

From: Adam Black [mailto:adamblack1@icloud.com]
Sent: 18 June 2015 16:52
To: Young, Tony
Subject: Re: Prior approval application - 2015/3286/P - 68A-74A Rochester Place

Current leases below
Copies of one before also on way
I'll let you know re Monday
Thanks

THIS LEASE is made on the

2013

12.30
18/11

Clause 1 PARTICULARS

1.1 THE PARTIES	
1.1.1 The Landlord	BLACK COMMUNICATIONS (Company registration number 3835580) whose registered office is situated at Summit House, 170 Finchley Road London, NW3 6BP
1.1.2 The Tenant	Marion Hume
1.2 BUILDING	74A Rochester Place, London, NW1 9JX
1.3 DEMISED PREMISES	The suite of offices within the Building comprising part of the first floor shown edged red on the plan attached
1.4 THE TERM	TWO (2) YEARS from the 9 th September 2013 with a break clause after 12 months has elapsed. Three months notice is to be given by the Tenant after 9 months has elapsed should it wish to exercise this break clause.
1.5 THE RENT Amount	[REDACTED]
1.6 USER	B1 Offices
1.7 THE DEPOSIT	A deposit of 3 months rent is to be made upon signature of the contract

Clause 10

EXHIBITION

10.1 In accordance with the provision of Section 38a of the Landlord and Tenant Act 1954 the parties have agreed (and do hereby agree) that the provisions of Section 38a of that Act shall be excluded in relation to the tenancy created by this lease.

10.2 The Landlord has provided to the Tenant a notice in the form or substantially in the form set out in Schedule 2 to the Order (the "Notice") (a copy of which under a [redacted] and dated 2009 (the "Order") (a copy of which under a [redacted] in this lease.)

10.3 The requirements specified in Schedule 2 to the Order have been met in that the Tenant has made the appropriate declaration in the form or substantially in the form set out in Schedule 2 to the Order (a copy of which under a [redacted] in this lease)

SENT BY FAX BY the said Marion Hume


Marion Hume



THIS LEASE is made on the

11 February 2015

Clause 1 PARTICULARS

1.1 THE PARTIES	
1.1.1 Landlord	BLACK COMMUNICATIONS (Company registration number 3835380) whose registered office is situated at 25 Basinghall Street, London EC4A 3DF
1.1.2 Tenant	Las Records whose registered office is situated at 1 Paul Street, London NW1
1.2 BUILDING	First Floor, 68A Rochester Place, London, NW1 4JX
1.3 OBLIGED PARTIES	The rate of office within the Building comprising part of the first floor shown referred to on the plan attached
1.4 THE TERM	Two (2) years from 11 February 2015. The lease shall terminate by the expiry of the term. The landlord or Tenant, with other party's consent, may terminate the lease by giving notice in writing to the other party. Such notice shall be given on or before 1st September 2015. Notice must be given on March 1st 2015.
1.5 THE RENT	Amount 

10.3 The requirements specified in Schedule 2 to the Order have been met in that the Landlord has made the appropriate declaration in the form or substantially in the form set out in Schedule 2 to the Order, a copy of which declaration is annexed to this Lease.

SIGNED AS A DEED by the said **Las Records Ltd** acting by its Director

Director



SIGNED AS A DEED by the said **Black Communications Ltd** acting by its Director

Director

