

ASSURED SHORTHOLD TENANCY AGREEMENT

for letting a residential dwelling house

This Tenancy Agreement is for letting furnished or unfurnished residential accommodation. As such, this is a legal document and should not be used without adequate knowledge of the law of landlord and tenant.

THIS AGREEMENT is made on the date specified below BETWEEN the Landlord and the Tenant.

Date 15th July 2014
Landlord(s) Nutmeg Properties Limited of 16 Finchley Road, St John's Wood, London NW8 6EB

Note: any notice in respect of this tenancy should be served on the Landlord at the above address

Tenants(s) Natalie Steinberg Flat 1, 30 Fellows Road, Swiss Cottage, NW3 3LH
Guarantor Mark Steinberg of 10 Upper Berkeley Street, London, W1H 7PE

Note: any notice in respect of this tenancy may be served on the Tenant(s) at the address of the Property

Property 20B Belsize Square, Belsize Park, NW3 4HT
Contents The fixtures and fittings at the Property or provided by the Landlord after commencement of this tenancy agreement together with any furniture, carpets, curtains and other effects on the Property or provided by the Landlord after commencement of this tenancy agreement
Term For the term of 12 months commencing on 9th September 2014 and ending on 8 September 2015
Rent £ 8209.00 per calendar month
Payment Payment to be made by the Tenant on or before 9th September 2014. The rent is payable monthly in advance on the 9th of each month the clear of any deductions, to avoid doubt the second payment will be payable on the 9th October 2014 by bankers standing order in favour of:
Nutmeg Properties Ltd
Bank: HSBC Private Bank (UK) Limited
Branch: 78 St James's Street, London, SW1A 1JB
Sort Code: 40-05-50
Account: 21509829
Deposit Deposit £14,800

1. The Landlord agrees to let and the Tenant agrees to take the Property and Contents for the Term at the Rent payable as above
2. The Tenant shall pay the Deposit to the Landlord on or before commencement of the tenancy as security for the performance of the Tenant's obligations herein and to compensate the Landlord for any breach of those obligations (but without prejudice to the Landlord's right to seek additional payment from the Tenant for any breach of those obligations should the Deposit prove insufficient). It is agreed that this sum shall not be transferable by the Tenant in any way or at any time against payment of the Rent.
3. The Tenant agrees with the Landlord:

(3.1) To pay the Rent on the days and in the manner specified without deduction or set off to the Landlord by standing order to an account specified by the Landlord

(3.2) To pay promptly to the authorities to whom they are due (or, if the Landlord is charged for them, reimburse to the Landlord on demand) all council tax, telephone and other communication charges relating to the Property in respect of the period of this tenancy and all electricity, water, heating, hot water and gas charges relating to the Property in respect of the period of this tenancy which, in the absence of separate metering for the Property, shall be determined by the Landlord acting reasonably and to pay the total cost of any re-connection fee relating to the supply of gas, electricity and telephone if the same is disconnected.

(3.3) Not to damage or injure the Property or make any alteration or addition to it. Any redecoration is to be made only with the prior written consent of the Landlord

(3.4) Not to leave the Property vacant for more than 30 consecutive days and to properly secure all locks and bolts to the doors, windows and other openings when leaving the Property unattended

(3.5) To keep the interior of the Property and the Contents in good and clean condition and complete repair (damage by accidental fire and reasonable wear and tear excepted) and to keep the Property at all times well and sufficiently aired and warmed during the tenancy

(3.6) To immediately pay the Landlord the value of replacement of any furniture or effects lost damaged or destroyed or at the option of the Landlord, replace immediately any furniture or effects lost damaged or destroyed, and not to remove or permit to be removed any furniture or effects from the Property

(3.7) To yield up the Property and Contents at the expiration or sooner determination of the tenancy in the same clean state and condition and in the same state of repair as they were at the commencement of the Tenancy (damage by accidental fire and reasonable wear and tear excepted)

(3.8) To pay for any cleaning services that may be required to reinstate the Property to the same order that it was provided at the commencement of the Tenancy including the washing or cleaning of all linen, bedding, carpets and curtains which shall have been soiled during the tenancy

(3.9) To leave the Contents at the end of the tenancy in the same places in which they were positioned at the commencement of the Tenancy

(3.10) That the Landlord or any person authorised by the Landlord may at reasonable times of the day on giving 24 hours' notice (unless in the case of an emergency) enter the Property for the purpose of viewing, inspecting its condition and state of repair or for the purpose of repair or repainting

(3.11) Not to assign, or sublet, part with possession of the Property, or let any other person live at the property other than the named Tenant

(3.12) To use the Property as a single private dwelling and not to use it or any part of it for any other purpose nor to allow anyone else to do so

(3.13) Not to receive paying guests or carry on or permit to be carried on any business, trade or profession on or from the Property

(3.14) Not to permit or suffer to be done in or on the Property any act or thing which may be a nuisance damage or annoyance to the Landlord or to the occupiers of the

neighbouring premises, or which may void any insurance of the Property or cause the premiums to increase

(3.15) Not to bring or to keep any animals or birds in the Property or the building of which the Property forms part

(3.16) To keep the gardens and/or terrace and/or patio or yard (if any) neat and tidy at all times and not remove any trees or plants

(3.17) To comply with the terms of the lease under which the Landlord holds its interest in the Property (save for the payment of rent and service charges) and not to do anything which would put the Landlord in breach of those terms

(3.18) To pay for the removal disposal or storage of any items left in the Property belonging to the Tenant

(3.19) To replace all fuses light bulbs and fluorescent tubes as and when necessary

