

This is the exhibit marked "SJ1" referred to in the Statutory Declaration
of SASHA JOSEPHIDES on the 27 day of March 2015

R Goldman
Rupert Goldman, Solicitor

Solicitor/Commissioner for Oaths

SOLOMON TAYLOR & SHAW
3 Coach House Yard
Hampstead High Street
LONDON NW3 1QD
Tel: 020 7431 1912
DX 144580 HAMPSTEAD 2

The Landlord's address of services of Section 48 Notice under Housing Act 1987 is

Name *Sasha Josephides*
Address *14 Hampstead Hill Gardens*
Tel. *NW3 2PJ*

020 7431 4591

DATED

20

Sasha Josephides

and

AGREEMENT

for letting furnished/unfurnished dwellinghouse
on an assured shorthold tenancy
under Part III of the Housing Act 1996

Rent £ *195*

TENANCY AGREEMENT

RESIDENTIAL: ASSURED SHORTHOLD TENANCY AGREEMENT
POST HOUSING ACT 1996
FOR ALL TYPES OF RESIDENTIAL ACCOMMODATION
FURNISHED AND UNFURNISHED

DATE *21st February* 20 *04*

PARTIES 1. The Landlord
Sasha Josephides

2. The Tenant
Jude Hughes
Robbie Attamore

PROPERTY The dwellinghouse situated at and being
Flat D (studio)
14 Hampstead Hill Gdns.
London NW3 2PJ

Together with the Fixtures Furniture and Effects therein and more particularly specified in the Inventory thereof signed by the parties.

TERM from *1st / 5th / 2004* to *28th / 5th / 2005*
day month year day month year

RENT £ *195* per *week* (subject
nevertheless as hereinafter provided)

PAYABLE in advance by equal *monthly* payments on *the 1st of each month*

DEPOSIT to pay the sum of £ *845* (hereinafter known as "the Deposit") to be held by the Landlord or his agent in an interest bearing account (with interest to accrue to the Tenant) as stakeholder as security for the performance of the Tenant of his obligations under this Agreement and the holding and use of the Deposit shall be without prejudice to any other right or remedy of the Landlord whether express or implied and the Landlord shall notify the Tenant immediately in the event of resort to the Deposit and the Tenant shall forthwith upon such notification make such payment as be required to restore the Deposit to its original balance of £

First payment to be made on the *1st* day of *May* next

1. The Landlord lets and the Tenant takes the Property for the Term at the Rent payable as above.

2. This Agreement is intended to create an assured shorthold tenancy as defined by Section 19A of the Housing Act 1988 (as inserted by the Housing Act 1996) and the provisions for the recovery of possession by the Landlord in Section 21 thereof apply accordingly.

(a) The Landlord hereby gives notice to the Tenant that the Premises are or may become his principal home and further gives notice to the Tenant that possession of the Premises may be recovered under Ground 1 in Part 1 of Schedule 2 to the Housing Act 1988.

(b) The Landlord hereby notifies the Tenant that the Premises are subject to a mortgage and the mortgagee may be entitled to exercise a power of sale conferred on him by the mortgage or by section 101 of the Law of Property Act 1925 and may require possession of the Premises for the purpose of disposing of them with vacant possession in the exercise of that power and further gives Notice to the Tenant that possession of the Premises may be recovered on Ground 2 in Part 1 of the Schedule 2 of the Housing Act 1988.

(c) This agreement may be liable to Inland Revenue Stamp Duty.

The Landlord's address of services
of Section 48 Notice under Housing
Act 1987 is

Name *Sasha Josephide*
Address *19 Hampstead Hill Gdns.*

Tel. *London NW3 2PJ*

020 7431 4591

DATED *23rd June* 2006

Sasha Josephide

and

Jude Hughes

Rabbi Patterson

AGREEMENT

for letting furnished/unfurnished dwellinghouse
on an assured shorthold tenancy
under Part III of the Housing Act 1996

Rent £ *866.66* *per month*

*Continued on morning
until 31st July '07*

TENANCY AGREEMENT

RESIDENTIAL: ASSURED SHORTHOLD TENANCY AGREEMENT
POST HOUSING ACT 1996
FOR ALL TYPES OF RESIDENTIAL ACCOMMODATION
FURNISHED AND UNFURNISHED

DATE *23rd June* 2006

PARTIES 1. The Landlord

Sasha Josephide

2. The Tenant

Jude Hughes
Rabbi Patterson

PROPERTY The dwellinghouse situated at and being

19 D Hampstead Hill Gdns.
London NW3 2PJ

Together with the Fixtures Furniture and Effects therein and more particularly
specified in the Inventory thereof signed by the parties.

TERM from *1st / July / 2006* to *30th / June / 2007*
day month year day month year

RENT £ *200* per *week* (subject
nevertheless as hereinafter provided)

PAYABLE in advance by equal *monthly* payments on *the first of each month*

DEPOSIT to pay the sum of £ *45* (hereinafter known as "the Deposit") to be held by the
Landlord or his agent in an interest bearing account (with interest to accrue to the
Tenant) as stakeholder as security for the performance of the Tenant of his
obligations under this Agreement and the holding and use of the Deposit shall be
without prejudice to any other right or remedy of the Landlord whether express or
implied and the Landlord shall notify the Tenant immediately in the event of resort
to the Deposit and the Tenant shall forthwith upon such notification make such
payment as be required to restore the Deposit to its original balance of £

First payment to be made on the *First* day of *July* next

1. The Landlord lets and the Tenant takes the Property for the Term at the Rent payable as above.
2. This Agreement is intended to create an assured shorthold tenancy as defined by Section 19A of the Housing Act 1988 (as inserted by the Housing Act 1996) and the provisions for the recovery of possession by the Landlord in Section 21 thereof apply accordingly.

(a) The Landlord hereby gives notice to the Tenant that the Premises are or may become his principal home and further gives notice to the Tenant that possession of the Premises may be recovered under Ground 1 in Part 1 of Schedule 2 to the Housing Act 1988.

(b) The Landlord hereby notifies the Tenant that the Premises are subject to a mortgage and the mortgagee may be entitled to exercise a power of sale conferred on him by the mortgage or by section 101 of the Law of Property Act 1925 and may require possession of the Premises for the purpose of disposing of them with vacant possession in the exercise of that power and further gives Notice to the Tenant that possession of the Premises may be recovered on Ground 2 in Part 1 of the Schedule 2 of the Housing Act 1988.

(c) This agreement may be liable to Inland Revenue Stamp Duty.

... council tax, water rates,

3. Where the context admits -

- (a) "The Landlord" includes the persons for the time being entitled in reversion expectant on the tenancy
- (b) "The Tenant" includes the persons deriving title under the Tenant
- (c) References to the Property include references to any part or parts of the Property and to the Fixtures Furniture and Effects or any of them.

4. The Tenant will -

- (a) Pay the rent at the times and in the manner specified
- (b) Pay for all gas and electric light and power which shall be consumed or supplied on or to the Property during the tenancy and the amount of the water rate charged in respect of the Property during the tenancy and the amount of all charges made for the use of the telephone (if any) on the Property during the tenancy or a proper proportion of the amount of the rental or other recurring charges to be assessed according to the duration of the tenancy
- (c) Not damage or injure the Property to make any alteration in or addition to it
- (d) Preserve the Fixtures Furniture and Effects from being destroyed or damaged and not remove any of them from the Property
- (e) To maintain the garden to a standard at least as good as it is at the commencement of this Agreement to mow the lawn of the garden regularly and not to cut lop or remove or damage any of the trees bushes shrubs or plants but to preserve the same
- (f) Yield up the Property at the end of the tenancy in the same clean state and condition as it was in the beginning of the tenancy and make good pay for the repair of or replace all such items of the Fixtures Furniture and Effects as shall be broken lost damaged or destroyed during the tenancy (reasonable wear and damage by fire excepted)
- (g) Leave the Furniture and Effects at the end of the tenancy in the rooms or places in which they were at the beginning of the tenancy
- (h) Pay for the washing (including ironing or pressing) of all linen and for the washing and cleaning (including ironing and pressing) of all counterpanes blankets and curtains which shall have been soiled during the tenancy (the reasonable use thereof nevertheless to be allowed for)
- (i) Permit the Landlord or the Landlord's agents at reasonable hours in the daytime to enter the Property to view the state and condition thereof
- (j) Not sublet or part with possession of the Property without the previous consent in writing of the Landlord
- (k) Not without the prior written consent of the Landlord keep or suffer to be kept in the Premises any cat dog or other pet
- (l) Not carry on on the Property any profession trade or business or let apartments or receive paying guests on the Property or place or exhibit any notice board or notice on the Property or use the Property for any other purpose than that of a strictly private residence
- (m) Not to leave the Premises vacant or unoccupied for a period in excess of fourteen consecutive days without first giving written notice to the Landlord of the intention to do so
- (n) Not do or suffer to be done on the Property anything which may be or become a nuisance or annoyance to the Landlord or the Tenants or occupiers of any adjoining premises or which may vitiate any insurance of the Property against fire or otherwise or increase the ordinary premium for such insurance
- (o) If the Tenant wishes to vacate the property one month's notice will be given before the expiry of the tenancy.
- (p) Permit the Landlord or the Landlord's agents at reasonable hours in the daytime within the last twenty-eight days of the tenancy to enter and view the property with prospective tenants.
- (q) The Tenant is responsible for their own TV License and the insurance of their own belongings.
- (r) To perform and observe any obligation on the part of the Tenant arising under the Local Government Finance Act 1992 or regulations made thereunder to pay council tax and indemnify the Landlord against any such obligation which the landlord may incur during the tenancy by reason of the Tenant's ceasing to be resident in the Property.

