

DATED 16th September 2009

LANDLORD Reaptry Ltd
47 Coram Street
WC1 1HD

AND

TENANT CHRISTOPHER HOUSE (LONDON) LTD
T/A LIME LIGHT PROPERTIES
356 ST ANN'S ROAD
LONDON N15 3ST

LEASE RELATING TO FLATS 1-6, 3 - 5 Camden High Street, NW1 7JE

MEMORANDUM OF AGREEMENT

Agreement made

1 Particulars

- | | | |
|-----|------------------|--|
| 1.1 | The Lesser
of | Reaptry Ltd
47 Coram Street, WC1 1HD |
| 1.2 | The Lessee
of | CHRISTOPHER HOUSE (LONDON) LTD
T/A LIME LIGHT PROPERTIES
356 ST ANN'S ROAD, LONDON N15 3ST |
| 1.3 | The Premises | FLATS 1-6, 3 - 5 Camden High Street, NW1 7JE |
| 1.4 | Rent | £4500 (Four Thousand and Five Hundred Pounds) Per Month |
| 1.5 | Permitted Use | Housing |
| 1.6 | Term | This agreement shall run from 16th September 2009
until 15th September 2015 or until termination
by either party by not less than two weeks notice
in writing to the other or up to the expiration of the last
agreement whichever shall be later. |

2 Definitions and Interpretation

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| 2.1 | For all purposes of this agreement the terms defined in clause 1 and in this clause have the meanings specified. |
| 2.2 | 'Interior' means the internal coverings of the walls of the premises and the floors and ceilings finishes of the premises and the doors and door-frames and the windows and window-frames of the premises. |
| 2.3 | 'The Lease' means the lease granted by this agreement. |
| 2.4 | Words importing one gender shall be construed as importing any other gender. |

- 2.5 Words importing the singular shall be construed as importing the plural and vice versa.
- 2.6 Where the Lessor or Lessee comprises more than one person the obligations and liabilities of that party under this agreement shall be joint and several obligations of those persons.
- 2.7 The Clause headings do not form part of this agreement and shall not be taken into account in its construction or interpretation.

3 Lease Agreement

The Lessor lets and The Lessee takes the Premises for the term at the rent payable under the terms of this lease.

4 Rent

- 4.1 The Tenant shall pay the rent in advance without deduction on the first day in each month the first such payment (or a proportionate part in respect of the period from and including the date of this agreement to and including the last day of the month now current) to be made on the date of this agreement.
- 4.2 On termination of the Lease any rent previously paid in respect of any period falling after the date of termination shall be repaid to the Lessee immediately.
- 4.3 Neither the payment of nor any demand for any rent nor the fact that the amount of the Rent is calculated by reference to a period shall create or cause the Tenancy to become a periodic tenancy.

5 The Lessee's Obligations

The Lessee agrees with the Landlord:

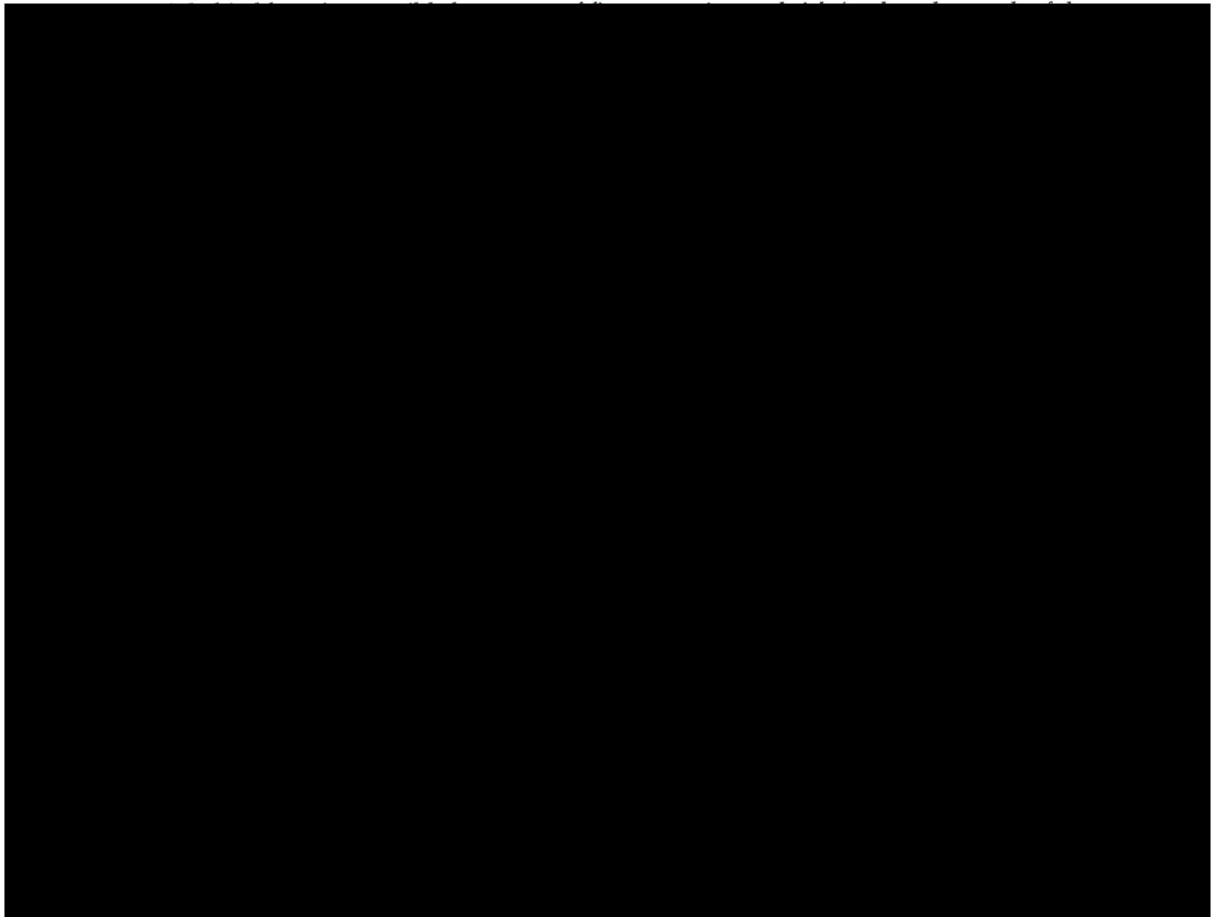
- 5.1 Pay the rent at the time and in the manner specified.
- 5.2 Keep the internal parts only of the dwelling in a good and substantial state of repair and decoration, subject to fair wear and tear.