(3.20) Not alter or change or install any locks on any doors or windows in or about the Property or have any additional keys made for any locks without the prior consent of the Landlord and if any such additional keys are made deliver the same up to the Landlord together with all original keys at the expiration or sooner determination of the tenancy and in the event that any such keys have been lost pay to the Landlord on demand any costs incurred by the Landlord in replacing the locks to which the lost key belonged

(3.21) To ensure that whenever the Property is left vacant or unattended all the external doors and windows are properly secured by all locks and other means provided by the Landlord and the burglar alarm (if any) is activated

(3.22) Not to pull down alter add to or in any way interfere with the construction or arrangement of the Property or the internal or the external decoration or decorative scheme or colours thereof

(3.23) Not do or permit or suffer to be done anything upon the Property which shall cause damage to or deterioration of the internal or external surface thereof or the coverings or decoration of or to such surfaces and in particular without prejudice to the generality of the foregoing not to hang affix place or stand any picture placard poster or similar item upon in or against any wall and not to pierce nail pin screw peg or bolt into any walls or ceilings

(3.24) To pay the Landlord's reasonable costs of and in connection with:-

- (i) The preparation of this Agreement
- (ii) Any check in and check out Inventory
- (iii) The preparation of any Schedule of dilapidations whether during or at the end of the said tenancy

(3.25) To notify the Landlord immediately of any damage or leak in the Property and to take all reasonable action to minimise any further damage that may be caused to the Property as a result thereof

(3.26) Not to leave or store any items or refuse in any of the common parts of the building of which the Property forms part and not to damage or mark the walls of any of the common parts

(3.27) To supply working battery operated smoke, heat and carbon monoxide detectors in the Property and not to tamper with or cover them save that the Tenant shall be responsible regularly test them by pressing the test buttons on them and if the batteries have expired then to change the batteries in them for working ones

(3.28) To comply with the all fire regulations set out in Schedule 1 of this Agreement and the Tenant confirms that the Tenant has read and understands such fire regulations

4. The Landlord agrees with the Tenant that provided the Tenant shall pay the Rent and perform the agreements on his part already referred to, the Landlord shall permit the Tenant to have quiet enjoyment of the Property without unlawful interruption by the Landlord
5. The Landlord may re-enter the Property and immediately thereupon the tenancy shall absolutely determine without prejudice to the other rights and remedies of the Landlord if the Tenant has not complied with any obligation in this Agreement, or should the rent be in arrears by more than fourteen days whether formally demanded or not
6. In this Agreement unless the context otherwise requires the following expressions shall have the following meanings:

"The Landlord" includes the persons for the time being entitled to the reversion expectant on determination of the tenancy
7. Whenever there is more than one person comprising the "Tenant" all covenants and obligations on the part of the Tenant can be enforced against all of those persons jointly and severally
8. The parties agree:
 - 8.1 Notice is hereby given that possession might be recovered under Ground 1, Schedule 2 of the Housing Act 1988
 - 8.2 the tenancy may be brought to an end if the mortgagee requires possession on default of the borrower under Ground 2, Schedule 2 of the Housing Act 1988
9. The Special Conditions (if any) set out in Schedule 2 of this Agreement shall apply.

SCHEDULE 1

Fire regulations

1. Not to keep any combustible, flammable, noxious or dangerous materials in the Property, common parts or any other part of the building at any time or to allow anyone else to do so.
2. Not to smoke in the Property, common parts or any other part of the building at any time or to allow anyone else to do so.
3. To keep the doors to the Property and all communal doors of the building closed at all times
4. Not to remove, tamper with, cover or otherwise interfere with any fire safety equipment in any part of the building including without limitation fire extinguishers, fire alarm panels, fire call points, fire or heat detectors or alarm sounders
5. Immediately to report the Landlord in writing any fault that you detect in relation to any of the fire detection or safety equipment in the building
6. Not to store or leave anything in or in any way obstruct the common parts of the building

SCHEDULE 2

N/A

SPECIAL PROVISIONS

The Landlord will arrange for a valid Gas Safety Certificate & EPC to be supplied no later than the renewal date of the contract.

The Tenant is responsible for the Inventory check out upon the expiration date of the lease.

The Tenant will be responsible for the professional clean at the expiration date of the lease.

Smoking Clause

The Tenant agrees neither to smoke in or on the Premises nor to allow his invited guests or visitors to do so. In breach of this clause the Tenant shall be responsible for the reasonable costs of or rectification of any damage cause or for any appropriate cleaning, fumigation etc. Required.

Option to renew

The Landlord shall on the written request of the Tenant made not less than 12 weeks before the expiration of the term, granted by the Tenancy Agreement and if there shall not at the expiration of the said term be any existing breach or non-observance of any of the obligations on the part of the Tenant herein contained at the expense of the Tenant enter into a new Tenancy Agreement in respect of the property for a further term of twelve months from 9th September 2015 at a rental increase in line with the retail price index not being less than 3% or greater than 8% and containing the like obligations and provisions as herein contained with the exception of the present provision for renewal the Tenant on the execution of such new Agreement to execute a counterpart thereof PROVIDED ALWAYS that this provision shall become null and void if this Agreement is determined by the Tenant.

Dog Clause

The Landlord gives permission for one dog to live in the property throughout the duration term of the tenancy. The Tenant agrees to pay for the premises to be professionally cleaned with de-infestation cleaner at the end of the Tenancy, if de-infestation is necessary. The Tenant will also be liable to compensate the Landlord for any losses suffered due to flea infestation by an animal of the Tenant, his family or his visitors. The tenant agrees to take reasonable steps to keep the animal known as a DOG under control during the Tenancy and to keep the garden free of fouling by the animal during the Tenancy and at the end of the Tenancy.

SIGNED by the LANDLORD(S)



(Nutmeg Properties Limited)

SIGNED by the TENANT(S)



(Natalie Steinberg)

SIGNED by the Guarantor



(Mark Steinberg)