(s) To pay all other taxes duties assessments impositions and outgoings which are now or which may at any time hereafter be assessed charged or imposed upon the Property or on the owner or occupier in respect thereof.

ANY HOUSING BENEFIT CLAIMED BY THE TENANT MUST BE PAID EITHER TO THE LANDLORD OR HIS AGENT AND MUST NOT BE PAID DIRECTLY TO THE TENANT/S.

PROVIDED ALWAYS AND IT IS HEREBY AGREED as follows:-

- 5. (a) if the Premises or any part thereof shall at any time during the Tenancy be destroyed or damaged by fire explosion or otherwise so as to be unfit for occupation and use and not through the negligence of the Tenant or servants or others the rent hereby reserved or a fair proportion thereof according to the nature and extent of the damage sustained shall be suspended until the Premises shall again be fit for habitation and use
- (b) if the rent or any part thereof shall be in arrears for fourteen days after becoming payable (whether formally demanded or not) or if there is any breach of any of the covenants on the part of the Tenant or if the Tenant becomes bankrupt or enters into any composition or other arrangement with his creditors or suffers any distress or execution on his goods or if the Premises shall be left vacant or unoccupied for more than twenty-eight days then it shall be lawful for the Landlord or his agent immediately and at any time thereafter to re-enter and take possession of the Premises and of the furniture fixtures and effects without any liability to an action at law for trespass or otherwise and with power to recover all rent then in arrear and any further rent and other sum due in satisfaction of any liability due from the Tenant that may accrue under this Agreement
- (c) if at any time the Landlord wishes to determine the Tenancy for whatever reason the Landlord shall give to the Tenant not less than two calendar months previous notice in writing of such his desire (such notice to expire no earlier than six months after the commencement of the term) then immediately on the expiration of such notice the tenancy and everything herein contained shall cease and be void without prejudice to the rights and remedies of either party against the other in respect of any antecedent claim or breach of obligation
- (d) any notice under this Agreement to be served on either the Landlord or the Tenant can be served either personally or by registered post and any notice sent by registered post shall be deemed to be delivered forty eight hours after it has been posted and any notice to the Tenant shall further be deemed sufficiently served if delivered to the Property personally and for the purposes of this Clause the word "notice" shall include any Summons or other Court process or document in any Court action in respect of this Agreement
- (e) if any document arising under this Agreement is signed by or on behalf of the Tenant or Landlord the person so signing shall be deemed the authorised signatory of the Landlord or Tenant
- (f) any person other than the Tenant who pays the rent due hereunder or any part thereof to the Landlord shall be deemed to have made such payment as agent for and on behalf of the Tenant
- (g) NOTHING in this Agreement shall entitle the Tenant to withhold or delay any payment of the rent or any other sum due or in any way prejudice affect or derogate from the rights of the Landlord in relation to such non-payment including (but without prejudice to the generality of the above) under the proviso for re-entry contained in this Agreement.
- 6. The Landlord agrees with the Tenant as follows -
 - (1) To pay and indemnify the Tenant against all assessments and outgoings in respect of the Property (except the water rate and Council Tax and except charges for the supply of gas or electric light and power or the use of any telephone)
 - (2) That the Tenant paying the Rent and performing the agreements on the part of the Tenant may quietly possess and enjoy the Property during the tenancy without any lawful interruption from the Landlord or any person claiming under or in trust for the Landlord
 - (3) To return to the Tenant any rent payable for any period while the Property is rendered uninhabitable by fire the amount in case of dispute to be settled by arbitration
 - (4) To return to the Tenant deposit rent of £ 545when this tenancy agreement is terminated, subject to the deduction therefrom of any sums required to compensate the Landlord whether wholly or in part for any breach of obligation on the Tenant's part.
- 7. This Agreement shall take effect subject to the provisions of section 11 of the Landlord and Tenant Act 1985 if applicable to the tenancy
- 8. Where two or more persons are together as tenants it is agreed their obligations to their landlord will be joint and several.

AS WITNESS the hands of the parties hereto the day and year first above written

SIGNED by the above named
(the Landlord)

SIGNED by the above named
(the Tenant)

WITNESSED BY:

[Signature]

[Signature]

[Signature]

3. Where the context admits -

- (a) "The Landlord" includes the persons for the time being entitled in reversion expectant on the tenancy
- (b) "The Tenant" includes the persons deriving title under the Tenant
- (c) References to the Property include references to any part or parts of the Property and to the Fixtures Furniture and Effects or any of them.

4. The Tenant will -

- (a) Pay the rent at the times and in the manner specified
- (b) Pay for ~~gas and electric light and power which shall be consumed or supplied on or to the Property during the tenancy and the amount of the water rate charged in respect of the Property during the tenancy and the amount of all charges made for the use of the telephone (if any) on the Property during the tenancy, or a proper proportion of the amount of the rental or other recurring charges to be assessed according to the duration of the tenancy~~
- (c) Not damage or injure the Property to make any alteration in or addition to it
- (d) Preserve the Fixtures Furniture and Effects from being destroyed or damaged and not remove any of them from the Property
- (e) To maintain the garden to a standard at least as good as it is at the commencement of this Agreement to mow the lawn of the garden regularly and not to cut lop or remove or damage any of the trees bushes shrubs or plants but to preserve the same
- (f) Yield up the Property at the end of the tenancy in the same clean state and condition as it was in the beginning of the tenancy and make good pay for the repair of or replace all such items of the Fixtures Furniture and Effects as shall be broken lost damaged or destroyed during the tenancy (reasonable wear and damage by fire excepted)
- (g) Leave the Furniture and Effects at the end of the tenancy in the rooms or places in which they were at the beginning of the tenancy
- (h) Pay for the washing (including ironing or pressing) of all linen and for the washing and cleaning (including ironing and pressing) of all counterpanes blankets and curtains which shall have been soiled during the tenancy (the reasonable use thereof nevertheless to be allowed for)
- (i) Permit the Landlord or the Landlord's agents at reasonable hours in the daytime to enter the Property to view the state and condition thereof
- (j) Not sublet or part with possession of the Property without the previous consent in writing of the Landlord
- (k) Not without the prior written consent of the Landlord keep or suffer to be kept in the Premises any cat dog or other pet
- (l) Not carry on on the Property any profession trade or business or let apartments or receive paying guests on the Property or place or exhibit any notice board or notice on the Property or use the Property for any other purpose than that of a strictly private residence
- (m) Not to leave the Premises vacant or unoccupied for a period in excess of fourteen consecutive days without first giving written notice to the Landlord of the intention to do so
- (n) Not do or suffer to be done on the Property anything which may be or become a nuisance or annoyance to the Landlord or the Tenants or occupiers of any adjoining premises or which may vitiate any insurance of the Property against fire or otherwise or increase the ordinary premium for such insurance
- (o) If the Tenant wishes to vacate the property one month's notice will be given before the expiry of the tenancy.
- (p) Permit the Landlord or the Landlord's agents at reasonable hours in the daytime within the last twenty-eight days of the tenancy to enter and view the property with prospective tenants.
- (q) The Tenant is responsible for their own TV License and the insurance of their own belongings.
- (r) To perform and observe any obligation on the part of the Tenant arising under the Local Government Finance Act 1992 or regulations made thereunder to pay council tax and indemnify the Landlord against any such obligation which the landlord may incur during the tenancy by reason of the Tenant's ceasing to be resident in the Property.
- (s) To pay all other taxes duties assessments impositions and outgoings which are now or which may at any time hereafter be assessed charged or imposed upon the Property or on the owner or occupier in respect thereof.

ANY HOUSING BENEFIT CLAIMED BY THE TENANT MUST BE PAID EITHER TO THE LANDLORD OR HIS AGENT AND MUST NOT BE PAID DIRECTLY TO THE TENANT/S.

