

Dated

24.10.2025

Hassan Mustafa Kasim
and
Evergreen Roots Limited

Lease
Relating To
30 Rowley Road, N15 3AX

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THIS LEASE IS MADE ON THE 01 DAY OF November 2025

BETWEEN

- (1) Hassan Mustafa Kasim of 20 Townsend Avenue, London, N14 7HJ (the **Landlord**).
- (2) Evergreen Roots Limited incorporated and registered in England and Wales with company number 16677648 whose registered office is at FLAT 8 STARLING LODGE, PENNINGTON DRIVE, LONDON, N21 1TU (the **Tenant**);

IT IS HEREBY AGREED

1. INTERPRETATION

The following definitions and rules of interpretation apply in this lease.

1.1 Definitions:

Act of Insolvency:

- (a) the making of an administration order in relation to the Tenant;
- (b) the appointment of an administrator in relation to the Tenant;
- (c) the appointment of a receiver or manager or an administrative receiver in relation to any property or income of the Tenant;
- (d) the commencement of a voluntary winding-up in respect of the Tenant, except a winding-up for the purpose of amalgamation or reconstruction of a solvent company in respect of which a statutory declaration of solvency has been filed with the Registrar of Companies;
- (e) the making of a winding-up order in respect of the Tenant;
- (f) the striking-off of the Tenant or any guarantor from the Register of Companies;
- (g) the Tenant otherwise ceasing to exist; or
- (h) the making of a bankruptcy order against the Tenant or any guarantor.

The paragraphs above shall apply in relation to a partnership or limited partnership (as defined in the Partnership Act 1890 and the Limited Partnerships Act 1907 respectively) subject to the modifications referred to in the Insolvent Partnerships Order 1994 (SI 1994/2421) (as amended), and a limited liability partnership (as defined in the Limited Liability Partnerships Act 2000) subject to the modifications referred to in the Limited Liability Partnerships Regulations 2001 (SI 2001/1090) (as amended).

Act of Insolvency includes any analogous proceedings or events that may be taken pursuant to the legislation of another jurisdiction in relation to a tenant or guarantor incorporated or domiciled in such relevant jurisdiction.

Annual Rent: rent at an initial rate of £3800.00 per calendar month (inclusive of VAT), , and then as revised pursuant to this lease.

CDM Regulations: the Construction (Design and Management) Regulations 2015 (SI 2015/51).

Commencement date: 01/11/2025

Contractual Term: a term of 3 years and 0 months beginning on, and including the date of this lease and ending on, and including 1st November 2028

CPI: the Consumer Prices Index or any official index replacing it.

CPI Base Month: the month that falls two months before the Commencement Date month or where there has been at least one review of the Annual Rent in accordance with Clause 6, the month that falls two months before the month in which the most recent prior Review Date fell.

Default Interest Rate: the Interest Rate.

EICR: Electronic installation condition reports.

Indexed Rent: The rent determined in accordance with clause 6.

Insured Risks: fire, explosion, lightning, earthquake, storm, flood, bursting and overflowing of water tanks, apparatus or pipes, impact by aircraft and articles dropped from them, impact by vehicles, subsidence, ground slip, heave, riot, civil commotion and any other risks against which the Tenant requires to be insured against from time to time and Insured Risk means any one of the Insured Risks.

Interest Rate: the base rate from time to time of Barclays Bank PLC, or if that base rate stops being used or published then a comparable commercial rate reasonably determined by the Landlord.

Lifts: all lifts and lift machinery and equipment within, and forming part of, the Property (if any).

LTA 1954: Landlord and Tenant Act 1954.

Permitted Occupant: a vulnerable adult with support needs as determined by the Tenant.

Permitted Use: means any use permitted within Class C3 or C4 or Su1 Generis of the Town and Country Planning (Use Classes) Order 1987 as at the date this Lease is granted including accommodation for use as Social Housing or affordable housing units or exempt accommodation including supported housing together with overnight accommodation and ancillary office use.

Property: the land and building at 30 Rowley Road, N15 3AX

Rent Commencement Date: the Commencement Date.

Reservations: all of the rights excepted, reserved and granted to the Landlord by this lease.

Retained Property: the roof and the roof space, the lifts, the foundations and all external, structural or loadbearing walls, columns, beams and supports and any service media wholly in the Property but not exclusively serving the Property.

