

Tenancy Agreement

DATE

9 October 2007

PARTIES:

**THE LANDLORD AND
MANAGING AGENT**

Mr Lance Blackstone, Blackstone Franks, Barbican House, 26-34 Old
Street, London EC1V 9QR

THE LANDLORD'S AGENT

Daniel Rose Residential Ltd, 42 Colebrooke Row, London N1 8AF

THE TENANT

HSBC Bank plc, 8 Canada Square, Canary Wharf, London E14 5HQ

**THE TENANT'S POSTAL
ADDRESS (FOR ALL
NOTICES)**

HSBC Bank plc, HR Connect, Mayfields Court, Maylands Avenue,
Hemel Hempstead, Hertfordshire HP2 4SE

**THE TENANT'S RELOCATION
COMPANY**

Sterling Relocation, Hallmark House, Rowdell Road, Northolt,
Middlesex UB5 6AG

PROPERTY: The house situated at and known as **10 Gayton Crescent, London, NW3 1TT** together with (1) the use of the entrance hall and lift (if any), staircase, outer door and vestibule of the building and garden (if any) in common with the other Tenants and occupiers (if any) and (2) the fixtures and furniture and effects now in and upon the Property and more particularly specified in the inventory thereof signed by the parties and (3) one off street parking space.

TERM: A term of one year from 9 October 2007 to 8 October 2008 together with any extension thereof referred to in Clause 4.

RENT: £1800 per week (one thousand eight hundred pounds) for every week of the term.

PAYABLE: In the sum of £23,400.00 (Twenty three thousand four hundred pounds) for every quarter of the term payable in advance the first day of each quarter the first such payment to be made on 9 October 2007. The first such payment being made to the Landlord's Agent on the due date by standing order upon receipt of an original invoice.

All payments thereafter being made to the Landlord on the due date by standing order upon receipt of an original invoice.

HSBC Bank plc Tenancy Agreement
Will Rathvon
10 Gayton Crescent, London, NW3 1TT

Initials

SR

[Redacted]

DEPOSIT: £14,400 (fourteen thousand four hundred pounds) payable on or before the commencement of the Tenancy in accordance with Clause 3.

SIGNED by or on behalf of
the above named Tenant

[Redacted Signature]

Print Name

SI. PATT

in the presence of:-

[Redacted Signature]

Print Name

LIA PATTERSON



DEPOSIT: £14,400 (fourteen thousand four hundred pounds) payable on or before the commencement of the Tenancy in accordance with Clause 3.

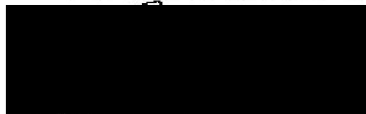
SIGNED by or on behalf of
the above named Landlord



Print Name

L R BRIDGES

in the presence of:-



Print Name

D. BRIDGES

Renewal Document

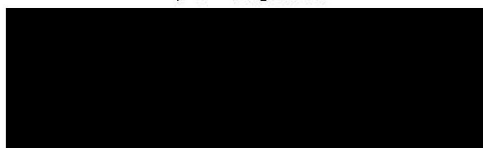
DATE:	26 th September 2008
PARTIES:	
THE LANDLORD AND MANAGING AGENT	Mr Lance Blackstone, Blackstone Franks, Barbican House, 26-34 Old Street, London EC1V 9QR
THE LANDLORD'S AGENT	Daniel Rose Residential Ltd, 42 Colebrooke Row, London N1 8AP
THE TENANT	HSBC Bank plc, 8 Canada Square, Canary Wharf, London E14 5HQ
THE TENANT'S POSTAL ADDRESS (FOR ALL NOTICES)	HSBC Bank plc, HR Connect, Mayfields Court, Maylands Avenue, Hemel Hempstead, Hertfordshire HP2 4SE
THE TENANT'S RELOCATION COMPANY	Sterling Relocation, Hallmark House, Rowdell Road, Northolt, Middlesex UB5 6AG
PROPERTY:	10 Gayton Crescent, London NW3 1TT
PREVIOUS TENANCY:	Dated: 9 October 2007

It is hereby agreed that a Renewal Term will be entered into on the same terms and conditions as the Previous Tenancy with the exception of Clause 4 (a) which has now expired.

RENEWAL TERM: A term of one year from 9 October 2008 to 8 October 2009.

RENT: £1886.40 per week (one thousand eight hundred and eighty six pounds and forty pence) clear of all deductions for every week of the term.

PAYABLE: In the sum of £24523.20 (twenty four thousand five hundred and twenty three pounds and twenty pence) for every quarter of the term payable in advance the first such payment to be made on 9 October 2008 subsequently 9 January 2009, 9 April 2009 and 9 July 2009 all payments being made to the Landlord on the due date by standing order.



HSBC Bank plc
Will Ratkvon
10 Gayton Crescent, London NW3 1TT

TERMINATION/CONTINUATION

Clause No. 4 (a) Now expired.