PROVIDED ALWAYS AND IT IS HEREBY AGREED as follows:-

- 5. (a) if the Premises or any part thereof shall at any time during the Tenancy be destroyed or damaged by fire explosion or otherwise so as to be unfit for occupation and use and not through the negligence of the Tenant or servants or others the rent hereby reserved or a fair proportion thereof according to the nature and extent of the damage sustained shall be suspended until the Premises shall again be fit for habitation and use
- (b) if the rent or any part thereof shall be in arrears for fourteen days after becoming payable (whether formally demanded or not) or if there is any breach of any of the covenants on the part of the Tenant or if the Tenant becomes bankrupt or enters into any composition or other arrangement with his creditors or suffers any distress or execution on his goods or if the Premises shall be left vacant or unoccupied for more than twenty-eight days then it shall be lawful for the Landlord or his agent immediately and at any time thereafter to re-enter and take possession of the Premises and of the furniture fixtures and effects without any liability to an action at law for trespass or otherwise and with power to recover all rent then in arrear and any further rent and other sum due in satisfaction of any liability due from the Tenant that may accrue under this Agreement
- (c) if at any time the Landlord wishes to determine the Tenancy for whatever reason the Landlord shall give to the Tenant not less than two calendar months previous notice in writing of such his desire (such notice to expire no earlier than six months after the commencement of the term) then immediately on the expiration of such notice the tenancy and everything herein contained shall cease and be void without prejudice to the rights and remedies of either party against the other in respect of any antecedent claim or breach of obligation
- (d) any notice under this Agreement to be served on either the Landlord or the Tenant can be served either personally or by registered post and any notice sent by registered post shall be deemed to be delivered forty eight hours after it has been posted and any notice to the Tenant shall further be deemed sufficiently served if delivered to the Property personally and for the purposes of this Clause the word "notice" shall include any Summons or other Court process or document in any Court action in respect of this Agreement
- (e) if any document arising under this Agreement is signed by or on behalf of the Tenant or Landlord the person so signing shall be deemed the authorised signatory of the Landlord or Tenant
- (f) any person other than the Tenant who pays the rent due hereunder or any part thereof to the Landlord shall be deemed to have made such payment as agent for and on behalf of the Tenant
- (g) NOTHING in this Agreement shall entitle the Tenant to withhold or delay any payment of the rent or any other sum due or in any way prejudice affect or derogate from the rights of the Landlord in relation to such non-payment including (but without prejudice to the generality of the above) under the proviso for re-entry contained in this Agreement.
- 6. The Landlord agrees with the Tenant as follows -
 - (1) To pay and indemnify the Tenant against all assessments and outgoings in respect of the Property (except the water rate and Council Tax and except charges for the supply of gas or electric light and power or the use of any telephone)
 - (2) That the Tenant paying the Rent and performing the agreements on the part of the Tenant may quietly possess and enjoy the Property during the tenancy without any lawful interruption from the Landlord or any person claiming under or in trust for the Landlord
 - (3) To return to the Tenant any rent payable for any period while the Property is rendered uninhabitable by fire the amount in case of dispute to be settled by arbitration
 - (4) To return to the Tenant deposit rent of £ 845.....when this tenancy agreement is terminated, subject to the deduction therefrom of any sums required to compensate the Landlord whether wholly or in part for any breach of obligation on the Tenant's part.
- 7. This Agreement shall take effect subject to the provisions of section 11 of the Landlord and Tenant Act 1985 if applicable to the tenancy
- 8. Where two or more persons are together as tenants it is agreed their obligations to their landlord will be joint and several.

AS WITNESS the hands of the parties hereto the day and year first above written

SIGNED by the above named
(the Landlord)

Joseph

SIGNED by the above named
(the Tenant)

Michael W. R. R. R.

WITNESSED BY:

Shoan

The Landlord's address of services
of Section 48 Notice under Housing
Act 1987 is

Name *Sasha Josephides*
Address *19 Hampstead Hill Gdn*
Tel. *London NW3 2PS*

020 7431 4591

DATED

5/9/

2007

Sasha Josephides

and

Syngjoo Choi

AGREEMENT

for letting furnished/unfurnished dwellinghouse
on an assured shorthold tenancy
under Part III of the Housing Act 1996

Rent *£210*

let end of August

TENANCY AGREEMENT

RESIDENTIAL: ASSURED SHORTHOLD TENANCY AGREEMENT
POST HOUSING ACT 1996
FOR ALL TYPES OF RESIDENTIAL ACCOMMODATION
FURNISHED AND UNFURNISHED

DATE *5/9/07*

2007

PARTIES

1. The Landlord

Sasha Josephides

2. The Tenant

Syngjoo Choi

PROPERTY The dwellinghouse situated at and being

Flat D (studio)
19 Hampstead Hill Gardens
London NW3 2PS

Together with the Fixtures Furniture and Effects therein and more particularly
specified in the Inventory thereof signed by the parties.

TERM

from *15 / 09 / 2007* to *14 / 09 / 2008*
day month year day month year

RENT

£ *210* per (subject
nevertheless as hereinafter provided)

PAYABLE

in advance by equal *monthly* payments on *the 15th of each month*

DEPOSIT

to pay the sum of £ *910* (hereinafter known as "the Deposit") to be held by the
Landlord or his agent in an interest bearing account (with interest to accrue to the
Tenant) as stakeholder as security for the performance of the Tenant of his
obligations under this Agreement and the holding and use of the Deposit shall be
without prejudice to any other right or remedy of the Landlord whether express or
implied and the Landlord shall notify the Tenant immediately in the event of resort
to the Deposit and the Tenant shall forthwith upon such notification make such
payment as be required to restore the Deposit to its original balance of £

First payment to be made on the *15th* day of *September* next

1. The Landlord lets and the Tenant takes the Property for the Term at the Rent payable as above.
2. This Agreement is intended to create an assured shorthold tenancy as defined by Section 19A of the Housing Act 1988 (as inserted by the Housing Act 1996) and the provisions for the recovery of possession by the Landlord in Section 21 thereof apply accordingly.

(a) The Landlord hereby gives notice to the Tenant that the Premises are or may become his principal home and further gives notice to the Tenant that possession of the Premises may be recovered under Ground 1 in Part 1 of Schedule 2 to the Housing Act 1988.

(b) The Landlord hereby notifies the Tenant that the Premises are subject to a mortgage and the mortgagee may be entitled to exercise a power of sale conferred on him by the mortgage or by section 101 of the Law of Property Act 1925 and may require possession of the Premises for the purpose of disposing of them with vacant possession in the exercise of that power and further gives Notice to the Tenant that possession of the Premises may be recovered on Ground 2 in Part 1 of the Schedule 2 of the Housing Act 1988.

(c) This agreement may be liable to Inland Revenue Stamp Duty.

3. Where the context admits -

- (a) "The Landlord" includes the persons for the time being entitled in reversion expectant on the tenancy
- (b) "The Tenant" includes the persons deriving title under the Tenant
- (c) References to the Property include references to any part or parts of the Property and to the Fixtures Furniture and Effects or any of them.

4. The Tenant will -

- (a) Pay the rent at the times and in the manner specified
- (b) Pay for all gas and electric light and power which shall be consumed or supplied on or to the Property during the tenancy and the amount of the water rate charged in respect of the Property during the tenancy and the amount of all charges made for the use of the telephone (if any) on the Property during the tenancy, or a proper proportion of the amount of the rental or other recurring charges to be assessed according to the duration of the tenancy
- (c) Not damage or injure the Property to make any alteration in or addition to it
- (d) Preserve the Fixtures Furniture and Effects from being destroyed or damaged and not remove any of them from the Property
- (e) To maintain the garden to a standard at least as good as it is at the commencement of this Agreement to mow the lawn of the garden regularly and not to cut lop or remove or damage any of the trees bushes shrubs or plants but to preserve the same
- (f) Yield up the Property at the end of the tenancy in the same clean state and condition as it was in the beginning of the tenancy and make good pay for the repair of or replace all such items of the Fixtures Furniture and Effects as shall be broken lost damaged or destroyed during the tenancy (reasonable wear and damage by fire excepted)
- (g) Leave the Furniture and Effects at the end of the tenancy in the rooms or places in which they were at the beginning of the tenancy
- (h) Pay for the washing (including ironing or pressing) of all linen and for the washing and cleaning (including ironing and pressing) of all counterpanes blankets and curtains which shall have been soiled during the tenancy (the reasonable use thereof nevertheless to be allowed for)
- (i) Permit the Landlord or the Landlord's agents at reasonable hours in the daytime to enter the Property to view the state and condition thereof
- (j) Not sublet or part with possession of the Property without the previous consent in writing of the Landlord
- (k) Not without the prior written consent of the Landlord keep or suffer to be kept in the Premises any cat dog or other pet
- (l) Not carry on on the Property any profession trade or business or let apartments or receive paying guests on the Property or place or exhibit any notice board or notice on the Property or use the Property for any other purpose than that of a strictly private residence
- (m) Not to leave the Premises vacant or unoccupied for a period in excess of fourteen consecutive days without first giving written notice to the Landlord of the intention to do so
- (n) Not do or suffer to be done on the Property anything which may be or become a nuisance or annoyance to the Landlord or the Tenants or occupiers of any adjoining premises or which may vitiate any insurance of the Property against fire or otherwise or increase the ordinary premium for such insurance
- (o) If the Tenant wishes to vacate the property one month's notice will be given before the expiry of the tenancy.

(p) Permit the Landlord or the Landlord's agents at reasonable hours in the daytime within the last twenty-eight days of the tenancy to enter and view the property with prospective tenants.

(q) The Tenant is responsible for their own TV License and the insurance of their own belongings.

(r) To perform and observe any obligation on the part of the Tenant arising under the Local Government Finance Act 1992 or regulations made thereunder to pay council tax and indemnify the Landlord against any such obligation which the Landlord may incur during the tenancy by reason of the Tenant's ceasing to be resident in the Property.