Revised Rent: The rent ascertained in accordance with clause 6.3.

Review Date: the date 12 months after the Rent Commencement Date and every anniversary of that date.

Service Level Agreement: an agreement between the Tenant and the Registered Provider relating to the provision of support services to the Permitted Occupants.

Service Media: all media for the supply or removal of heat, electricity, gas, water, sewage, air conditioning, energy, telecommunications, data and all other services and utilities and all structures, machinery and equipment ancillary to those media.

Registered Provider: such registered provider as the Tenant shall enter into a Service Level Agreement with to provide support services to the Permitted Occupants at the Property.

VAT: value added tax chargeable in the UK.

VATA 1994: Value Added Tax Act 1994.

- 1.2 A reference to this **lease**, except a reference to the date of this lease or to the grant of this lease, is a reference to this Deed and any deed, licence, consent, approval or other instrument supplemental to it.
- 1.3 A reference to the **Landlord** includes a reference to the person entitled to the immediate reversion to this lease. A reference to the **Tenant** includes a reference to its successors in title and assigns.
- 1.4 In relation to any payment, a reference to a **fair proportion** is to a fair proportion of the total amount payable, agreed between the Landlord and Tenant acting reasonably and properly.
- 1.5 The expressions **landlord covenant** and **tenant covenant** each has the meaning given to it by the Landlord and Tenant (Covenants) Act 1995.
- 1.6 Unless the context otherwise requires, a reference to the **Property** is to the whole and any part of it.
- 1.7 A reference to the **term** is to the Contractual Term.
- 1.8 A reference to the **end of the term** is to the end of the term however it ends.
- 1.9 References to the **consent** of the Landlord are to the consent of the Landlord given in accordance with clause 29.3 and references to the **approval** of the Landlord are to the approval of the Landlord given in accordance with clause 29.4.
- 1.10 A **working day** is any day which is not a Saturday, a Sunday, a bank holiday or a public holiday in England.
- 1.11 A reference to laws in general is a reference to all local, national and directly applicable supra-national laws as amended, extended or re-enacted from time to time and shall include all subordinate laws made from time to time under them and all orders, notices, codes of practice and guidance made under them.
- 1.12 Unless otherwise specified, a reference to a statute or statutory provision is a reference to it as amended, extended or re-enacted from time to time and shall include all subordinate legislation made from time to time under that statute or statutory provision and all orders, notices, codes of practice and guidance made under it.
- 1.13 Any obligation on the Tenant not to do something includes an obligation not to allow that thing to be done and an obligation to use best endeavours to prevent that thing being done by another person.
- 1.14 Unless the context otherwise requires, any words following the terms **including, include, in particular, for example** or any similar expression shall be construed as illustrative and shall not limit the sense of the words, description, definition, phrase or term preceding those terms.
- 1.15 A **person** includes a natural person, corporate or unincorporated body (whether or not having separate legal personality).
- 1.16 A reference to **writing** or **written** does not include fax or email.

2.	<u>GRANT</u>	1.17	Unless the context otherwise requires, references to clauses and Schedules are to the clauses and Schedules of this lease and references to paragraphs are to paragraphs of the relevant Schedule.
		1.18	Clause, Schedule and paragraph headings shall not affect the interpretation of this lease.
2.	<u>GRANT</u>	1.19	Unless the context otherwise requires, a reference to one gender shall include a reference to the other genders.
		1.20	Unless the context otherwise requires, words in the singular shall include the plural and in the plural shall include the singular.
3.	<u>RIGHTS EXCEPTED AND RESERVED</u>	2.1	The Landlord lets with full title guarantee the Property to the Tenant for the Contractual Term together with the following rights:
		(a)	The right to support, shelter and protection for the Property from the Retained Property throughout the Contractual Term;
		(b)	the right to use the Lifts (if any) within the Retained Property;
		(c)	the right to connect to and use the service media within the Retained Property;
		(d)	The right to enter the Retained Property so far as necessary to carry out works to the Property.
		2.2	The grant is made excepting and reserving to the Landlord the rights set out in clause 3, and subject to the Third Party Rights.
		2.3	The grant is made with the Tenant paying the following as rent to the Landlord:
		(a)	the Annual Rent; and
		(b)	the Insurance Rent.
		3.1	The following rights are excepted and reserved from this lease to the Landlord for the benefit of the Landlord's Neighbouring Property:
3.		(a)	rights of light, air, support and protection to the extent those rights are capable of being enjoyed at the date of this lease;
		(b)	the right to use and to connect into Service Media at the Property which are in existence at the date of this lease;
		(c)	at any time during the term, the full and free right to develop the Landlord's Neighbouring Property as the Landlord may think fit;
		3.2	provided that the exercise of any of the Reservations or the works carried out pursuant to them do not result in a reduction in the flow of light or air to the Property or loss of amenity for the Property and provided that they do not materially affect the use and enjoyment of the Property for the Permitted Use.
			The Landlord reserves the right to enter the Property:
		(a)	to repair, maintain or replace any Service Media or structure relating to any of the Reservations; and
		(b)	for any other purpose mentioned in or connected with:

- (i) this lease;
- (ii) the Reservations; and
- (iii) the Landlord's interest in the Property

but only where the same cannot be reasonably undertaken without without such entry.

- 3.3 The Reservations may be exercised by the Landlord and by anyone else who is or becomes entitled to exercise them, and by anyone authorised by the Landlord.
- 3.4 The Tenant shall allow all those entitled to exercise any right to enter the Property, to do so with their workers, contractors, agents and professional advisors, and to enter the Property at any reasonable time (whether or not during usual business hours) and, except in the case of an emergency, after having given reasonable notice (which need not be in writing) to the Tenant.
- 3.5 In exercising any of the Reservations, the Landlord shall be liable to the Tenant and to any undertenant or other occupier of or person at the Property for any loss, damage, injury, nuisance or inconvenience arising by reason of its exercising any of those Reservations and the Landlord shall:
 - (a) promptly make good at the Landlord's sole cost and expense any physical damage to the Property to the satisfaction of the Tenant; and
 - (b) pay compensation to the Tenant for any loss, damage, injury, nuisance or inconvenience suffered by the Tenant, any undertenant or other occupier of or person at the Property.

4. THIRD PARTY RIGHTS

- 4.1 The Tenant shall comply with all obligations on the Landlord relating to the Third Party Rights (insofar as those obligations relate to the Property) and shall not do anything that may interfere with any Third Party Right.
- 4.2 The Tenant shall allow the Landlord and any other person authorised by the terms of the Third Party Right to enter the Property in accordance with its terms.

5. THE ANNUAL RENT

- 5.1 The Tenant shall pay the Annual Rent in arrears by twelve equal instalments (Rent Payment Dates) commencing on the Rent Commencement Date.

6. REVIEW OF THE ANNUAL RENT

- 6.1 In this clause the **President** is the President for the time being of the Royal Institution of Chartered Surveyors or a person acting on his behalf, and the **Surveyor** is the independent valuer appointed pursuant to this clause.
- 6.2 The Annual Rent shall be reviewed at each Review Date to equal the Revised Rent.
- 6.3 The Revised Rent at a Review Date shall be the Indexed Rent.
- 6.4 The Indexed Rent for a Review Date shall be determined by multiplying the Base Rent by the index value of the CPI for the month that falls two months before the month in which that Review Date falls then dividing the product by the index value of the CPI for the CPI Base Month.
- 6.5 The Revised Rent cannot exceed 104% of the Annual Rent.

