

THIS AGREEMENT is made on the date specified hereunder BETWEEN the Landlord and the Tenant(s)). It is intended that the tenancy created by this agreement is and shall be an assured shorthold tenancy within the meaning of Section 20 of the Housing Act 1988 and the provisions for the recovery of possession by the Landlord in section 21 thereof shall apply

Date 24th March 2007

Landlord LAURIE and SARAH BAGGETT

[Address] 68a, Downham Road, LONDON N1 5BG

Note: Any notice under Landlord and Tenant Act 1987, s48 can be served on the landlord at the above address

Tenant(s) Kazumi MICHITA<sup>SHI</sup>

Property The dwellinghouse known as Room 46  
62 Falkland Road  
LONDON NWS 2AA

Contents The fixtures and fittings at the Property together with any furniture, carpets, curtains and other effects listed in the Inventory

Term For the term of 1 Year  
(Term must be at least six months)

commencing 10th April 2007

Rent £87.50 per ~~calendar~~ week

Payment [in advance] by equal Calendar monthly payments of £379.66  
starting on the 10th April 2007

Deposit A deposit of £379.66 is payable on signing hereof  
£100 paid 24/3/07  
£280 paid 26/3/07

1. The Landlord agrees to let and the Tenant agrees to take the Property and Contents for the Term at the Rent payable as above

2. The Tenant pays the Landlord the Deposit as security for the Property and Contents and Rents, and hereby agrees that this sum shall not be transferable by the Tenant in any way, and at any time against payment of the Rent

3. The Tenant agrees with the Landlord:

(3.1) To read and abide by schedule 1 of this agreement.

(3.2) To pay the Rent on the days and in the manner aforesaid

(3.3) To pay promptly to the authorities to whom they are due, council tax and out goings (including gas electricity water and telephone (if any) relating to the Property), including any which are imposed after the date of this Agreement (even if of a novel nature) and to pay the total cost of any re-connection fee relating to the supply of gas, electricity and telephone if the same is disconnected

(3.4) Not to damage or injure the Property or make any alteration or addition to it. Any redecoration is to be made only with the prior consent of the Landlord

(3.5) To keep the interior of the Property and the Contents in good and clean condition and complete repair (damage by accidental fire and reasonable wear and tear excepted) and to keep the Property at all times well and sufficiently aired and warmed during the tenancy

(3.6) To immediately pay the Landlord the value of replacement of any furniture or effects lost damaged or destroyed or, at the option of the Landlord, replace immediately any furniture or effects lost damaged or destroyed, and not to remove or permit to be removed any furniture or effects from the premises

(3.7) To pay for any cleaning services that may be required to reinstate the Property to the same order that it was provided at the commencement of the tenancy including the washing or cleaning of all linen, bedding and curtains which shall have been soiled during the tenancy

(3.8) To leave the Contents at the end of the Tenancy in the places or rooms in which they were positioned at the commencement of the tenancy

(3.9) That the Landlord or any person authorised by the Landlord may at reasonable times of the day on giving 24 hours' notice (unless in the case of an emergency) enter the Property for the purpose of viewing its condition and state of repair or for the purpose of repair or repainting

(3.10) Not to assign, or sublet, part with possession of the Property, or let any other person live at the Property

(3.11) To use the Property as a single private dwelling and not to use it or any part of it for any other purpose nor to allow anyone else to do so

(3.12) Not to receive paying guests or carry on or permit to be carried on any business, trade or profession on or from the Property

(3.13) Not to do or suffer to be done in or on the Property any act or thing which may be a nuisance damage or annoyance to the Landlord or to the occupiers of the neighbouring premises, or which may vitiate any insurance of the Property or cause the premiums to increase

(3.14) Not to keep any animals or birds on the Property without the Landlord's written consent such consent if granted to be revocable at will by the Landlord

(3.15) To keep the gardens (if any) neat and tidy at all times and not remove any trees or plants

(3.16) To yield up the Property and Contents at the expiration or sooner determination of the tenancy in the same clean state or condition as they shall be in at the commencement of the tenancy

4. The Landlord agrees with the Tenant that provided the Tenant shall pay the rent and perform the agreements on his part hereinbefore referred to, the Landlord shall permit the Tenant to have quiet enjoyment of the Property without lawful interruption by the Landlord

5. The Landlord may re-enter the Property and immediately thereupon the tenancy shall absolutely determine without prejudice to the other rights and remedies of the Landlord should the rent be in arrears by more than fourteen days or if the Tenant has not complied with any obligation in this Agreement

6. This Agreement shall take effect subject to the provisions of section 11 of the Landlord and Tenant Act 1985 if applicable to this letting

7. In this Agreement unless the context otherwise requires the following expressions shall have the following meanings:

(i) "The Landlord. includes the persons for the time being entitled in reversion expectant on the tenancy

(ii) "The Tenant" includes the persons deriving title under the Tenant. Whenever there is more than one Tenant all covenants and obligations can be enforced against all of the tenants jointly and against each individually

8. The premises are let together with the special conditions (if any) listed in the First Schedule annexed hereto

9. Services

No gas, water or electricity meters should be changed or installed without written authority from the landlord.

Telephone numbers should not be changed or new telephone lines installed without the written authority of the landlord.

Special Conditions:

1. The tenant will permit the premises to be cleaned by the landlords employee on a regular basis at no extra cost to the tenant.

2. The tenant may leave on giving 4 weeks notice except during the periods December 1st to January 15th and July 15th to September 10th.

3. The Landlord may give the tenant 2 months notice to quit after the first 6 months.

SIGNED by the LANDLORD :

DATE

19/3/08

SIGNED by the TENANT(S) :

DATE

19.03.08