROPERTY

The Property known as

Unit 35 Bowen Industrial Estate Aberbargoed
Bargoed CF81 9EP which is shown edged red of the
plan attached hereto

Which is part of the Estate known as

ESTATE

The parts of Bowen Industrial Estate, Aberbargoed
Bargoed CF81 9EP which is shown edged blue on
the plan attached hereto.

LEASE PERIOD

FOR THE PERIOD of ten years

STARTING ON AND INCLUDING

21st March 2022

AND ENDING ON AND INCLUDING

20th March 2032

FOR USE AS

USE ALLOWED

Industrial or any other use to which the landlord
consents and the landlord is not entitled to withhold
that consent unreasonably

RENT

THE TENANT PAYING THE LANDLORD

The yearly rent of **FOUR THOUSAND ONE
HUNDRED AND SIXTY POUNDS (£4,160)** plus
VAT per annum

RENT DAYS

By these instalments:

- (a) on the date of this Lease a proportionate sum
for the period starting on the commencement of
the Lease Period to the following quarter day;
and then
- (b) by equal quarterly instalments in advance on
the usual quarter days in every year

RENT REVIEW DATES

The Rent may be increased (under Clause 9) with
effect from the third, sixth and ninth anniversary of
the commencement of the Lease Period

The Landlord lets the Property to the Tenant for the Lease Period at the Rent and on the terms set out in clauses 1 to 18 and in any additional clauses

TENANTS OBLIGATIONS

1. PAYMENTS

1. The Tenant is to pay the Landlord:

- 1.1. The Rent;
- 1.2. The service charge in accordance with Clause 3 and this is to be paid as rent
- 1.3. The monies the Landlord spends in relation to insuring the Property under this lease and this is to be paid as rent within 14 days of the same being demanded

And the following sums within 14 days on demand:

- 1.4. A fair proportion decided by a surveyor nominated by the Landlord of the cost of repairing maintaining and cleaning; party walls, party structures, yards, gardens, roads, paths, gutters, drains, sewers, pipes, conduits, wires, cables and things used or shared with any other individual or company in either the Property or any neighbouring property;
- 1.5. The cost of any works to the Property that the Landlord does due to the Tenants default;
- 1.6. The costs and expenses including professional fees which the Landlord incurs in:
 - (a) dealing with any application by the Tenant for consent or approval, whether it is given or not;
 - (b) in the event of the Tenant committing any breach of any covenant contained in this Lease whether for the payment of rent or otherwise whatsoever then if the Landlord shall incur any costs charges and expenses (including Solicitors' costs Bailiffs' Charges and Surveyors' charges) to indemnify the Landlord in respect thereof
 - (c) preparing and serving a notice of breach of the Tenants obligations under Section 146 of the Law of Property Act 1925, even if forfeiture of this lease is avoided without a court order;
 - (d) preparing and serving schedules of dilapidations either during the Lease Period or recording failure to give up the Property in the appropriate state of repair when this Lease ends up to a period of three months after the Lease ends
- 1.7. Interest at the Law Society's interest rate on any of the above payments when more than 14 days overdue to be calculated from its due date; and in making any payment under this lease:

- (a) nothing to be deducted or set off; and
 - (b) any value added tax payable is to be added
- 1.8. The Tenant is also to make the following payments with value added tax where due and payable
- (a) all periodic rates, taxes and outgoings relating to the Property including any imposed after the date of this lease (even if of a novel nature) to be paid promptly to the authorities to whom they are due
 - (b) the costs of the grant, renewal or continuation of any licence or registration for using the Property for the Use Allowed to be paid promptly to the appropriate authority when due
 - (c) a registration fee of £20.00 for each document which this lease requires the Tenant to register to be paid to the Landlords solicitors when presenting the document for registration in accordance with Clause 6.4 of the Lease