- 6.6 The Landlord shall calculate the Indexed Rent as soon as reasonably practicable and shall give the Tenant written notice of the Revised Rent as soon as it has been ascertained.
- 6.7 If the Revised Rent has not been calculated by the Landlord and notified to the Tenant on or before a Review Date, the Annual Rent payable from that Review Date shall continue at the rate payable immediately before that Review Date.
- 6.8 Time shall not be of the essence for the purposes of this clause.
- 6.9 Subject to clause 10, if there is any change to the methods used to compile the CPI, including any change to the items from which the CPI is compiled, or if the reference base used to compile the CPI changes, the calculation of the Indexed Rent shall be made taking into account the effect of this change.
- 6.10 The Landlord and the Tenant shall endeavour, within a reasonable time, to agree an alternative mechanism for setting the Annual Rent if either:
- (a) the Landlord or the Tenant reasonably believes that any change referred to in clause 9 would fundamentally alter the calculation of the Indexed Rent in accordance with this clause6, and has given notice to the other party of this belief; or
- (b) it becomes impossible or impracticable to calculate the Indexed Rent in accordance with this clause 6.
- This alternative mechanism may (where reasonable) include, or consist of, substituting an alternative index for the CPI. In default of agreement between the Landlord and the Tenant on an alternative mechanism for setting the Annual Rent, the Surveyor shall determine an alternative mechanism.
- 6.11 The Surveyor shall determine a question, dispute or disagreement that arises between the parties in the following circumstances:
- (a) where any question or dispute arises between the parties as to the amount of the Annual Rent payable or as to the interpretation, application or effect of any part of this clause 6; or
- (b) where the Landlord and the Tenant fail to reach agreement under clause **Error! Reference source not found..**
- The Surveyor shall have full power to determine the question, dispute or disagreement and shall have power to determine any issue involving the interpretation of any provision of this lease, his jurisdiction to determine the question, dispute or disagreement referred to him or his terms of reference. When determining such a question, dispute or disagreement, the Surveyor may, if he considers it appropriate, specify that an alternative mechanism for setting the Annual Rent should apply to this lease, and this includes (but is not limited to) substituting an alternative index for the CPI.
- 6.12 The Surveyor shall be an independent valuer who is a Member or Fellow of the Royal Institution of Chartered Surveyors. The Landlord and the Tenant may, by agreement, appoint the Surveyor at any time before either of them applies to the President for the Surveyor to be appointed.
- 6.13 The Surveyor shall act as an expert and not as an arbitrator. The Surveyor's decision shall be given in writing, and the Surveyor shall provide reasons for any determination. The Surveyor's written decision on the matters referred to him shall be final and binding in the absence of manifest error or fraud.

- 6.14 The Surveyor shall give the Landlord and the Tenant an opportunity to make written representations to the Surveyor and to make written counter-representations commenting on the representations of the other party to the Surveyor. The parties will provide (or procure that others provide) the Surveyor with such assistance and documents as the Surveyor reasonably requires for the purpose of reaching a decision.
- 6.15 Either the Landlord or the Tenant may apply to the President to discharge the Surveyor if the Surveyor:
- (a) dies;
 - (b) becomes unwilling or incapable of acting; or
 - (c) unreasonably delays in making any determination.
- Clause 2 shall then apply in relation to the appointment of a replacement.
- 6.16 The fees and expenses of the Surveyor and the cost of the Surveyor's appointment and any counsel's fees, or other fees, reasonably 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). The Landlord and the Tenant shall otherwise each bear their own costs in connection with the rent review.

7. INSURANCE

- 7.1 The Landlord shall keep the Property (including plate glass at the Property) insured against loss or damage by the Insured Risks for the full reinstatement cost (taking inflation of building costs into account) including:
- (a) the cost of demolition, shoring up and site clearance;
 - (b) all architects', surveyors' and other professional fees and incidental expenses in connection with repair or reinstatement;
 - (c) 6 months loss of Annual Rent; and
 - (d) VAT on those amounts to the extent applicable
- with such insurer and on such terms as the Tenant shall specify and notify to the Landlord and shall provide a copy of the insurance policy to the Landlord on demand.
- 7.2 The Landlord shall not insure the Property together with other land.
- 7.3 The Tenant shall:
- (a) as soon as reasonably practicable, inform the Landlord if any matter occurs that any insurer or underwriter may treat as material in deciding whether or on what terms to insure or to continue to insure the Property and shall give the Landlord notice of that matter;
 - (b) not do or omit anything as a result of which any policy of insurance of the Property may become void or voidable or otherwise prejudiced, or the payment of any policy money may be withheld, nor (unless the Tenant has previously notified the Landlord and has paid any increased or additional premium) anything as a result of which any increased or additional insurance premium may become payable;