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5. (a) if the Premises or any part thereof shall at any time during the Tenancy be destroyed or damaged by fire explosion or otherwise so as to be unfit for occupation and use and not through the negligence of the Tenant or servants or others the rent hereby reserved or a fair proportion thereof according to the nature and extent of the damage sustained shall be suspended until the Premises shall again be fit for habitation and use

(b) if the rent or any part thereof shall be in arrears for fourteen days after becoming payable (whether formally demanded or not) or if there is any breach of any of the covenants on the part of the Tenant or if the Tenant becomes bankrupt or enters into any composition or other arrangement with his creditors or suffers any distress or execution on his goods or if the Premises shall be left vacant or unoccupied for more than twenty-eight days then it shall be lawful for the Landlord or his agent immediately and at any time thereafter to re-enter and take possession of the Premises and of the furniture fixtures and effects without any liability to an action at law for trespass or otherwise and with power to recover all rent then in arrear and any further rent and other sum due in satisfaction of any liability due from the Tenant that may accrue under this Agreement

(c) if at any time the Landlord wishes to determine the Tenancy for whatever reason the Landlord shall give to the Tenant not less than two calendar months previous notice in writing of such his desire (such notice to expire no earlier than six months after the commencement of the term) then immediately on the expiration of such notice the tenancy and everything herein contained shall cease and be void without prejudice to the rights and remedies of either party against the other in respect of any antecedent claim or breach of obligation

(d) any notice under this Agreement to be served on either the Landlord or the Tenant can be served either personally or by registered post and any notice sent by registered post shall be deemed to be delivered forty eight hours after it has been posted and any notice to the Tenant shall further be deemed sufficiently served if delivered to the Property personally and for the purposes of this Clause the word "notice" shall include any Summons or other Court process or document in any Court action in respect of this Agreement

(e) if any document arising under this Agreement is signed by or on behalf of the Tenant or Landlord the person so signing shall be deemed the authorised signatory of the Landlord or Tenant

(f) any person other than the Tenant who pays the rent due hereunder or any part thereof to the Landlord shall be deemed to have made such payment as agent for and on behalf of the Tenant

(g) NOTHING in this Agreement shall entitle the Tenant to withhold or delay any payment of the rent or any other sum due or in any way prejudice affect or derogate from the rights of the Landlord in relation to such non-payment including (but without prejudice to the generality of the above) under the proviso for re-entry contained in this Agreement.

6. The Landlord agrees with the Tenant as follows -

(1) To pay and indemnify the Tenant against all assessments and outgoings in respect of the Property (except the water rate and Council Tax and except charges for the supply of gas or electric light and power or the use of any telephone)

(2) That the Tenant paying the Rent and performing the agreements on the part of the Tenant may quietly possess and enjoy the Property during the tenancy without any lawful interruption from the Landlord or any person claiming under or in trust for the Landlord

(3) To return to the Tenant any rent payable for any period while the Property is rendered uninhabitable by fire the amount in case of dispute to be settled by arbitration

(4) To return to the Tenant deposit rent of £ 1,100 when this tenancy agreement is terminated, subject to the deduction therefrom of any sums required to compensate the Landlord whether wholly or in part for any breach of obligation on the Tenant's part.

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

8. Where two or more persons are together as tenants it is agreed their obligations to their landlord will be joint and several.

AS WITNESS the hands of the parties hereto the day and year first above written

SIGNED by the above named
(the Landlord)

SIGNED by the above named
(the Tenant)

WITNESSED BY:

Josephine

Changyuan

Tan

The Landlord's address of services
of Section 48 Notice under Housing
Act 1987 is

Name *Sasha Josephides*
Address *19 Hampstead Hill Gdns.*

Tel.

020 7431 4591

DATED

3rd October 2008

Sasha Josephides

and

Nigel Perrin

AGREEMENT

for letting furnished/unfurnished dwellinghouse
on an assured shorthold tenancy
under Part III of the Housing Act 1996

Rent £*953.33*

879

TENANCY AGREEMENT

RESIDENTIAL: ASSURED SHORTHOLD TENANCY AGREEMENT
POST HOUSING ACT 1996

FOR ALL TYPES OF RESIDENTIAL ACCOMMODATION
FURNISHED AND UNFURNISHED

DATE

3rd October

20 08

PARTIES

1. The Landlord

Sasha Josephides

2. The Tenant

Nigel ~~Perrin~~ Perrin

PROPERTY The dwellinghouse situated at and being

*Flat D (Studio)
19 Hampstead Hill Gdns.
NW3 2PJ*

Together with the Fixtures Furniture and Effects therein and more particularly
specified in the Inventory thereof signed by the parties.

TERM

from

26 / 10 / 2008

to

25 / 10 / 2009

day

month

year

day

month

year

RENT

£ *220*

per

week

(subject

nevertheless as hereinafter provided)

PAYABLE

in advance by equal

monthly

payments on *the 26th day of each month*

DEPOSIT

to pay the sum of £

(hereinafter known as "the Deposit") to be held by the

Landlord or his agent in an interest bearing account (with interest to accrue to the
Tenant) as stakeholder as security for the performance of the Tenant of his
obligations under this Agreement and the holding and use of the Deposit shall be
without prejudice to any other right or remedy of the Landlord whether express or
implied and the Landlord shall notify the Tenant immediately in the event of resort
to the Deposit and the Tenant shall forthwith upon such notification make such
payment as be required to restore the Deposit to its original balance of £

First payment to be made on the

26th

day of

October

next

- *1. The Landlord lets and the Tenant takes the Property for the Term at the Rent payable as
above.
2. This Agreement is intended to create an assured shorthold tenancy as defined by Section
19A of the Housing Act 1988 (as inserted by the Housing Act 1996) and the provisions for
the recovery of possession by the Landlord in Section 21 thereof apply accordingly.

(a) The Landlord hereby gives notice to the Tenant that the Premises are or may become his principal home and further gives notice to the Tenant that
possession of the Premises may be recovered under Ground 1 in Part 1 of Schedule 2 to the Housing Act 1988.

(b) The Landlord hereby notifies the Tenant that the Premises are subject to a mortgage and the mortgagee may be entitled to exercise a power of sale conferred
on him by the mortgage or by section 101 of the Law of Property Act 1925 and may require possession of the Premises for the purpose of disposing of
them with vacant possession in the exercise of that power and further gives Notice to the Tenant that possession of the Premises may be recovered on
Ground 2 in Part 1 of the Schedule 2 of the Housing Act 1988.

(c) This agreement may be liable to Inland Revenue Stamp Duty.

The rent includes council tax, water rates

3. Where the context admits -

- (a) "The Landlord" includes the persons for the time being entitled in reversion expectant on the tenancy
- (b) "The Tenant" includes the persons deriving title under the Tenant
- (c) References to the Property include references to any part or parts of the Property and to the Fixtures Furniture and Effects or any of them.

4. The Tenant will -

- (a) Pay the rent at the times and in the manner specified
- (b) Pay for all gas and electric light and power which shall be consumed or supplied on or to the Property during the tenancy and the amount of the water rate charged in respect of the Property during the tenancy and the amount of all charges made for the use of the telephone (if any) on the Property during the tenancy or a proper proportion of the amount of the rental or other recurring charges to be assessed according to the duration of the tenancy
- (c) Not damage or injure the Property to make any alteration in or addition to it
- (d) Preserve the Fixtures Furniture and Effects from being destroyed or damaged and not remove any of them from the Property
- (e) To maintain the garden to a standard at least as good as it is at the commencement of this Agreement to mow the lawn of the garden regularly and not to cut lop or remove or damage any of the trees bushes shrubs or plants but to preserve the same
- (f) Yield up the Property at the end of the tenancy in the same clean state and condition as it was in the beginning of the tenancy and make good pay for the repair of or replace all such items of the Fixtures Furniture and Effects as shall be broken lost damaged or destroyed during the tenancy (reasonable wear and damage by fire excepted)
- (g) Leave the Furniture and Effects at the end of the tenancy in the rooms or places in which they were at the beginning of the tenancy
- (h) Pay for the washing (including ironing or pressing) of all linen and for the washing and cleaning (including ironing and pressing) of all counterpanes blankets and curtains which shall have been soiled during the tenancy (the reasonable use thereof nevertheless to be allowed for)
- (i) Permit the Landlord or the Landlord's agents at reasonable hours in the daytime to enter the Property to view the state and condition thereof
- (j) Not sublet or part with possession of the Property without the previous consent in writing of the Landlord
- (k) Not without the prior written consent of the Landlord keep or suffer to be kept in the Premises any cat dog or other pet
- (l) Not carry on on the Property any profession trade or business or let apartments or receive paying guests on the Property or place or exhibit any notice board or notice on the Property or use the Property for any other purpose than that of a strictly private residence
- (m) Not to leave the Premises vacant or unoccupied for a period in excess of fourteen consecutive days without first giving written notice to the Landlord of the intention to do so
- (n) Not do or suffer to be done on the Property anything which may be or become a nuisance or annoyance to the Landlord or the Tenants or occupiers of any adjoining premises or which may vitiate any insurance of the Property against fire or otherwise or increase the ordinary premium for such insurance
- (o) If the Tenant wishes to vacate the property one month's notice will be given before the expiry of the tenancy.
- (p) Permit the Landlord or the Landlord's agents at reasonable hours in the daytime within the last twenty-eight days of the tenancy to enter and view the property with prospective tenants.
- (q) The Tenant is responsible for their own TV License and the insurance of their own belongings.
- (r) To perform and observe any obligation on the part of the Tenant arising under the Local Government Finance Act 1992 or regulations made thereunder to pay council tax and indemnify the landlord against any such obligation which the landlord may incur during the tenancy by reason of the Tenant's ceasing to be resident in the Property.
- (s) To pay all other taxes duties assessments impositions and outgoings which are now or which may at any time hereafter be assessed charged or imposed upon the Property or on the owner or occupier in respect thereof.

ANY HOUSING BENEFIT CLAIMED BY THE TENANT MUST BE PAID EITHER TO THE LANDLORD OR HIS AGENT AND MUST NOT BE PAID DIRECTLY TO THE TENANT/S.

