

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 1ST MARCH 2007

Landlord Laurie & 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) IVAN ROBERT FARMER

Property The dwellinghouse known as
62 FALKLAND ROAD
LONDON
NW5 2XA

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 6 MONTHS
(Term must be at least six months)

commencing 22ND MARCH 2007

Rent £95.00 PER WEEK.

Payment [in advance] by equal Calendar monthly payments of £411.66 starting on the 22ND MARCH 2007

Deposit A deposit of £411.66 is payable on signing hereof

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