(c)	comply at all times with the requirements of the insurers relating to the Property;
(d)	give the Landlord notice as soon as reasonably practicable of the occurrence of any damage or loss relating to the Property arising from an Insured Risk or of any other event that might affect any insurance policy relating to the Property.
7.4	The Landlord shall, subject to obtaining all necessary planning and other consents, use all insurance money received (other than for loss of rent) to repair the damage for which the money has been received or (as the case may be) in rebuilding the Property.
7.5	If the Property is damaged or destroyed by an Insured Risk so as to be unfit for occupation and use then payment of the Annual Rent, or a fair proportion of it according to the nature and extent of the damage, shall be suspended until the Property has been reinstated and made fit for occupation and use, or until the end of three years from the date of damage or destruction, if sooner.
7.6	If, following damage to or destruction of the Property, the Landlord considers that it is impossible or impractical to reinstate the Property, the Landlord may terminate this lease by giving notice to the Tenant. On giving notice this lease shall determine but this shall be without prejudice to any right or remedy of either party in respect of any breach by the other party of the covenants of this lease.
7.7	The Tenant may terminate this lease by giving 4 weeks' written notice to the Landlord following damage or destruction by an Insured Risk. On giving this notice this lease shall determine but this shall be without prejudice to any right or remedy of either party in respect of any breach of the tenant covenants of this lease.
7.8	In the event that the Landlord fails to comply with its obligations pursuant to clause 7.1, the Tenant may arrange for the Property to be insured against the Insured Risks but shall have no obligation to rebuild or reinstate the Property or to share any insurance money received with the Landlord.
7.9	Notwithstanding any provisions of this lease, the Tenant may add the Property to its contingency building insurance policy but shall have no obligation to rebuild or reinstate the Property or to share any insurance money received with the Landlord.
8.1	The Tenant shall maintain public liability and employee liability insurance throughout the Contractual Term in respect of the Permitted Use of the Property and the occupation of the Property by the Tenant with such level of indemnity as the Tenant requires.
RATES AND TAXES	
9.1	The Tenant shall pay all present and future rates, taxes and other impositions and outgoings payable in respect of the Property, its use and any works carried out there, except:
(a)	any taxes payable by the Landlord in connection with any dealing with or disposition of the reversion to this lease; or
(b)	any taxes payable by the Landlord by reason of the receipt of any of the rents or other monies due under this lease.

9.2 If any rates, taxes or other impositions and outgoings are payable in respect of the Property together with other property, the Tenant shall pay a fair proportion of the total.

9.3 The Tenant may alter the rateable value of the Property or that value as it appears on any draft rating list, without the approval of the Landlord.

10. UTILITIES

10.1 The Tenant shall pay all costs in connection with the supply and removal of electricity, gas, water, sewage, telecommunications, data and other services and utilities to or from the Property.

10.2 If any of those costs are payable in relation to the Property together with other property, the Tenant shall pay a fair proportion of all those costs.

10.3 The Tenant shall comply with all laws and with any recommendations of the relevant suppliers relating to the use of those services and utilities.

10.4 The Tenant may use the CCTV monitoring system at the Property and enter into such monitoring or surveillance agreement with a third party as required by the Tenant in relation to the CCTV.

11. VAT

11.1 All sums payable by the Tenant under this lease are inclusive of any VAT that may be chargeable.

12. DEFAULT INTEREST AND INTEREST

12.1 If any undisputed Annual Rent or any other money payable under this lease has not been paid by the date it is due and has been formally demanded, the Tenant shall pay the Landlord interest on that amount at the Default Interest Rate (both before and after any judgment). Such interest shall accrue on a daily basis for the period beginning on the due date to and including the date of payment.

13. ASSIGNMENTS

13.1 The Tenant shall not assign the whole or any part of this lease.

13.2 The Tenant may enter into a Service Level Agreement with a Service Provider.

14. UNDERLETTINGS

14.1 The Tenant may underlet the whole or any part of the Property without the consent of the Landlord.

15. REPAIRS

15.1 Subject to clause 15.2, the Tenant shall keep the Property clean and tidy and in the state of repair and condition (fair wear and tear excepted) and only to the extent that repairs are required as a result of damage caused by a Permitted Occupant.

15.2 The parties acknowledge that nothing in this lease shall require the Tenant to put the Property into any better state of repair or condition than it was in at the date of this lease.

15.3 The Tenant shall not be liable to repair the Property to the extent that any disrepair has been caused by an Insured Risk.