2. USE

2. The Tenant is to comply with the following requirements as to the use of the Property and any part thereof and is not to authorise or allow anyone else to contravene them namely:
- 2.1. to use the Property only for the Use Allowed;
 - 2.2. not to do anything that might invalidate any insurance policy covering the Property or which may increase the premium;
 - 2.3. not to hold an auction sale in the Property;
 - 2.4. not to use the Property for any activities which are dangerous, offensive, noxious, illegal or immoral or which are or may be a nuisance or annoyance to the Landlord or the owner or occupier of any neighbouring property;
 - 2.5. not to display any advertisements on the outside of the Property or which are visible from the outside unless the Landlord consents (and the Landlord is not entitled to withhold that consent unreasonably);
 - 2.6. not to overload the floors or walls of the Property;
 - 2.7. to comply with the terms of every Act of Parliament, order, regulation, bye-law, rule, head lease (save any obligation contained in a head lease to insure the Property or pay any rent contained in a head lease), licence and registration authorising or regulating how the Property is used and to obtain renew and continue any licence or registration which is required;
 - 2.8. not to obstruct any part of the Estate used for access to the Property or any other part of the Estate

3. SERVICE CHARGE

3. The Landlord and Tenant agree that:

- 3.1 the service charge is the Tenant's fair proportion of each item of the service costs;
- 3.2 the service costs include:
 - (a) the costs which are fairly and reasonably either spent by the Landlord or demanded from the Landlord in complying with his obligations under Clause 12
 - (b) the reasonable charges of any agent contractor consultant, employee or third party whom the Landlord engages to provide the services under Clause 12
- 3.3 the Tenant is to pay the Landlord interim payments on account of the service charge within 21 days of receiving a written demand setting out how it is calculated
- 3.4 An interim payment is to be the Tenant's fair proportion of what the service charges are likely to be in the three or six months following the demand
- 3.5 The Landlord is to keep full details of the service costs and at least once a year shall send the Tenant an account setting out for the period from the beginning of the Lease Period or the last account as the case may be:
 - (a) the amount of the service costs;
 - (b) the service charge the Tenant is to pay;
 - (c) the total of any interim payments made;
 - (d) the difference between the total interim payments and the service charge
- 3.6 Within 21 days after the Tenant receives the account the amount mentioned in clause 3.5(d) is to be settled by payment between the parties except that the Landlord is entitled to retain any overpayment towards any interim payments he has demanded for a later accounting period
- 3.7 The Landlord will on request allow the Tenant inspection of books records invoices and receipts relating to the service costs
- 3.8 Any disagreement about the service charge amounts or service costs are to be decided by arbitration under clause 16.5

4. ACCESS

4.

- 4.1. The Tenant is to give the Landlord or anyone authorised by the Landlord in writing access to the Property for these purposes namely:

- (a) inspecting the condition of the Property or any other building on the Estate or how either are being used
 - (b) doing works which the Landlord is permitted to do under Clause 5.8
 - (c) complying with any statutory obligation
 - (d) viewing the Property or any other part of the building on the Estate as a prospective buyer or mortgagee or during the last six months of the Lease Period as a prospective tenant
 - (e) valuing the Property or the Estate
 - (f) inspecting, cleaning or repairing any other part of the Property or any neighbouring building or any sewers, drains, pipes, wires, cables serving either any other part of the Property or a neighbouring building
- 4.2. The Landlord will be entitled to access during normal business hours on giving reasonable written notice of at least seven days to the Tenant save in the case of an emergency when immediate access will be given

5. CONDITION AND WORK

5 The Tenant is to comply with the following duties in relation to the Property namely:

- 5.1. To put and keep all parts of the Property in a good state of repair
- 5.2. To decorate the inside of the Property in the same colours and types of finishes previously used:
 - (a) in every third year of the Lease Period
 - (b) in the last three months of the Lease Period (however it extends) except to the extent that it has been decorated in the previous year
- 5.3. But the Tenant need only make good the damage caused by an insured risk to the extent that the insurance money has not been paid due to any act or default by the Tenant
- 5.4. Not to make any structural alterations external changes or additions to the Property
- 5.5. Not to make any other alterations unless with the Landlord's consent in writing such consent not to be unreasonably withheld
- 5.6. To keep any plate glass in the Property insured for its full replacement cost with reputable insurers and to give the Landlord details of the insurance on request and to replace any broken or damaged plate glass
- 5.7. To do the work to the Property which any authority acting under an Act of Parliament requires even if it alters or improves the Property and before so doing the Landlord is to give his consent in writing such consent not to be unreasonably withheld

