

LEASE AGREEMENT

Date: 1st August 2023

Parties: 1. The Lessor

*Enam Kulsum Properties Limited
101 Turnpike Lane, London, N8 0DY
Company Registration No. 11311203*

2. The Lessee:

*Monsoon Group Limited
81 Turnpike Lane, London, N8 0DY
Company Registration No. 11591841*

Property: 28 Willingdon Road, Wood Green, London, N22 6SB

Together with the furniture fixture and effects therein and more particularly specified in the Inventory thereof signed by the parties.

Term: 12 (Twelve) Months **From:** 1st August 2023

Rent: £4,070.00

Clear of all deductions for every..Month..of the term payable in advance on 1st..day of each month. First payment to be made on..1st August 2023.

1. The Lessor lets and the Lessee takes the property for the term at the rent payable above.

This agreement incorporates the leasing provisions annexed hereto

1. LESSEE'S OBLIGATIONS

The Lessee will:-

a) Pay the rent at the time and in the manner specified without deduction or abatement or set off whatsoever.

The first payment to be made by banker's draft or bank transfer before this agreement is signed. Subsequent payments are to be made by standing order on or before 1st day of the month to the account of the Lessor

Bank:	NatWest Bank Plc.
Account Name:	Enam Kulsum Properties Limited
Account Number:	97951188
Sort Code:	60-24-23

LESSEE



Monsoon Group Ltd
81 Turnpike Lane N8 0DY
info@monsoongroup.co.uk
020 8347 5999

GUARANTOR



LESSOR



- b) Not damage or injure the property or make any alterations to it.
- c)
 - i) Keep internal parts of the dwelling in a good substantial state of repair and decoration subject to fair wear & tear. Preserve the Furniture and Fixture from being destroyed or damaged and not to remove any of them from the property.
 - ii) Keep external parts of the dwelling i.e front and back garden regularly in nice and tidy.
- d) Pay for all costs to eradicate mice, rats, cockroaches, flees from the property during lease period
- e)
 - i) To pay for any internal repair annual service work for Lighting, Heating and ~~Fire Alarm for Smoke and Heat Detection.~~ For an example the Annual Certificate for Gas Safety and ~~Fire Alarm for Smoke and Heat Detection.~~ Lessee to provide a copy of such a Certificates to the Lessor.
 - ii) To pay for unblock of Drain. For an example Toilet, Bathroom, Shower Room and Kitchen pipes.
 - ~~iii) To pay for Registration of Tenancy with the Local Council if applicable.~~
- f) Yield up the property at the end of the tenancy in the clean state and condition as it was in at the beginning of the tenancy and make good and pay for repair of or replacement of all such items of the Fixtures and Effects as shall be broken, lost, damaged or destroyed during the Lease period (reasonable wear and tear and damage by fire excepted).
- g) Pay for the dry cleaning/steam cleaning of all Curtains, Carpets and soft Furnishings which shall have been soiled during the tenancy (the reasonable use thereof nevertheless to be allowed for).
- h) Leave the Furniture and Effects at the end of the Lease in the rooms or places in which they were at the beginning of the Lease.

LESSEE

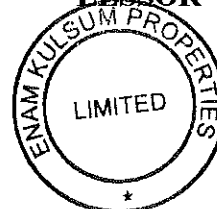


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- i) Not to affix any picture or other object to the walls and woodwork for the property by adhesive tape or any other temporary affixative nor to injure or maim the walls and woodwork of the property by the insertion of any nail screw, pin, or other object without the prior written consent of the Lessor.
- j) Permit the Lessor or the Lessor's Agent subject to 24 hours' notice (Except in case of emergency) to enter the property to view the state and condition thereof and of the Furniture and Fixtures.
- k) Not to keep on the property any animal; Reptile, Insect or Bird.
- l) Not to do or suffer to be done on the property anything which may be or become nuisance or annoyance to the Lessor or occupiers of any adjoining premises or which may vitiate any insurance of the property against fire or otherwise increase the ordinary premium for such an insurance.
- m) Not to use in or upon the property any appliance using paraffin oil nor deposit or keep any combustible or offensive goods provisions or materials on the property.
- n) Not to alter or change or install any lock on front door (Main Door), door leading to back garden, door leading to fire escape way or window in or about the property or have any additional key made for any lock without the prior written consent of the Lessor or his Agent.
- o) If any such additional key is made deliver the same to the Lessor/Agent together all original keys at the expiration or sooner determination of Lease and in the event that any such keys have been lost pay to the Lessor/Agent on demand any cost incurred by the Lessor/Agent in replacing the lock to which the lost key belonged.
- p) In the event of loss or damage by fire, theft impact or other causes immediately inform the Lessor/Agent and thenceforth give full written details thereof to enable the Lessor/Agent to make an insurance claim.