15.4 The Landlord shall keep the Retained Property in good and substantial repair and condition.

16.	DECORATION	16.1	The Tenant shall decorate the inside of the Property as often as is reasonably necessary.
		16.2	All decoration shall be carried out using materials that are appropriate to the Property and the Permitted Use and shall include all appropriate preparatory work.
		ALTERATIONS	
17.	ALTERATIONS	17.1	The Tenant shall not make any external or structural alteration or addition to the Property and shall not make any opening in any boundary structure of the Property.
		17.2	The Tenant may make any internal, non-structural alteration to the Property or alter the route of any Service Media at the Property without the consent of the Landlord.
		18.1	In this clause Signs include signs, fascia, placards, boards, posters and advertisements.
18.	SIGNS	18.2	The Tenant may attach any Signs to the exterior of the Property or display any inside the Property so as to be seen from the outside without the consent of the Landlord.
		18.3	Before the end of the term, the Tenant shall remove any Signs placed by it at the Property.
		RETURNING THE PROPERTY TO THE LANDLORD	
19.	RETURNING THE PROPERTY TO THE LANDLORD	19.1	At the end of the term the Tenant shall return the Property to the Landlord in the repair and condition required by this lease but the Tenant shall not be obliged to reinstate any alterations made to the Property made by the Tenant during the term.
		19.2	At the end of the term, the Tenant shall remove from the Property all chattels belonging to or used by it.
		19.3	The Tenant irrevocably appoints the Landlord to be the Tenant's agent to store or dispose of any chattels or items it has fixed to the Property and which have been left by the Tenant on the Property for more than ten working days after the end of the term.
20.	USE	20.1	The permitted use of the Property is for six or more bedrooms under the Sui Generis classification or C3(b), subject to obtaining and maintaining relevant planning permissions. The Tenant shall ensure the Property is used in accordance with all applicable planning permissions.
		20.2	If planning permission for the property is not granted or is revoked for its use under the Sui Generis classification or C3(b), or if any enforcement action is taken by the local planning authority preventing the use of the property as intended for six or more bedrooms, the Tenant reserves the right to terminate this lease agreement. In such an event, the Tenant shall provide the Landlord with one month's written notice, after which the lease shall be considered terminated without further liability to either party beyond the notice period.

- 20.3 The Tenant shall not use the Property for any purpose other than the Permitted Use.
- 20.4 The Landlord warrants that the Property may lawfully be used for the Permitted Use and complies with all laws relating to:
- (a) the Property and occupation and use of the Property by the Tenant;
 - (b) the use or operation of all Service Media (including the Service Media in the Retained Property) and any other machinery and equipment at or serving the Property whether or not used or operated;
 - (c) any works carried out at the Property;
 - (d) all materials kept at or disposed of from the Property
- and shall indemnify the Tenant against all liabilities, expenses, costs (including but not limited to any solicitors' or other professionals' costs and expenses), claims, damages and losses suffered or incurred by the Tenant arising out of or in connection with any breach of this warranty.

21. COMPLIANCE WITH LAWS

- 21.1 Within five working days after receipt of any notice or other communication affecting the Property (and whether or not served pursuant to any law) the Tenant shall:
- (a) send a copy of the relevant document to the Landlord; and
 - (b) at the Landlord's expense, take all reasonable steps reasonably and properly necessary to comply with the notice or other communication and take any other action in connection with it as the Landlord may require.
- 21.2 The Tenant shall comply with its obligations under the CDM Regulations, including all requirements in relation to the provision and maintenance of a health and safety file, in relation to any works they carry out at the Property. The Tenant shall maintain the health and safety file for the Property in accordance with the CDM Regulations and shall give it to the Landlord at the end of the term.
- 21.3 The Tenant shall supply all information to the Landlord that the Landlord reasonably requires from time to time to comply with the Landlord's obligations under the CDM Regulations.
- 21.4 As soon as the Tenant becomes aware of any defect in the Property, it shall give the Landlord notice of it. The Landlord shall indemnify the Tenant against any liability under the Defective Premises Act 1972 in relation to the Retained Property by reason of any failure of the Landlord to comply with any of the landlord covenants in this lease.
- 21.5 The Tenant shall keep the Property equipped with all fire prevention, detection and fighting machinery and equipment and fire alarms which are required under all relevant laws or required by the insurers of the Property and shall keep that machinery, equipment and alarms properly maintained and available for inspection.
- 21.6 The Tenant shall be responsible for obtaining EICR for the Property as required within the Contractual Term and for arranging for the completion of all follow up works and actions identified in the EICR within the timeframes stipulated in the EICRs to a level of compliance with the *British Standard 7671:2018- Requirements for Electrical Installations, IET Wiring Regulations* to the satisfaction of the Tenant

and at the cost of the Landlord, such costs to be payable by the Landlord to the Tenant on demand.