- 5.8. If the lease requires the Tenant to undertake any work and the Landlord has given written notice to the Tenant to do so; if the Tenant fails to carry out such work as requested then the Landlord can commence the work within two months or immediately if an emergency; shall proceed diligently with the work until completed and shall be entitled to recover reasonable and proper costs incurred from the Tenant

6. TRANSFER

6. The Tenant is to comply with the following namely:

- 6.1. The Tenant is not to share occupation of the Property and no part of it is to be transferred, sublet or occupied separately from the remainder
- 6.2. The Tenant is not to transfer or sublet the whole of the Property unless the Landlord gives written consent in advance; such consent will not be unreasonably withheld. For the avoidance of doubt it is agreed between the parties that it shall be deemed reasonable to withhold consent if the assignee is not of the same financial standing as the Tenant.
- 6.3. Any sublease is to be in terms which are consistent with this lease but will not allow the sub tenant to underlet
- 6.4. Within four weeks after the Property is transferred mortgaged or sublet the Landlord's solicitors are to be notified in writing with a copy of the documents sent to them for registration together with the fee required in clause 1.8(c)
- 6.5. If the Landlord reasonably requires the Tenant who has transferred the Property shall give a written guarantee in the form as set out in the schedule of this lease (as if reference in the schedule to "the Guarantor" were reference to the Tenant and with such other additions and amendments as are necessary to reflect the fact that the guarantee is being entered into by a separate instrument after the date of this Lease or as are reasonably required by the Landlord) save that such guarantee (of whatever nature) shall not apply in relation to any time after the assignee is released from its covenants by virtue of the Landlord and Tenant (Covenants) Act 1995

7. OTHER MATTERS

7. The Tenant:

- 7.1. shall give immediately to the Landlord a copy of any notice received concerning the Property or any part of a neighbouring building
- 7.2. will allow the Landlord during the last six months of the Lease Period to fix a notice in a reasonable position on the outside of the Property announcing it is for sale or rent
- 7.3. will not unless given written consent in advance by the Landlord apply for planning permission relating to the use or alteration of the Property
- 7.4. does warrant that during the Lease Period it is neither a public limited company nor a government agency

- 7.5. if this Lease is for a period of at least seven years the Tenant will register the Lease at the Land Registry at the earliest date but certainly within three months of completion of this Lease
- 7.6. will not store anything outside the Property
- 7.7. agrees that the Landlord shall have the ability to place a temporary sign on the outside of the Property setting out the Tenant's telephone number, name and trade. The Tenant shall be permitted to take such sign down once the Tenant has had an alternative sign approved by the Landlord (such approval not to be unreasonable withheld and/or delayed) and such approved sign has been placed on the Property

8. DAMAGE

- 8. If during the Lease Period the Property is damaged by any risk insured against under Clause 11 and as a result of that damage the Property or any substantial part of it cannot be used for the Use Allowed then:

- 8.1. The Rent, or a fair proportion of it, is to be suspended for three years or until the Property is fully restored if sooner
- 8.2. If at any time it is unlikely the Property will be fully restored within three years from the date the damage is caused the Landlord (so long as he has not delayed the restoration) or the Tenant can end this lease by giving one month's notice to the other during the said three year period; whereupon the Lease shall end and any insurance monies due belong to the Landlord and any obligation upon the Landlord to make good the damage set out in this lease shall cease
- 8.3. A notice given outside the time limit set within this clause is non effective
- 8.4. Any dispute arising under any part of this clause if not agreed is to be decided by arbitration under clause 16.5
- 8.5. The Tenant cannot claim the benefit of this clause to the extent the insurers refuse to pay the insurance money because of his act or default

