



REF: Jon Morell

DATE: 2nd December 2003

PREMISES: Ground Floor Offices, 120 Fortune Green Road, London NW6

LEASE: An assignment of a Fully Repairing and Insuring lease of 10 years from 3rd May 2005.

RENT: £17,500 pax

LEGAL FEES: The ingoing tenant to pay their own and landlords legal fees. (Please see Special Provision)

USE: The assignment is subject to a change of use to Health Clinic (D1 use).

LESSOR: Martin Wright Ltd
349 West End Lane
West Hampstead
London NW6 1LT

(SOLICITORS): Portner Solicitors
63-65 Marylebone Lane
London W1U 2TA
FTAO: David Baker
TEL : 020 7616 5300
FAX : 020 7258 8527
db@portner.co.uk

LESSEE: Gary Peyper & Juan Carlos Monahan
4a Gladys Road
West Hampstead
London NW6 2PX

(SOLICITORS): Churchills Solicitors
Churchill House
137 Brent Street
London NW4 4DJ
FTAO: Alan Meyer
Tel: 020 8457 2981
Fax: 020 8457 2982
E: mail@churchillslaw.com

DEPOSIT: The assignee to give a rental deposit equivalent to 3 months rent to be held by the landlord for the duration of the lease.

SPECIAL PROVISION:

- 1) The assignee to make an irrevocable undertaking of £750 + VAT for landlords legal fees.
- 2) The assignment is subject to obtaining a change of use from the Local Authority.

SUBJECT TO CONTRACT