21.7 The Tenant shall be responsible for obtaining Gas Safety Records for the Property as required within the Contractual Term and for arranging for the completion of all requirements and recommendations in the Gas Safety Records with the timeframes stipulated in the Gas Safety Records to a level of compliance with the *Gas Safety (Installation and Use) (Amendment) Regulations 2018* to the satisfaction of the Tenant and at the cost of the Landlord, such costs to be payable by the Landlord to the Tenant on demand.

22. ENERGY PERFORMANCE CERTIFICATES

22.1 The Tenant shall:

- (a) Cooperate with the Landlord so far as is reasonably necessary to allow the Landlord to obtain an Energy Performance Certificate, Recommendation Report and carry out any required remedial works to satisfy the prevailing regulations of the time for the Property at the Landlord's cost including providing the Landlord with copies of any plans which would assist in obtaining an Energy Performance Certificate; and
- (b) Allow such access to any Energy Assessor appointed by the Landlord as is reasonably necessary to inspect the Property for the purposes of preparing an Energy Performance Certificate and Recommendation Report for the Property.

23. ENCROACHMENTS, OBSTRUCTIONS AND ACQUISITION OF RIGHTS

23.1 If a third party makes or attempts to make any encroachment over the Property or takes any action by which a right may be acquired over the Property, the Tenant shall:

- (a) immediately inform the Landlord and shall give the Landlord notice of that encroachment or action; and
- (b) at the Landlord's expense, take all reasonable and proper steps (including any proceedings) the Landlord reasonably and properly requires to prevent or license the continuation of that encroachment or action.

23.2 The Tenant shall not obstruct the flow of light or air to the Property nor obstruct any means of access to the Property.

23.3 If any person takes or threatens to take any action to obstruct the flow of light or air to the Property or obstruct the means of access to the Property, the Tenant shall:

- (a) immediately inform the Landlord and shall give the Landlord notice of that action; and
- (b) at the Landlord's expense, take all reasonable and proper steps (including proceedings) the Landlord reasonably and properly requires to prevent or secure the removal of the obstruction.

24. BREACH OF REPAIR AND MAINTENANCE OBLIGATION

24.1 The Landlord may enter the Property to inspect its condition and state of repair and may give the Tenant a notice of any breach of any of the tenant covenants in this lease relating to the condition or repair of the Property.

- 24.2 If the Tenant has not begun any works needed to remedy that breach within two months following that notice (or if works are required as a matter of emergency, then immediately) or if the Tenant is not carrying out the works with all due speed, then the Landlord may enter the Property and carry out the works needed.
- 24.3 The costs incurred by the Landlord in carrying out any works pursuant to clause 22.2 (and any professional fees and any VAT in respect of those costs) shall be a debt due from the Tenant to the Landlord and payable on demand.
- 24.4 Any action taken by the Landlord pursuant to this clause shall be without prejudice to the Landlord's other rights, including those under clause 27.
- 24.5 The Tenant may give the Landlord a notice of any breach of any of the landlord covenants in this lease relating to the condition or repair of the Retained Property.
- 24.6 If the Landlord has not begun any works needed to remedy that breach promptly following that notice (or if works are required as a matter of emergency, then immediately) or if the Landlord is not carrying out the works with all due speed, then:
- (a) the Tenant may carry out the works needed; or
 - (b) the Tenant may terminate this Lease immediately on giving 2 days notice.
- 24.7 The costs incurred by the Tenant in carrying out any works pursuant to clause 22.6(a) (and any professional fees and any VAT in respect of those costs) shall be a debt due from the Landlord to the Tenant and payable on demand.
- 24.8 Any action taken by the Tenant pursuant to this clause shall be without prejudice to the Tenant's other rights, including those under clause 27.

25. INDEMNITY

The Landlord shall keep the Tenant indemnified against all liabilities, expenses, costs (including but not limited to any solicitors' or other professionals' costs and expenses), claims, damages and losses suffered or incurred by the Tenant arising out of or in connection with any breach of any landlord covenants in this lease, or any act or omission of the Landlord or their workers, contractors or agents or any other person with the actual or implied authority of any of them.