9. RENT REVIEW

- 9.1 On each Rent Review Date the Rent shall increase to an amount which is the higher between (1) the market rent at the relevant Rent Review Date; and (2) the Rent payable immediately before the relevant Rent Review Date increased by the same percentage as the Retail Price Index ('RPI') (as published by the Office for National Statistics or whichever body replaces it in publishing the RPI) has increased during the three years which immediately precede the relevant Rent Review Date, if either shall be higher than the rent applying before that date
- 9.2 The market rent is the rent which a willing tenant would pay for the Property on the open market, if let on the relevant Rent Review Date by a willing landlord on a lease on the same terms as this lease without any premium and for a period equal to the remainder of the Lease Period assuming at that date:

- (a) the willing tenant takes account of any likelihood that he would be entitled to a new lease of the property when the lease ends, but does not take account of any goodwill belonging to anyone who had occupied the property
- (b) the Property is vacant and had not been occupied by the Tenant or any sub-tenant
- (c) the Property can be immediately used
- (d) the Property is in the condition required by this lease and any damage caused by any of the risks insured herein has been made good
- (e) during the Lease Period neither the Tenant nor any sub-tenant has done anything to the property to increase or decrease its rental value other than anything the Tenant was obliged to do under the terms of this lease

9.3 if the Landlord and Tenant agree the amount of the new rent a statement of that new rent signed by both of them is to be attached to this lease

9.4 If the Landlord and the Tenant have not agreed the amount of the new rent two months before the relevant Rent Review Date either may require the new rent to be decided by arbitration under clause 16.5

9.5 the Tenant will continue to pay the rent applying before the relevant Rent Review Date until the new rent is agreed or decided; the Tenant shall then start to pay the new rent plus any amount by which the new rent exceeds the previous rent paid since the Rent Review Date and interest at the rate of 2% below the Law Society Interest Rate

LANDLORDS OBLIGATIONS AND FORFEITURE RIGHTS

10. QUIET ENJOYMENT

Whilst the Tenant complies with the terms of this Lease the landlord is to allow the Tenant to possess and use the Property without lawful interference from the Landlord or anyone who derives title from and any trustee of the Landlord

11. INSURANCE

11. The Landlord agrees with the Tenant that:

11.1 The Landlord is to keep the Property (except for the plate glass) insured under such policy as the Landlord may reasonably and properly select to cover:

- (a) full rebuilding, site clearance, professional fees, value added tax and three years loss of rent
- (b) against fire, lightning, explosion, earthquake, landslip, subsidence, heave, riot, civil commotion, aircraft, aerial devices, storm, flood, water, theft, impact by vehicles, damage by malicious persons and vandals and third party employer and public liability and any other risks reasonably required by the Landlord

- 11.2 The Landlord will take all necessary steps to make good as soon as possible damage to the Property caused by insured risks except to the extent that the insurance money is not paid because of the act or default of the Tenant
- 11.3 The Landlord will give to the Tenant if requested details of the insurance policy details and confirmation it is in force
- 11.4 The Tenant is not responsible to pay for any damage where the Landlord is compensated under the insurance policy

12 SERVICES

12

12.1 The Landlord agrees to:

- (a) maintain repair repaint replant and clean the lighting equipment, amenity areas, drains, pipes, wires, conducting media conduits. Landscaping, walls, estate signs, estate roads and other parts of the Estate used in common by any two or more tenants on the Estate
- (b) pay all periodic rates taxes and outgoings relating to the parts of the Estate which two or more tenants obtain a benefit from
- (c) provide and maintain CCTV cameras, speakers and monitoring to cover the common parts of the Estate to the extent that the Landlord should deem necessary
- (d) clean and maintain any communal toilet on the Estate together with ensuring that the same has hot running water, toilet paper and soap.
- (e) provide any other services, maintenance or repair which the Landlord at his sole discretion shall deem necessary for the Estate

12.2 The Landlord may at the Landlord's sole discretion appoint managing agents and/ or third parties to advise and carry out any of the above

12.3 The Landlord shall not be liable for failure or delay caused by industrial disputes, shortage of supplies, adverse weather conditions or other causes beyond the control of the Landlord

13 FACILITIES

13.