PROVIDED ALWAYS AND IT IS HEREBY AGREED as follows:-

- 5. (a) if the Premises or any part thereof shall at any time during the Tenancy be destroyed or damaged by fire explosion or otherwise so as to be unfit for occupation and use and not through the negligence of the Tenant or servants or others the rent hereby reserved or a fair proportion thereof according to the nature and extent of the damage sustained shall be suspended until the Premises shall again be fit for habitation and use
- (b) if the rent or any part thereof shall be in arrears for fourteen days after becoming payable (whether formally demanded or not) or if there is any breach of any of the covenants on the part of the Tenant or if the Tenant becomes bankrupt or enters into any composition or other arrangement with his creditors or suffers any distress or execution on his goods or if the Premises shall be left vacant or unoccupied for more than twenty-eight days then it shall be lawful for the Landlord or his agent immediately and at any time thereafter to re-enter and take possession of the Premises and of the furniture fixtures and effects without any liability to an action at law for trespass or otherwise and with power to recover all rent then in arrear and any further rent and other sum due in satisfaction of any liability due from the Tenant that may accrue under this Agreement
- (c) if at any time the Landlord wishes to determine the Tenancy for whatever reason the Landlord shall give to the Tenant not less than two calendar months previous notice in writing of such his desire (such notice to expire no earlier than six months after the commencement of the term) then immediately on the expiration of such notice the tenancy and everything herein contained shall cease and be void without prejudice to the rights and remedies of either party against the other in respect of any antecedent claim or breach of obligation
- (d) any notice under this Agreement to be served on either the Landlord or the Tenant can be served either personally or by registered post and any notice sent by registered post shall be deemed to be delivered forty eight hours after it has been posted and any notice to the Tenant shall further be deemed sufficiently served if delivered to the Property personally and for the purposes of this Clause the word "notice" shall include any Summons or other Court process or document in any Court action in respect of this Agreement
- (e) if any document arising under this Agreement is signed by or on behalf of the Tenant or Landlord the person so signing shall be deemed the authorised signatory of the Landlord or Tenant
- (f) any person other than the Tenant who pays the rent due hereunder or any part thereof to the Landlord shall be deemed to have made such payment as agent for and on behalf of the Tenant
- (g) NOTHING in this Agreement shall entitle the Tenant to withhold or delay any payment of the rent or any other sum due or in any way prejudice affect or derogate from the rights of the Landlord in relation to such non-payment including (but without prejudice to the generality of the above) under the proviso for re-entry contained in this Agreement.
- 6. The Landlord agrees with the Tenant as follows -
 - (1) To pay and indemnify the Tenant against all assessments and outgoings in respect of the Property (except the water rate and Council Tax and except charges for the supply of gas or electric light and power or the use of any telephone)
 - (2) That the Tenant paying the Rent and performing the agreements on the part of the Tenant may quietly possess and enjoy the Property during the tenancy without any lawful interruption from the Landlord or any person claiming under or in trust for the Landlord
 - (3) To return to the Tenant any rent payable for any period while the Property is rendered uninhabitable by fire the amount in case of dispute to be settled by arbitration
 - (4) To return to the Tenant deposit rent of £ 953.33 when this tenancy agreement is terminated, subject to the deduction therefrom of any sums required to compensate the Landlord whether wholly or in part for any breach of obligation on the Tenant's part.
- 7. This Agreement shall take effect subject to the provisions of section 11 of the Landlord and Tenant Act 1985 if applicable to the tenancy
- 8. Where two or more persons are together as tenants it is agreed their obligations to their landlord will be joint and several.

AS WITNESS the hands of the parties hereto the day and year first above written

SIGNED by the above named
(the Landlord)

SIGNED by the above named
(the Tenant)

WITNESSED BY:

Joseph

[Signature]

[Signature]

The Landlord's address of services
of Section 48 Notice under Housing
Act 1987 is

Name *Sasha Josephides*

Address *19 Hampstead
Hill Gardens*

Tel.

020 7431 4591

DATED *24th May* 20*10*

Sasha Josephides

and

Nigel Perrin

AGREEMENT

for letting furnished/unfurnished dwellinghouse
on an assured shorthold tenancy
under Part III of the Housing Act 1996

Rent *£879*

*Continued on monthly
until January 2015*

TENANCY AGREEMENT

RESIDENTIAL: ASSURED SHORTHOLD TENANCY AGREEMENT
POST HOUSING ACT 1996
FOR ALL TYPES OF RESIDENTIAL ACCOMMODATION
FURNISHED AND UNFURNISHED

DATE *24th May* 20*10*

PARTIES 1. The Landlord
Sasha Josephides

2. The Tenant
Nigel Perrin

PROPERTY The dwellinghouse situated at and being

*Flat D (studio)
19 Hampstead Hill Gardens
NW3 2PS*

Together with the Fixtures Furniture and Effects therein and more particularly
specified in the Inventory thereof signed by the parties.

TERM from *6 / June / 2010* to *5 / June / 2011*
day month year day month year

RENT £ *879* per month (subject
nevertheless as hereinafter provided)

PAYABLE in advance by equal *monthly* payments on the *6th* day of *each month*

DEPOSIT to pay the sum of £ (hereinafter known as "the Deposit") to be held by the
Landlord or his agent in an interest bearing account (with interest to accrue to the
Tenant) as stakeholder as security for the performance of the Tenant of his
obligations under this Agreement and the holding and use of the Deposit shall be
without prejudice to any other right or remedy of the Landlord whether express or
implied and the Landlord shall notify the Tenant immediately in the event of resort
to the Deposit and the Tenant shall forthwith upon such notification make such
payment as be required to restore the Deposit to its original balance of £

First payment to be made on the *6th* day of *JUNE* next

- * 1. The Landlord lets and the Tenant takes the Property for the Term at the Rent payable as
above.
2. This Agreement is intended to create an assured shorthold tenancy as defined by Section
19A of the Housing Act 1988 (as inserted by the Housing Act 1996) and the provisions for
the recovery of possession by the Landlord in Section 21 thereof apply accordingly.

(a) The Landlord hereby gives notice to the Tenant that the Premises are or may become his principal home and further gives notice to the Tenant that
possession of the Premises may be recovered under Ground 1 in Part 1 of Schedule 2 to the Housing Act 1988.

(b) The Landlord hereby notifies the Tenant that the Premises are subject to a mortgage and the mortgagee may be entitled to exercise a power of sale conferred
on him by the mortgage or by section 101 of the Law of Property Act 1925 and may require possession of the Premises for the purpose of disposing of
them with vacant possession in the exercise of that power and further gives Notice to the Tenant that possession of the Premises may be recovered on
Ground 2 in Part 1 of the Schedule 2 of the Housing Act 1988.

(c) This agreement may be liable to Inland Revenue Stamp Duty.

3. Where the context admits -

- (a) "The Landlord" includes the persons for the time being entitled in reversion expectant on the tenancy
- (b) "The Tenant" includes the persons deriving title under the Tenant
- (c) References to the Property include references to any part or parts of the Property and to the Fixtures Furniture and Effects or any of them.

4. The Tenant will -

- (a) Pay the rent at the times and in the manner specified
- (b) Pay for all gas and electric light and power which shall be consumed or supplied on or to the Property during the tenancy and the amount of the water rate charged in respect of the Property during the tenancy and the amount of all charges made for the use of the telephone (if any) on the Property during the tenancy or a proper proportion of the amount of the rental or other recurring charges to be assessed according to the duration of the tenancy
- (c) Not damage or injure the Property to make any alteration in or addition to it
- (d) Preserve the Fixtures Furniture and Effects from being destroyed or damaged and not remove any of them from the Property
- (e) To maintain the garden to a standard at least as good as it is at the commencement of this Agreement to mow the lawn of the garden regularly and not to cut lop or remove or damage any of the trees bushes shrubs or plants but to preserve the same
- (f) Yield up the Property at the end of the tenancy in the same clean state and condition as it was in the beginning of the tenancy and make good pay for the repair of or replace all such items of the Fixtures Furniture and Effects as shall be broken lost damaged or destroyed during the tenancy (reasonable wear and damage by fire excepted)
- (g) Leave the Furniture and Effects at the end of the tenancy in the rooms or places in which they were at the beginning of the tenancy
- (h) Pay for the washing (including ironing or pressing) of all linen and for the washing and cleaning (including ironing and pressing) of all counterpanes blankets and curtains which shall have been soiled during the tenancy (the reasonable use thereof nevertheless to be allowed for)
- (i) Permit the Landlord or the Landlord's agents at reasonable hours in the daytime to enter the Property to view the state and condition thereof
- (j) Not sublet or part with possession of the Property without the previous consent in writing of the Landlord
- (k) Not without the prior written consent of the Landlord keep or suffer to be kept in the Premises any cat dog or other pet
- (l) Not carry on on the Property any profession trade or business or let apartments or receive paying guests on the Property or place or exhibit any notice board or notice on the Property or use the Property for any other purpose than that of a strictly private residence
- (m) Not to leave the Premises vacant or unoccupied for a period in excess of fourteen consecutive days without first giving written notice to the Landlord of the intention to do so
- (n) Not do or suffer to be done on the Property anything which may be or become a nuisance or annoyance to the Landlord or the Tenants or occupiers of any adjoining premises or which may vitiate any insurance of the Property against fire or otherwise or increase the ordinary premium for such insurance
- (o) If the Tenant wishes to vacate the property one month's notice will be given before the expiry of the tenancy.
- (p) Permit the Landlord or the Landlord's agents at reasonable hours in the daytime within the last twenty-eight days of the tenancy to enter and view the property with prospective tenants.
- (q) The Tenant is responsible for their own TV License and the insurance of their own belongings.
- (r) To perform and observe any obligation on the part of the Tenant arising under the Local Government Finance Act 1992 or regulations made thereunder to pay council tax and indemnify the Landlord against any such obligation which the landlord may incur during the tenancy by reason of the Tenant's ceasing to be resident in the Property.
- (s) To pay all other taxes duties assessments impositions and outgoings which are now or which may at any time hereafter be assessed charged or imposed upon the Property or on the owner or occupier in respect thereof.