26. LANDLORD'S COVENANT FOR QUIET ENJOYMENT

The Landlord covenants with the Tenant, that, so long as the Tenant pays the rents reserved by and complies with its obligations in this lease, the Tenant shall have quiet enjoyment of the Property without any interruption by the Landlord or any person claiming under the Landlord except as otherwise permitted by this lease. This covenant excludes interruptions arising from enforcement action or revocation of planning permissions by the local planning authority.

27. RE-ENTRY AND FORFEITURE

- 27.1 The Landlord may re-enter the Property (or any part of the Property in the name of the whole) only after material breaches of the lease by the Tenant. Termination by the Tenant under Clause 20.1 shall not be deemed a breach of this lease or trigger the Landlord's rights under this clause.

28. ENTIRE AGREEMENT

- 28.1 This lease and the documents annexed to it constitute the entire agreement between the parties. This agreement explicitly includes and incorporates all

29.	NOTICES, CONSENTS AND APPROVALS	provisions under Clause 20.1 regarding planning permissions and termination rights. 28.2 This lease and the documents annexed to it constitutes the whole agreement between the parties and supersedes all previous discussions, correspondence, negotiations, arrangements, understandings and agreements between them relating to their subject matter. 28.3 Each party acknowledges that in entering into this lease and any documents annexed to it, it does not rely on, and shall have no remedies in respect of, any representation or warranty (whether made innocently or negligently) other than those contained in any written replies that the Landlord's solicitor has given to any written enquiries raised by the Tenant's solicitor before the date of this lease. 28.4 Nothing in this clause shall limit or exclude any liability for fraud.
29.1	Except where this lease specifically states that a notice need not be in writing, any notice given under or in connection with this lease shall be:	(a) in writing and for the purposes of this clause an email or fax is not in writing;
29.2	(b) given by hand or by pre-paid first-class post or other next working day delivery service at the party's registered office address (if the party is a company) or (in any other case) at the party's principal place of business.	If a notice complies with the criteria in clause 29.1, whether or not this lease requires that notice to be in writing, it shall be deemed to have been received:
29.3	Where the consent of the Landlord is required under this lease, a consent shall only be valid if it is given by deed, unless:	(a) it is given in writing and signed by the Landlord or a person duly authorised on its behalf; and (b) it expressly states that the Landlord waives the requirement for a deed in that particular case.
29.4	Where the approval of the Landlord is required under this lease, an approval shall only be valid if it is in writing and signed by or on behalf of the Landlord, unless:	(a) the approval is being given in a case of emergency; or (b) this lease expressly states that the approval need not be in writing.
29.5	If the Landlord gives a consent or approval under this lease, the giving of that consent or approval shall not imply that any consent or approval required from a third party has been obtained, nor shall it obviate the need to obtain any consent or approval from a third party.	

30. GOVERNING LAW

This lease and any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with it or its subject matter or formation shall be governed by and construed in accordance with the law of England and Wales.

31. JURISDICTION

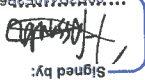
Each party irrevocably agrees that the courts of England and Wales shall have exclusive jurisdiction to settle any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with this lease or its subject matter or formation.

32. CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999

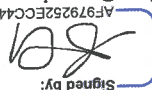
This lease does not give rise to any rights under the Contracts (Rights of Third Parties) Act 1999.

This document has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it.

Executed as deed by Hassan Mustafa Kasim in the presence of:

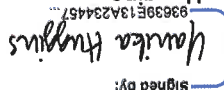
Signed by:  88C7B410F3B6467...

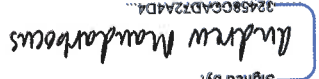
Signature of witness:

Signed by:  AF979252ECC44B...
Occupation of witness: Alexander Georgiou
Name of witness: Alexander Georgiou
Address of witness: 11 Ridge Crest, EN2 8JU

Executed as deed by Evergreen Roots Limited acting by a director, in the presence of:

Signature of witness:

Signed by:  93839E13A234457...
Occupation of witness: Vanika Huggins
Name of witness: Vanika Huggins
Address of witness: 772 Hertford, EN3 6PX

Signed by:  32458CCAD72A4D4...
[SIGNATURE OF DIRECTOR]
Director