- 5.3 Not make any structural alterations or additions to the premises without the prior consent of the Lessor.
- 5.4 Use best endeavours to ensure the premises are used in such a manner as not to cause nuisance, annoyance, damage or inconvenience to the lessor, tenant(s) or occupiers of adjoining or neighbouring property or to the general public.
- 5.5 Provide all carpets, net curtains, curtains and furniture as agreed, for the duration of the lease with no guarantee from the Lessee concerning the condition or replacement of these items at the termination of the lease.
- 5.6 Permit the Lessor at all reasonable times during the Lease subject to prior notice being given (except in case of emergency) to enter the Premises for the purposes of inspecting and repairing and painting the outside thereof or of carrying out and completing any structural or other necessary or proper repairs to the Premises or any adjoining Premises or of examining the state and condition of the premises or contents.
- 5.7 Use the premises solely for the purpose of sub letting to be used by any sub tenants as their main place of residence.
- 5.8 Give notice immediately to the Lessor of
- a) Any loss or damage or defect or want of repair of whatsoever nature affecting the premises of which the tenant becomes aware.
 - b) Any notices, proceedings or letters (except for notices served by the Landlord or his agent on the tenant) served either at the premises or the Lessee or sub Tenant relating to the Premises or use thereof.
- 5.9 The payment of Council Tax will be passed on to the tenants that the Lessee puts in the premises and shall not be the responsibility of the Lessor or Lessee.
- 5.10 The payment of Gas and Electricity Bills will be sole responsibility of the Lessee and shall not be the responsibility of the Lessor.
- 5.11 The payment of Water bills is sole responsibility of the landlord and shall not be the responsibility of the Lessee neither the tenants that the Lessee puts in the premises.

6 **The Lessor's Obligations**

The lessor agrees with the lessee as follows:-

- 6.1 To pay all rent and service charges reserved under any superior lease in respect of the premises.
- 6.2 Be responsible for and bear the expense of the repair, maintenance and upkeep of the structure and fabric of the building including all common parts and services thereto.
- 6.3 Be reliable for all maintenance, repairs and replacement of the central heating system boiler, entry phones and electrical circuits for the duration of the term.
- 6.4 To insure or if any superior lease provides for the superior landlord to insure to use his best endeavours procure the insurance of the premises and the Landlord's furniture to their full value with a reputable company against all risks normally covered by a comprehensive insurance policy.
- 6.5 To return to the Lessee any rent paid for any period while the premises are rendered



Notice

All notices relating to this agreement (including any related legal proceedings) shall be in writing and if given to the Lessee shall be validly served if sent to the premises. Any such notice may be delivered personally or by registered or recorded delivery letter of facsimile transmission and shall be deemed to have been served if by personal delivery when delivered if by registered or recorded post 48 hours after posting and if by facsimile transmission when dispatched provided that the facsimile transmission is sent to the correct facsimile number.

Mutual Agreement

It is mutually agreed if the premises or any part thereof shall at any time during the said term be destroyed or damaged by fire or other insured risks so as to be unfit for occupation and use and the policy or policies of insurance effected by the Landlord shall not have been vitiated by any act or default of the tenant the rent shall be suspended until the premises shall again be rendered fit for habitation and use.

AS WITNESS where the parties have hereto set their hand the day and year above written

SIGNED BY

MRS A PAPADOPOULOS

DIRECTOR OF CHRISTOPHER HOUSE (LONDON) LTD T/A LIME LIGHT PROPERTIES
THE TENANT

AND

THE LANDLORD