2. THE LESSEE AGREES:-

- a) Immediately on signing this agreement to arrange:-
 - i) For the Electric, Gas and Water supplies and for the Telephone to be transferred in the Lessee's name and be responsible for accounts rendered in respect of the same during the Lease period.
 - ii) Immediately before the termination of this Agreement and the Lessee's departure from the property to have the Telephone,

LESSEE

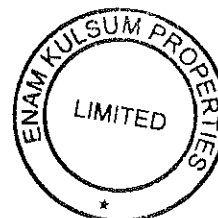


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LESSOR



Electricity, Gas, Water meters read and settle all outstanding accounts with such services on vacation of the property.

- b) The Lessor or his agent will be entitled to charge interest on the rent if due for more than seven days (rate of interest would be Barclays Bank base rate plus 4%)
- c) The Lessor or his agent will be entitled to the following costs from the Lessee which is incurred to collect rent:-
 - i) Bank charges and administration cost for dishonoured cheques (£50 each time a cheque is dishonoured.
 - ii) Debt collectors cost for non-payment of rent and any outstanding bills.
 - iii) Legal cost for recovery of non-payment of rent and any outstanding bills and cost for damage of property.
- d) To pay Council Tax. Immediately on signing this agreement inform the Local Council to render Council Tax A/C in Lessee's name. It is also agreed that if for any reason the Lessor/Lessor's Agent is assessed for Council Tax for the property during the tenancy period the Lessor/Lessor's Agent shall be entitled to be reimbursed by the Lessee.
- e) The Lessee to pay for maintenance and repair of any Electrical Appliances and Gas Appliances at the property. For an Example, Annual Gas Safety Certificate. Lessor to provide a copy of such a Certificate to the Lessor.
- f) To provide a six monthly written inspection report to the Lessor.

3. THE LESSOR AGREES:-

The Lessor agrees with the lessee the following:-

- i) That the Lessee paying the rent and performing the Agreements on part of the Lessee may quietly possess and enjoy the property during the Lease period without any interruption from the Lessor or any other person claiming under or in trust for that party.
- ii) The Lessee is permitted to sublet the property to members of the public as a Residential Accommodation for a term expiring on or before the term of this agreement comes to an end. Maximum number at any time using the accommodation should not exceed the number legally recommended by the Local Government Authority.

LESSEE

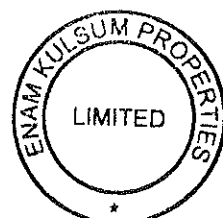


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- iii) In the event of a dispute arising from a breach of the clauses in this agreement the same shall be determined by a mutually agreed Chartered Surveyor acting as expert and in the event of a dispute regarding the appointment of the expert the same shall be appointed by the president of the RICS or the matter be determined by a single arbitrator of the County Court.
- iv) The Lessor to notify the mortgagee (if any) the creation and existence of this Lease Agreement.
- v) To take Building Insurance for the whole property including Fixtures, Fitting and Furniture.
- vi) Any external repairs in respect of Roof, Gutter, Walls.
- vii) Should the Central Heating System is beyond repair it is Lessor's responsibility to replace the system.

4. TERMINATION OF LEASE:-

- i) Provided that if the rent or any part thereof (whether formally demanded or not) shall be in arrears for at least fourteen days after the same shall have become due or if there shall be a breach of any of the agreements by the Lessee or if the Lessee goes into liquidation or has a Receiver appointed the Lessor may re-enter on the property and immediately thereupon the Lease shall absolutely determine without prejudice to other rights and remedies of the Lessor. The Lessor have the right to claim from the guarantor the unpaid rent upto the date of expiry of the Lease Agreement.
- ii) On expiry of this Lease, Lessor can re-posses the property with or without vacant possession. If vacant possession is not possible for any reason then Lessor can take over the property with Tenants without paying any fees to the Lessee.

5. The laws of England shall apply to this agreement and the Lessee agrees to submit to the jurisdiction of the English Courts.

6. RENT GUARANTEE CLAUSE

Mr Kamaluddin of 39 Westminster Drive, Palmers Green, London, N13 4NT..in consideration of the Lease Agreement agree to offer personal guarantee to the Lessor to indemnify fully for any non-payment of rent, unpaid bill, repair and replacement cost due to damages to Building, Décor, Furniture and Fixture during the period of Lease.

End

LESSEE



GUARANTOR



LESSOR