13.1 The Tenant is to have the following rights for the Tenant and visitors, whether or not exclusive:

- (a) to come and go to and from the Property over the parts of the Estate designated or designed to afford access to the Property
- (b) shelter and support of the Property as is now enjoyed
- (c) to use the existing service wires, pipes and drains

(d) to use any communal toilets situated on Estate

13.2 The Landlord is to have the following rights for the Landlord, tenant of other parts of the Estate and visitors over the Property

(a) to come and go to and from other parts of the Estate over the parts of the Property designated for that purpose

(b) shelter and support as are now enjoyed over the property

(c) to use existing services pipes and drains which may go under or through the Property

14 FORFEITURE

14.1 This lease comes to an end if the Landlord forfeits it by entering any part of the Property which the Landlord is entitled to do whenever:

(a) payment of any rent is fourteen days overdue even if it was not formally demanded

(b) the Tenant has not complied with any of the terms of this lease

(c) the Tenant if an individual (any if more than one, any of them) is adjudicated bankrupt or an interim receiver of his Property has been appointed

(d) the Tenant if a company and if more than one, any of them goes into liquidation unless solely for the purpose of amalgamation or reconstruction when solvent or has an administrative receiver appointed or has an administration order made in respect of it

14.2 The forfeiture of this lease does not cancel any outstanding obligation of the Tenant or a Guarantor

15. END OF LEASE

15 When this Lease ends the Tenant will:

15.1 return the Property to the Landlord leaving it in the state and condition in which this lease requires the Tenant to keep it

15.2 if the Landlord so requires remove anything the Tenant fixed to the Property and make good any damage which that causes

16 GENERAL

16.1 Whenever more than one person or company is the Landlord, the Tenant or Guarantor, their obligations can be enforced against all or both of them jointly and against each individually

16.2 The Landlord shall include any person who at any time has the right to receive Rent under this lease and the Tenant includes any person who at any particular time is given the right by this lease to possess the Property

16.3 The headings do not form part of this lease

SERVICE OF NOTICES

16.4 The rules as to service of notices in section 196 of the Law of Property Act as amended shall apply to any notice given under this lease

ARBITRATION

16.5 Any matter which this lease requires to be decided by arbitration is to be referred to a single arbitrator under the Arbitration Act 1996

16.6 If the parties are unable to agree an arbitrator either may apply to the President of the Royal Institution of Chartered Surveyors to make the appointment. The fees and expenses of the Surveyor and the cost of the Surveyor's appointment and any counsel's fees incurred by the Surveyor shall be payable by the Landlord and the Tenant in the proportions that the Surveyor directs (or if the Surveyor makes no direction, then equally). If the Tenant does not pay its part of the Surveyor's fees and expenses within ten working days after demand by the Surveyor, the Landlord may pay that part and the amount it pays shall be a debt of the Tenant due and payable on demand to the Landlord. The Landlord and the Tenant shall otherwise each bear their own costs in connection with the rent review.

BREAK CLAUSE

16.7 The Tenant shall be entitled to determine this lease on the last day of the fifth year of the Lease Period provided that:

- (a) it gives the Landlord not less than twelve months' prior written notice to that effect sent by special delivery; and
- (b) both at the date of the notice and of its expiry there are neither any outstanding rent nor any subsisting breach of covenants by the Tenant which would allow the Landlord to recover damages

STAMP DUTY CERTIFICATE

16.8 This lease has not been granted to implement an agreement for a lease

17. NEW LEASE

This lease is a new tenancy for the purposes of the Landlord and Tenant (Covenants) Act 1995

