

Breeze Holdings Limited
Suite 3, 28 Rochester Place
London NW1 9DF

F3 Architects LLP
16 Great Queen Street
Covent Garden
London WC2B 5AH

Date: 3 March 2022

Dear Sirs

F3 Architects LLP
Suite 4, First Floor, 5 Rochester Mews, Camden Town, London NW1 9JB (the "Premises")

The arrangements set out in this letter:

- are ancillary to the terms of the lease of the Premises (the "**Lease**") dated today and made between (1) Breeze Holdings Limited ("the **Landlord**") (2) F3 Architects LLP ("the **Tenant**")
- (unless otherwise stated in this letter) utilise words and definitions with the meanings given by the Lease;
- (unless otherwise stated in this letter) are intended to be binding on both parties and anyone in whom the immediate reversionary interest in the Lease is from time to time vested; and
- are entered into in consideration of your both parties entering into the Lease.

The arrangements are as follows:

1. Alterations

Notwithstanding the Lease, the proposed alterations and fit out shown in the attached floor plan drawing number "20-101" shall be permitted by the Landlord ("the Permitted Alterations").

2. Reinstatement

- (a) Notwithstanding Clause 2(17) of the Lease, there shall be no obligation on the Tenant to reinstate at the end of the Term by removing any of the Permitted Alterations in which case the provisions of Clause 2(5) of the Lease shall apply to them.
- (b) The Tenant shall not be permitted to remove the air conditioning systems installed at the Property ("the AC") and these items shall be treated as Landlord's plant save that it is agreed that the Tenant shall carry out annual servicing of the AC but that there shall be no obligation to repair or replace the AC where it is not reasonably economic to do so).

3. Parking

- (a) Within six months of the date of this letter, the Landlord shall install (at its own cost) a new electric vehicle charging points in the basement car park in the location marked with "EVC" on the basement plan annexed hereto ("the Plan"), connected directly to the Tenant's electricity supply at the Premises and connect the existing charging point to the Tenant's electricity supply for use by the Tenant.
- (b) It is agreed that for the purposes of Paragraph 10 of the Third Schedule of the Lease the five car parking spaces allocated to the Tenant are those shown edged red on the Plan and where the Landlord designates other car parking to the Tenant in substitution of the car

parking spaces shown on the Plan the said designated spaces shall be in the basement of the Building and the Landlord shall procure that at all times at least two of the car parking spaces so designated to the Tenant each have ready access to an electric vehicle charging point.

4. Desk Licence

- (a) You have requested consent from us for Shani Group Limited ("Shani") to use some desk space for their business on an informal basis
- (b) Notwithstanding clause 3.3.1 of the Lease which forbids underletting or parting with possession of part, we are prepared to consent to such arrangements on the following terms:
- (i) The written licence between yourselves and Shani must be approved by us prior to the arrangement being entered into
 - (ii) Shani shall not acquire any rights pursuant to the Landlord and Tenant Act 1954 and under no circumstances should be granted exclusive possession of any part of the Premises
 - (iii) Shani shall not at any time occupy more than 50% of the available desk space in the Premises
 - (iv) Shani's use of the desk space shall terminate immediately on the date upon which your occupation of the Premises ceases (either by forfeiture, exercise of any break clause or expiry of the contractual term) and any written agreement with Shani must reflect this
 - (v) In the event of nuisance by any members of the staff of Shani, we may require you to terminate Shani's licence with immediate effect
 - (vi) Nothing in this licence constitutes a waiver of the terms of the Lease which shall remain in full force at all times
- (c) The consent under this paragraph 4 is personal to you and shall not bind any successor(s) in title

Please return one copy of this letter signed by you to signify your acceptance of its terms.

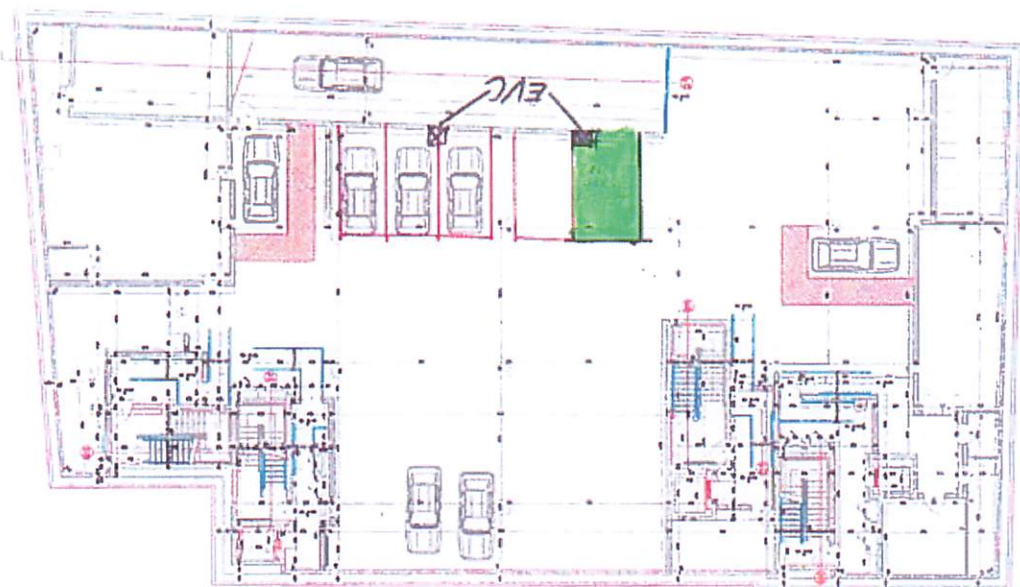
Signed by:

.....
Director

For and on behalf of the Landlord

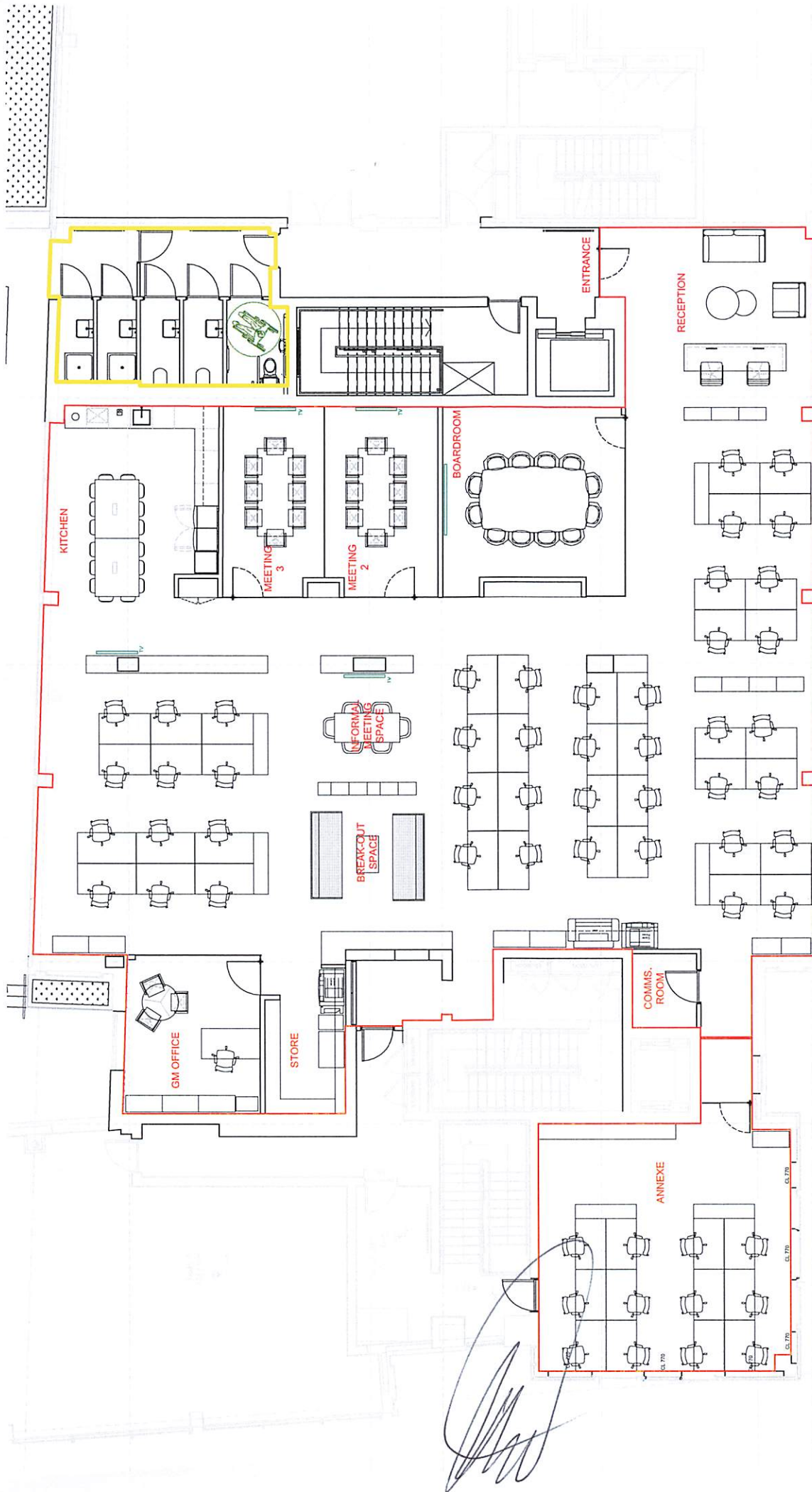
Signed by:

.....
Designated Member
For and on behalf of the Tenant

[illegible]

Death certificate issued 24/06/2007	Gender Female Date of birth 23/06/2007	Full Postcode SE16 5JL
26-28 Rochester Place London NW1 6JR		The Enbridge Partnership 27-28 Rochester Place London NW1 6JR Tel: 020 7463 4444 Fax: 020 7463 4445 Email: enbridge@enbridge.co.uk


Designed by	Home	Signature	Date	Field
Designed by	OS			
Designed by	TIC			
Designed by	TIC			
SCALE	PROPOSED STATUS			
1/100 @ A1				
DATE	FILE NAME	ISSUER	PHASE	DRAWING REF NO
23/10/07	KP-DO-GA-100	KP	DD	GA 100 B



1m 2m 3m 5m 10m

drawing	LEASE PLAN	scale @ A3	1:100
status	INFORMATION	checked by	DB
project reference	160920 - RP -1000-ZZ-L00-GA-A-0825	date drawn	24.11.2021
		revision	I2

Revisions
 I1 - 24.11.21 - ISSUED FOR INFORMATION
 I2 - 04.02.22 - ISSUED FOR INFORMATION



B3 ARCHITECTURE + INTERIORS

20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000