ANY HOUSING BENEFIT CLAIMED BY THE TENANT MUST BE PAID EITHER TO THE LANDLORD OR HIS AGENT AND MUST NOT BE PAID DIRECTLY TO THE TENANT/S.

PROVIDED ALWAYS AND IT IS HEREBY AGREED as follows:-

- 5. (a) if the Premises or any part thereof shall at any time during the Tenancy be destroyed or damaged by fire explosion or otherwise so as to be unfit for occupation and use and not through the negligence of the Tenant or servants or others the rent hereby reserved or a fair proportion thereof according to the nature and extent of the damage sustained shall be suspended until the Premises shall again be fit for habitation and use
- (b) if the rent or any part thereof shall be in arrears for fourteen days after becoming payable (whether formally demanded or not) or if there is any breach of any of the covenants on the part of the Tenant or if the Tenant becomes bankrupt or enters into any composition or other arrangement with his creditors or suffers any distress or execution on his goods or if the Premises shall be left vacant or unoccupied for more than twenty-eight days then it shall be lawful for the Landlord or his agent immediately and at any time thereafter to re-enter and take possession of the Premises and of the furniture fixtures and effects without any liability to an action at law for trespass or otherwise and with power to recover all rent then in arrear and any further rent and other sum due in satisfaction of any liability due from the Tenant that may accrue under this Agreement
- (c) if at any time the Landlord wishes to determine the Tenancy for whatever reason the Landlord shall give to the Tenant not less than two calendar months previous notice in writing of such his desire (such notice to expire no earlier than six months after the commencement of the term) then immediately on the expiration of such notice the tenancy and everything herein contained shall cease and be void without prejudice to the rights and remedies of either party against the other in respect of any antecedent claim or breach of obligation
- (d) any notice under this Agreement to be served on either the Landlord or the Tenant can be served either personally or by registered post and any notice sent by registered post shall be deemed to be delivered forty eight hours after it has been posted and any notice to the Tenant shall further be deemed sufficiently served if delivered to the Property personally and for the purposes of this Clause the word "notice" shall include any Summons or other Court process or document in any Court action in respect of this Agreement
- (e) if any document arising under this Agreement is signed by or on behalf of the Tenant or Landlord the person so signing shall be deemed the authorised signatory of the Landlord or Tenant
- (f) any person other than the Tenant who pays the rent due hereunder or any part thereof to the Landlord shall be deemed to have made such payment as agent for and on behalf of the Tenant
- (g) NOTHING in this Agreement shall entitle the Tenant to withhold or delay any payment of the rent or any other sum due or in any way prejudice affect or derogate from the rights of the Landlord in relation to such non-payment including (but without prejudice to the generality of the above) under the proviso for re-entry contained in this Agreement.
- 6. The Landlord agrees with the Tenant as follows -
 - (1) To pay and indemnify the Tenant against all assessments and outgoings in respect of the Property (except the water rate and Council Tax and except charges for the supply of gas or electric light and power or the use of any telephone)
 - (2) That the Tenant paying the Rent and performing the agreements on the part of the Tenant may quietly possess and enjoy the Property during the tenancy without any lawful interruption from the Landlord or any person claiming under or in trust for the Landlord
 - (3) To return to the Tenant any rent payable for any period while the Property is rendered uninhabitable by fire the amount in case of dispute to be settled by arbitration
 - (4) To return to the Tenant deposit rent of £ 953.33 when this tenancy agreement is terminated, subject to the deduction therefrom of any sums required to compensate the Landlord whether wholly or in part for any breach of obligation on the Tenant's part.
- 7. This Agreement shall take effect subject to the provisions of section 11 of the Landlord and Tenant Act 1985 if applicable to the tenancy
- 8. Where two or more persons are together as tenants it is agreed their obligations to their landlord will be joint and several.

AS WITNESS the hands of the parties hereto the day and year first above written

SIGNED by the above named
(the Landlord)

St Josephide

SIGNED by the above named
(the Tenant)

Nykt

WITNESSED BY:

E. Amini

Extended to March 2012

TENANCY AGREEMENT

RESIDENTIAL: ASSURED SHORTHOLD TENANCY AGREEMENT
POST HOUSING ACT 1996
FOR ALL TYPES OF RESIDENTIAL ACCOMMODATION
FURNISHED AND UNFURNISHED

DATE 14th April

2011

PARTIES

1. The Landlord

Sasha Josephides

2. The Tenant

Cassandra Camerer - Chorlick

PROPERTY The dwellinghouse situated at and being

FLAT D
19 Hampstead Hill Gardens

Together with the Fixtures Furniture and Effects therein and more particularly specified in the Inventory thereof signed by the parties.

TERM

from 18 / 4 / 2011 to 17 / 4 / 2012³
day month year day month year

RENT

£ 340 per week (subject nevertheless as hereinafter provided)

PAYABLE

in advance by equal Monthly payments on the 18th of each month

DEPOSIT

to pay the sum of £1483 (hereinafter known as "the Deposit") to be held by the Landlord or his agent in an interest bearing account (with interest to accrue to the Tenant) as stakeholder as security for the performance of the Tenant of his obligations under this Agreement and the holding and use of the Deposit shall be without prejudice to any other right or remedy of the Landlord whether express or implied and the Landlord shall notify the Tenant immediately in the event of resort to the Deposit and the Tenant shall forthwith upon such notification make such payment as be required to restore the Deposit to its original balance of £

First payment to be made on the 18th day of April next

1. The Landlord lets and the Tenant takes the Property for the Term at the Rent payable as above.
2. This Agreement is intended to create an assured shorthold tenancy as defined by Section 19A of the Housing Act 1988 (as inserted by the Housing Act 1996) and the provisions for the recovery of possession by the Landlord in Section 21 thereof apply accordingly.

(a) The Landlord hereby gives notice to the Tenant that the Premises are or may become his principal home and further gives notice to the Tenant that possession of the Premises may be recovered under Ground 1 in Part 1 of Schedule 2 to the Housing Act 1988.

(b) The Landlord hereby notifies the Tenant that the Premises are subject to a mortgage and the mortgagee may be entitled to exercise a power of sale conferred on him by the mortgage or by section 101 of the Law of Property Act 1925 and may require possession of the Premises for the purpose of disposing of them with vacant possession in the exercise of that power and further gives Notice to the Tenant that possession of the Premises may be recovered on Ground 2 in Part 1 of the Schedule 2 of the Housing Act 1988.

3. Define the following terms

- (a) "The Landlord" includes the persons for the time being entitled in reversion expectant on the tenancy
- (b) "The Tenant" includes the persons deriving title under the Tenant
- (c) References to the Property include references to any part or parts of the Property and to the Fixtures Furniture and Effects or any of them.

4. The Tenant will -

- (a) Pay the rent at the times and in the manner specified
- (b) Pay for all ~~gas and electric light and power which shall be consumed or supplied on or to the Property during the tenancy and the amount of the water rate charged in respect of the Property during the tenancy and~~ the amount of all charges made for the use of the telephone (if any) on the Property during the tenancy or a proper proportion of the amount of the rental or other recurring charges to be assessed according to the duration of the tenancy
- (c) Not damage or injure the Property to make any alteration in or addition to it
- (d) Preserve the Fixtures Furniture and Effects from being destroyed or damaged and not remove any of them from the Property
- (e) To maintain the garden to a standard at least as good as it is at the commencement of this Agreement to mow the lawn of the garden regularly and not to cut lop or remove or damage any of the trees bushes shrubs or plants but to preserve the same
- (f) Yield up the Property at the end of the tenancy in the same clean state and condition as it was in the beginning of the tenancy and make good pay for the repair of or replace all such items of the Fixtures Furniture and Effects as shall be broken lost damaged or destroyed during the tenancy (reasonable wear and damage by fire excepted)
- (g) Leave the Furniture and Effects at the end of the tenancy in the rooms or places in which they were at the beginning of the tenancy
- (h) Pay for the washing (including ironing or pressing) of all linen and for the washing and cleaning (including ironing and pressing) of all counterpanes blankets and curtains which shall have been soiled during the tenancy (the reasonable use thereof nevertheless to be allowed for)
- (i) Permit the Landlord or the Landlord's agents at reasonable hours in the daytime to enter the Property to view the state and condition thereof
- (j) Not sublet or part with possession of the Property without the previous consent in writing of the Landlord
- (k) Not without the prior written consent of the Landlord keep or suffer to be kept in the Premises any cat dog or other pet
- (l) Not carry on on the Property any profession trade or business or let apartments or receive paying guests on the Property or place or exhibit any notice board or notice on the Property or use the Property for any other purpose than that of a strictly private residence
- (m) Not to leave the Premises vacant or unoccupied for a period in excess of fourteen consecutive days without first giving written notice to the Landlord of the intention to do so
- (n) Not do or suffer to be done on the Property anything which may be or become a nuisance or annoyance to the Landlord or the Tenants or occupiers of any adjoining premises or which may vitiate any insurance of the Property against fire or otherwise or increase the ordinary premium for such insurance
- (o) If the Tenant wishes to vacate the property one month's notice will be given before the expiry of the tenancy.
- (p) Permit the Landlord or the Landlord's agents at reasonable hours in the daytime within the last twenty-eight days of the tenancy to enter and view the property with prospective tenants.
- (q) The Tenant is responsible for their own TV License and the insurance of their own belongings.
- (r) To perform and observe any obligation on the part of the Tenant arising under the Local Government Finance Act 1992 or regulations made thereunder to pay council tax and indemnify the Landlord against any such obligation which the landlord may incur during the tenancy by reason of the Tenant's ceasing to be resident in the Property.
- (s) To pay all other taxes duties assessments impositions and outgoings which are now or which may at any time hereafter be assessed charged or imposed upon the Property or on the owner or occupier in respect thereof.