18. THIRD PARTY RIGHTS

For the purposes of the Contract (Right & Third Parties) Act 1999 nothing in this lease shall confer or purport to confer on any third party any benefit or the right to enforce any terms of this lease

IN WITNESS whereof this document has been duly executed as a Deed and delivered the day and year first above written

Schedule

Authorised Guarantee Agreement

'Guarantor':
of:

agrees to compensate the Landlord for any loss incurred as a result of *[name of assignee to be inserted]* failing to comply with an obligation on the part of the tenant in the Lease dated *[insert date of lease]* in relation to *[insert property]* during the Lease Period or any statutory extension of it. If the *[insert Assignee name]* is insolvent and this lease ends because it is disclaimed, the Guarantor agrees to accept a new lease, if the Landlord so requires, in the same form but at the rent then payable. Even if the Landlord gives the *[insert name of assignee]* extra time to comply with an obligation, or does not insist on strict compliance with terms of this lease, the Guarantor's obligation remains fully effective

SIGNED as a deed by
[REDACTED]
in the presence of

)
)
)

[REDACTED]

Signature of witness:

Name of witness :

Address of witness:

Occupation :

[REDACTED]

SIGNED as a deed by
[REDACTED]
in the Presence of:

)
)
)

[REDACTED]

Signature of witness:

Name of witness:

Address of witness:

Occupation :

[REDACTED]

SIGNED as a deed by
CERI-ANN RIDSDALE
in the presence of

)
)
)

Ceri-Ann Ridsdale

Signature of witness:

[Redacted]

Name of witness:

[Redacted]

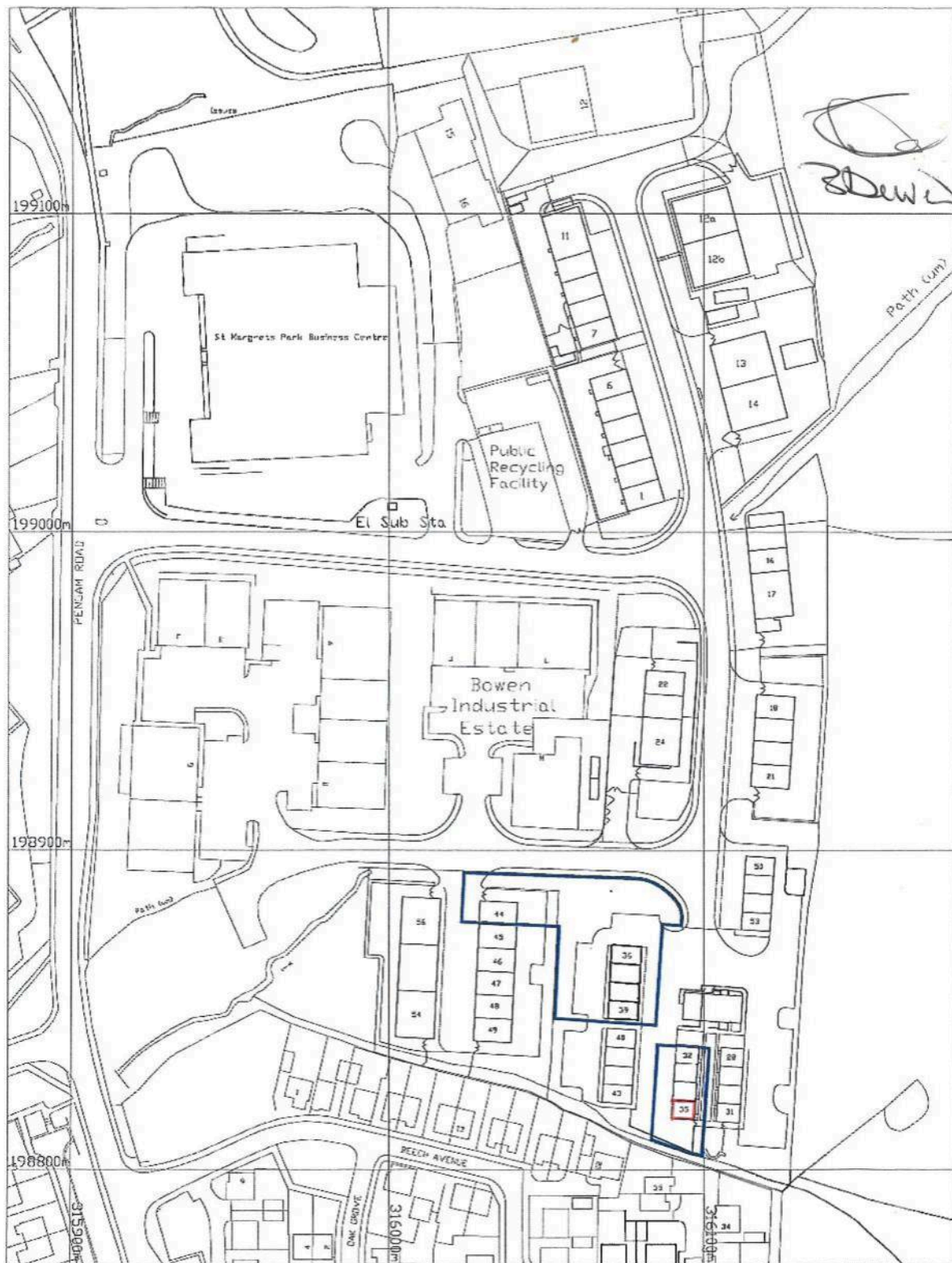
Address of witness:

[Redacted]

Occupation:

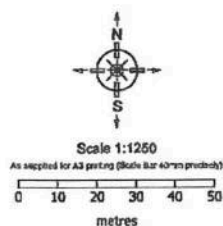
[Redacted]

607



Property Address:

Land Containing Units 32 - 39 & 44
Bowen Industrial Estate, Aberbargoed
Caerphilly, CF81 9AB



RedLinePlans.co.uk © 2021 0844 330 7526 Ref. 3200Tp
Any queries regarding this plan should in the first instance be referred back to
Red Line Plans Ltd for clarification. Expected accuracy 100mm (1 sigma)
Do not photocopy or reduce this plan as the scale may be affected.
General boundaries indicated unless specified or dimensions / specifications given.
Written documentation may contain more precise descriptions of boundary positions.

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Version information:
v0.2 - 24.11.2021 - Revised freehold division

Ms Ceri-Ann Ridsdale
7 Meadow Road
Springfield
Blackwood, Gwent
NP12 2AG

22/6/2022

Dear Madam,

Unit 35 Bowen Industrial Estate, Aberbargoed, Bargoed, CF81 9EP

This side letter is given in consideration of you taking a lease of the Property ("the Lease").

In order to assist you in undertaking any work that you require to be done in your property, we have decided to grant you the following rental concession:

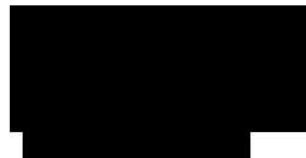
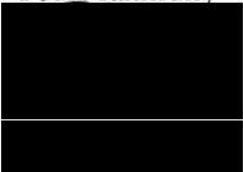
- (a) In the first year of the Lease Period the Rent shall be reduced to £3,120 plus VAT per annum save that you will not have to pay any rent during the third month of the first year of the Lease Period; and
- (b) In the second year of the Lease period the rent shall be reduced to £3,640 plus VAT per annum

Thereafter the Rent shall be as stipulated in the Lease.

As a result of the concessionary rent enumerated above, you are being given the rent-free sum of £1,820 spread over the first two years of the Lease Period. This equates to the equivalent of approximately 5.25 months' rent free.

All capitalised terms in this side letter shall have the same meanings as in the Lease. All other clauses, terms and conditions contained in the Lease shall remain un-amended.

Yours faithfully



I hereby agree to the terms of this side letter



Ceri-Ann Ridsdale