ANY HOUSING BENEFIT CLAIMED BY THE TENANT MUST BE PAID EITHER TO THE LANDLORD OR HIS AGENT AND MUST NOT BE PAID DIRECTLY TO THE TENANT (S

5. (a) if the Premises or any part thereof shall at any time during the Tenancy be destroyed or damaged by fire explosion or otherwise so as to be unfit for occupation and use and not through the negligence of the Tenant or servants or others the rent hereby reserved or a fair proportion thereof according to the nature and extent of the damage sustained shall be suspended until the Premises shall again be fit for habitation and use
- (b) if the rent or any part thereof shall be in arrears for fourteen days after becoming payable (whether formally demanded or not) or if there is any breach of any of the covenants on the part of the Tenant or if the Tenant becomes bankrupt or enters into any composition or other arrangement with his creditors or suffers any distress or execution on his goods or if the Premises shall be left vacant or unoccupied for more than twenty-eight days then it shall be lawful for the Landlord or his agent immediately and at any time thereafter to re-enter and take possession of the Premises and of the furniture fixtures and effects without any liability to an action at law for trespass or otherwise and with power to recover all rent then in arrear and any further rent and other sum due in satisfaction of any liability due from the Tenant that may accrue under this Agreement
- (c) if at any time the Landlord wishes to determine the Tenancy for whatever reason the Landlord shall give to the Tenant not less than two calendar months previous notice in writing of such his desire (such notice to expire no earlier than six months after the commencement of the term) then immediately on the expiration of such notice the tenancy and everything herein contained shall cease and be void without prejudice to the rights and remedies of either party against the other in respect of any antecedent claim or breach of obligation
- (d) any notice under this Agreement to be served on either the Landlord or the Tenant can be served either personally or by registered post and any notice sent by registered post shall be deemed to be delivered forty eight hours after it has been posted and any notice to the Tenant shall further be deemed sufficiently served if delivered to the Property personally and for the purposes of this Clause the word "notice" shall include any Summons or other Court process or document in any Court action in respect of this Agreement
- (e) if any document arising under this Agreement is signed by or on behalf of the Tenant or Landlord the person so signing shall be deemed the authorised signatory of the Landlord or Tenant
- (f) any person other than the Tenant who pays the rent due hereunder or any part thereof to the Landlord shall be deemed to have made such payment as agent for and on behalf of the Tenant
- (g) NOTHING in this Agreement shall entitle the Tenant to withhold or delay any payment of the rent or any other sum due or in any way prejudice affect or derogate from the rights of the Landlord in relation to such non-payment including (but without prejudice to the generality of the above) under the proviso for re-entry contained in this Agreement.
6. The Landlord agrees with the Tenant as follows -
- (1) To pay and indemnify the Tenant against all assessments and outgoings in respect of the Property (except the water rate and Council Tax and except charges for the supply of gas or electric light and power or the use of any telephone)
- (2) That the Tenant paying the Rent and performing the agreements on the part of the Tenant may quietly possess and enjoy the Property during the tenancy without any lawful interruption from the Landlord or any person claiming under or in trust for the Landlord
- (3) To return to the Tenant any rent payable for any period while the Property is rendered uninhabitable by fire the amount in case of dispute to be settled by arbitration
- (4) To return to the Tenant deposit rent of £ 1,493 when this tenancy agreement is terminated, subject to the deduction therefrom of any sums required to compensate the Landlord whether wholly or in part for any breach of obligation on the Tenant's part.
7. This Agreement shall take effect subject to the provisions of section 11 of the Landlord and Tenant Act 1985 if applicable to the tenancy
8. Where two or more persons are together as tenants it is agreed their obligations to their landlord will be joint and several.

AS WITNESS the hands of the parties hereto the day and year first above written

SIGNED by the above named
(the Landlord)

Stefanophidi

SIGNED by the above named
(the Tenant)

[Signature]

WITNESSED BY:

Ruth Shieff
(RUTH SHIEFF)

The Landlord's address of services
of Section 48 Notice under Housing
Act 1987 is

Name *Sasha Josephides*

Address *19 Hampstead
Hill Gardens*

Tel.

0207 431 4591

DATED

14 / 4

201

Cassandra Camerer-Chi

and

Sasha Josephides

AGREEMENT

for letting furnished/unfurnished dwellinghouse
on an assured shorthold tenancy
under Part III of the Housing Act 1996

Rent £ *340* per w
1,473 per m

TENANCY AGREEMENT

RESIDENTIAL: ASSURED SHORTHOLD TENANCY AGREEMENT
POST HOUSING ACT 1996
FOR ALL TYPES OF RESIDENTIAL ACCOMMODATION
FURNISHED AND UNFURNISHED

DATE

18th May

2013

PARTIES

1. The Landlord

Sasha Josephides

2. The Tenant

Hilary McErea

PROPERTY The dwellinghouse situated at and being

Flat D
1a Hampstead Hill Gardens
London NW3 2PJ

Together with the Fixtures Furniture and Effects therein and more particularly specified in the Inventory thereof signed by the parties.

TERM

from

20 / 05 / 2013

to

19 / 05 / 2013

day

month

year

day

month

year

RENT

£ 1,508

per

month

(subject

nevertheless as hereinafter provided)

PAYABLE

in advance by equal monthly payments on

DEPOSIT

Deposit
Protection
Service

to pay the sum of £ 1,408 (hereinafter known as "the Deposit") to be held by the Landlord or his agent in an interest bearing account (with interest to accrue to the Tenant) as stakeholder as security for the performance of the Tenant of his obligations under this Agreement and the holding and use of the Deposit shall be without prejudice to any other right or remedy of the Landlord whether express or implied and the Landlord shall notify the Tenant immediately in the event of resort to the Deposit and the Tenant shall forthwith upon such notification make such payment as be required to restore the Deposit to its original balance of £

First payment to be made on the

20th

day of

May

next

1. The Landlord lets and the Tenant takes the Property for the Term at the Rent payable as above.
2. This Agreement is intended to create an assured shorthold tenancy as defined by Section 19A of the Housing Act 1988 (as inserted by the Housing Act 1996) and the provisions for the recovery of possession by the Landlord in Section 21 thereof apply accordingly.

(a) The Landlord hereby gives notice to the Tenant that the Premises are or may become his principal home and further gives notice to the Tenant that possession of the Premises may be recovered under Ground 1 in Part 1 of Schedule 2 to the Housing Act 1988.

(b) The Landlord hereby notifies the Tenant that the Premises are subject to a mortgage and the mortgagee may be entitled to exercise a power of sale conferred on him by the mortgage or by section 101 of the Law of Property Act 1925 and may require possession of the Premises for the purpose of disposing of them with vacant possession in the exercise of that power and further gives Notice to the Tenant that possession of the Premises may be recovered on Ground 2 in Part 1 of the Schedule 2 of the Housing Act 1988.

(c) This agreement may be liable to Inland Revenue Stamp Duty.

(d) gas, electricity and water are included in the rent

3. Where the context admits -

- (a) "The Landlord" includes the persons for the time being entitled in reversion expectant on the tenancy
- (b) "The Tenant" includes the persons deriving title under the Tenant
- (c) References to the Property include references to any part or parts of the Property and to the Fixtures Furniture and Effects or any of them.

4. The Tenant will -

- (a) Pay the rent at the times and in the manner specified
- (b) ~~Pay for all gas and electric light and power which shall be consumed or supplied on or to the Property during the tenancy and the amount of the water rate charged in respect of the Property during the tenancy and the amount of all charges made for the use of the telephone~~ (if any) on the Property during the tenancy or a proper proportion of the amount of the rental or other recurring charges to be assessed according to the duration of the tenancy
- (c) Not damage or injure the Property to make any alteration in or addition to it
- (d) Preserve the Fixtures Furniture and Effects from being destroyed or damaged and not remove any of them from the Property
- (e) To maintain the garden to a standard at least as good as it is at the commencement of this Agreement to mow the lawn of the garden regularly and not to cut lop or remove or damage any of the trees bushes shrubs or plants but to preserve the same
- (f) Yield up the Property at the end of the tenancy in the same clean state and condition as it was in the beginning of the tenancy and make good pay for the repair of or replace all such items of the Fixtures Furniture and Effects as shall be broken lost damaged or destroyed during the tenancy (reasonable wear and damage by fire excepted)
- (g) Leave the Furniture and Effects at the end of the tenancy in the rooms or places in which they were at the beginning of the tenancy
- (h) Pay for the washing (including ironing or pressing) of all linen and for the washing and cleaning (including ironing and pressing) of all counterpanes blankets and curtains which shall have been soiled during the tenancy (the reasonable use thereof nevertheless to be allowed for)
- (i) Permit the Landlord or the Landlord's agents at reasonable hours in the daytime to enter the Property to view the state and condition thereof
- (j) Not sublet or part with possession of the Property without the previous consent in writing of the Landlord
- (k) Not without the prior written consent of the Landlord keep or suffer to be kept in the Premises any cat dog or other pet
- (l) Not carry on on the Property any profession trade or business or let apartments or receive paying guests on the Property or place or exhibit any notice board or notice on the Property or use the Property for any other purpose than that of a strictly private residence
- (m) Not to leave the Premises vacant or unoccupied for a period in excess of fourteen consecutive days without first giving written notice to the Landlord of the intention to do so
- (n) Not do or suffer to be done on the Property anything which may be or become a nuisance or annoyance to the Landlord or the Tenants or occupiers of any adjoining premises or which may vitiate any insurance of the Property against fire or otherwise or increase the ordinary premium for such insurance
- (o) If the Tenant wishes to vacate the property one month's notice will be given before the expiry of the tenancy.
- (p) Permit the Landlord or the Landlord's agents at reasonable hours in the daytime within the last twenty-eight days of the tenancy to enter and view the property with prospective tenants.
- (q) The Tenant is responsible for their own TV License and the insurance of their own belongings.
- (r) To perform and observe any obligation on the part of the Tenant arising under the Local Government Finance Act 1992 or regulations made thereunder to pay council tax and indemnify the Landlord against any such obligation which the landlord may incur during the tenancy by reason of the Tenant's ceasing to be resident in the Property.
- (s) To pay all other taxes duties assessments impositions and outgoings which are now or which may at any time hereafter be assessed charged or imposed upon the Property or on the owner or occupier in respect thereof.

ANY HOUSING BENEFIT CLAIMED BY THE TENANT MUST BE PAID EITHER TO THE LANDLORD OR HIS AGENT AND MUST NOT BE PAID DIRECTLY TO THE TENANT/S.

NB
carpet
discoloured
in places
S)

PROVIDED ALWAYS AND IT IS HEREBY AGREED as follows:-

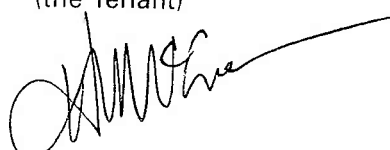
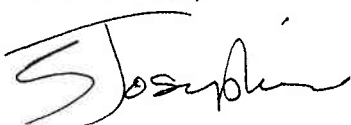
5. (a) if the Premises or any part thereof shall at any time during the Tenancy be destroyed or damaged by fire explosion or otherwise so as to be unfit for occupation and use and not through the negligence of the Tenant or servants or others the rent hereby reserved or a fair proportion thereof according to the nature and extent of the damage sustained shall be suspended until the Premises shall again be fit for habitation and use
- (b) if the rent or any part thereof shall be in arrears for fourteen days after becoming payable (whether formally demanded or not) or if there is any breach of any of the covenants on the part of the Tenant or if the Tenant becomes bankrupt or enters into any composition or other arrangement with his creditors or suffers any distress or execution on his goods or if the Premises shall be left vacant or unoccupied for more than twenty-eight days then it shall be lawful for the Landlord or his agent immediately and at any time thereafter to re-enter and take possession of the Premises and of the furniture fixtures and effects without any liability to an action at law for trespass or otherwise and with power to recover all rent then in arrear and any further rent and other sum due in satisfaction of any liability due from the Tenant that may accrue under this Agreement
- (c) if at any time the Landlord wishes to determine the Tenancy for whatever reason the Landlord shall give to the Tenant not less than two calendar months previous notice in writing of such his desire (such notice to expire no earlier than six months after the commencement of the term) then immediately on the expiration of such notice the tenancy and everything herein contained shall cease and be void without prejudice to the rights and remedies of either party against the other in respect of any antecedent claim or breach of obligation
- (d) any notice under this Agreement to be served on either the Landlord or the Tenant can be served either personally or by registered post and any notice sent by registered post shall be deemed to be delivered forty eight hours after it has been posted and any notice to the Tenant shall further be deemed sufficiently served if delivered to the Property personally and for the purposes of this Clause the word "notice" shall include any Summons or other Court process or document in any Court action in respect of this Agreement
- (e) if any document arising under this Agreement is signed by or on behalf of the Tenant or Landlord the person so signing shall be deemed the authorised signatory of the Landlord or Tenant
- (f) any person other than the Tenant who pays the rent due hereunder or any part thereof to the Landlord shall be deemed to have made such payment as agent for and on behalf of the Tenant
- (g) NOTHING in this Agreement shall entitle the Tenant to withhold or delay any payment of the rent or any other sum due or in any way prejudice affect or derogate from the rights of the Landlord in relation to such non-payment including (but without prejudice to the generality of the above) under the proviso for re-entry contained in this Agreement.
6. The Landlord agrees with the Tenant as follows -
- (1) To pay and indemnify the Tenant against all assessments and outgoings in respect of the Property ~~(except the water rate and Council Tax and except charges for the supply of gas or electric light and power or the use of any telephone)~~
- (2) That the Tenant paying the Rent and performing the agreements on the part of the Tenant may quietly possess and enjoy the Property during the tenancy without any lawful interruption from the Landlord or any person claiming under or in trust for the Landlord
- (3) To return to the Tenant any rent payable for any period while the Property is rendered uninhabitable by fire the amount in case of dispute to be settled by arbitration
- (4) To return to the Tenant deposit rent of £ 1,408.....when this tenancy agreement is terminated, subject to the deduction therefrom of any sums required to compensate the Landlord whether wholly or in part for any breach of obligation on the Tenant's part.
7. This Agreement shall take effect subject to the provisions of section 11 of the Landlord and Tenant Act 1985 if applicable to the tenancy
8. Where two or more persons are together as tenants it is agreed their obligations to their landlord will be joint and several.

AS WITNESS the hands of the parties hereto the day and year first above written

SIGNED by the above named
(the Landlord)

SIGNED by the above named
(the Tenant)

WITNESSED BY:



The Landlord's address of services
of Section 48 Notice under Housing
Act 1987 is

Name *Sasha Josephides*
Address *19B Hampstead*
Hill Gdns. NW3.2PJ

Tel.

0207 431 4591

DATED

18th May 2013

Sasha Josephides

and

Hilary McCrea

AGREEMENT

for letting furnished/unfurnished dwellinghouse
on an assured shorthold tenancy
under Part III of the Housing Act 1996

Rent £ *1,508 p.m.*

The Landlord's address of services of Section 48 Notice under Housing Act 1987 is

Name *Sasha Josephides*

Address *19B Hampstead Hill Gardens NW3 2PS*

Tel. *0207 431 4591*

DATED *19th May* 20*14*

Sasha Josephides

and

Hilary McGree

AGREEMENT

for letting furnished/unfurnished dwellinghouse on an assured shorthold tenancy under Part III of the Housing Act 1996

Rent £ *258.06*
per week

TENANCY AGREEMENT

RESIDENTIAL: ASSURED SHORTHOLD TENANCY AGREEMENT
POST HOUSING ACT 1996
FOR ALL TYPES OF RESIDENTIAL ACCOMMODATION
FURNISHED AND UNFURNISHED

DATE *19th May* 20*14*

PARTIES 1. The Landlord

Sasha Josephides

2. The Tenant

Hilary McGree

PROPERTY The dwellinghouse situated at and being

*Flat D left
19 Hampstead Hill Gdns
NW3 2PS*

Together with the Fixtures Furniture and Effects therein and more particularly specified in the Inventory thereof signed by the parties.

TERM from *20 / 05 / 2014* to *19 / 03 / 2015*
day month year day month year

RENT £ *258.06* per *week* (subject nevertheless as hereinafter provided)

PAYABLE *in advance* by equal *4 weekly* payments on

DEPOSIT to pay the sum of £ *0* (hereinafter known as "the Deposit") to be held by the Landlord or his agent in an interest bearing account (with interest to accrue to the Tenant) as stakeholder as security for the performance of the Tenant of his obligations under this Agreement and the holding and use of the Deposit shall be without prejudice to any other right or remedy of the Landlord whether express or implied and the Landlord shall notify the Tenant immediately in the event of resort to the Deposit and the Tenant shall forthwith upon such notification make such payment as be required to restore the Deposit to its original balance of £

as at present First payment to be made on the _____ day of _____ next

1. The Landlord lets and the Tenant takes the Property for the Term at the Rent payable as above.
2. This Agreement is intended to create an assured shorthold tenancy as defined by Section 19A of the Housing Act 1988 (as inserted by the Housing Act 1996) and the provisions for the recovery of possession by the Landlord in Section 21 thereof apply accordingly.

(a) The Landlord hereby gives notice to the Tenant that the Premises are or may become his principal home and further gives notice to the Tenant that possession of the Premises may be recovered under Ground 1 in Part 1 of Schedule 2 to the Housing Act 1988.

(b) The Landlord hereby notifies the Tenant that the Premises are subject to a mortgage and the mortgagee may be entitled to exercise a power of sale conferred on him by the mortgage or by section 101 of the Law of Property Act 1925 and may require possession of the Premises for the purpose of disposing of them with vacant possession in the exercise of that power and further gives Notice to the Tenant that possession of the Premises may be recovered on Ground 2 in Part 1 of the Schedule 2 of the Housing Act 1988.

(c) This agreement may be liable to Inland Revenue Stamp Duty.

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