- (b) It is hereby agreed between the parties hereto that on the expiration of the Further Term the Tenant (having duly observed the conditions obligations and stipulation of his part herein contained) shall have the option to continue the Tenancy of the Property for a further term of one year from 9 October 2009 at a Rent that shall be increased by the same percentage as the increase in the Retail Price Index, published immediately prior to the date of such renewal and to be agreed by both parties but nevertheless with a minimum of 2% and a maximum of 6% and otherwise on the same terms and conditions contained in this Tenancy Agreement save for this clause which shall be deleted.
- (c) It is hereby agreed between the Landlord and the Tenant that the Tenancy may be terminated by the Tenant giving to the Landlord or the Landlord's Agent two months notice in writing at any time.
- (c) The Landlord hereby agrees to return any pre-paid or overpaid Rent to the Tenant within 7 days of the determination of the Tenancy and further agrees not retain any such rent towards any claim for dilapidations which shall be dealt with in accordance with clause 3 hereof.

SIGNED by or on behalf of
the above named Landlord

Print Name



LANCE R BLACKSTONE

in the presence of:-

Print Name



JANET SUGARS

SIGNED by or on behalf of
the above named Tenant

Print Name



JO PLATT

in the presence of:-

Print Name



DAVID WILKIN

HSBC Bank plc
Will Rathvon
10 Cayton Crescent, London NW3 1TT

Renewal Document

DATE:	
PARTIES:	
THE LANDLORD AND MANAGING AGENT	Mr Lance Blackstone, Blackstone Franks, Barbican House, 26-34 Old Street, London EC1V 9QR
THE LANDLORD'S AGENT	Daniel Rose Residential Ltd, 42 Colebrooke Row, London N1 8AF
THE TENANT	HSBC Bank plc, 8 Canada Square, Canary Wharf, London E14 5HQ
THE TENANT'S POSTAL ADDRESS (FOR ALL NOTICES)	HSBC Bank plc, HR Connect, Mayfields Court, Maylands Avenue, Hemel Hempstead, Hertfordshire HP2 4SE
THE TENANT'S RELOCATION COMPANY	Sterling Relocation, Hallmark House, Rowdell Road, Northolt, Middlesex UB5 6AG
PROPERTY ADDRESS	10 Gayton Crescent, London NW3 1TT
PREVIOUS TENANCY	9 October 2007, 9 October 2008

It is hereby agreed that a Renewal Term will be entered into on the same terms and conditions as the Previous Tenancy with the exception of Clause 4 (a) and (b) which have now expired.

RENEWAL TERM: A term of one year from 9 October 2009 to 8 October 2010.

RENT: £1509.12 per week (one thousand five hundred and nine pounds and twelve pence) clear of all deductions for every week of the term.

PAYABLE: In the sum of £19,618.56 (nineteen thousand six hundred and eighteen pounds and fifty six pence) for every quarter of the term payable in advance the first such payment to be made on 9 October 2009 subsequently 9 January 2010, 9 April 2010 and 9 July 2010 all payments being made to the Landlord on the due date by standing order.



HSBC Bank plc
Will Rathvon
10 Gayton Crescent, London NW3 1TT

TERMINATION/CONTINUATION

- Clause No. 4 (a) Now expired.
- (b) Now expired.
- (c) It is hereby agreed between the Landlord and the Tenant that the Tenancy may be terminated by the Tenant giving to the Landlord or the Landlord's Agent two months notice in writing at any time.
- (b) The Landlord hereby agrees to return any pre-paid or overpaid Rent to the Tenant within 7 days of the determination of the Tenancy and further agrees not retain any such rent towards any claim for dilapidations which shall be dealt with in accordance with clause 3 hereof.

SIGNED by or on behalf of
the above named Landlord

Print Name

in the presence of:-

Print Name

SIGNED by or on behalf of
the above named Tenant

Print Name

in the presence of:-

Print Name

HSBC Bank plc
Will Rathvon
10 Gayton Crescent, London NW3 1TT

Renewal Document

DATE:	
PARTIES:	
THE LANDLORD AND MANAGING AGENT	Mr Lance Blackstone, Blackstone Franks, Barbican House, 26-34 Old Street, London EC1V 9QR
THE LANDLORDS AGENT	Daniel Rose Residential Ltd, 42 Colebrooke Row, London N1 8AF
THE TENANT	HSBC Bank plc, 8 Canada Square, Canary Wharf, London E14 5HQ
THE TENANT'S POSTAL ADDRESS	Global Mobility - HR Service Delivery, HSBC Group Training Centre, Smug Oak Lane, Bricket Wood, St. Albans AL2 3UE
THE TENANT'S RELOCATION COMPANY	Sterling Relocation, Hallmark House, Rowdell Road, Northolt, Middlesex UB5 6AG
PROPERTY ADDRESS	10 Gayton Crescent, London NW3 1TT
PREVIOUS TENANCY	9 th October 2007, 9 th October 2008, 9 th October 2009

It is hereby agreed that a Renewal Term will be entered into on the same terms and conditions as the Previous Tenancy with the exception of Clause 4 (a) and (b) which have now expired.

RENEWAL TERM: A term of one year from 9th October 2010 to 8th October 2011.

RENT: £1,800 per week (one thousand eight hundred pounds) clear of all deductions for every week of the term.

PAYABLE: In the sum of £23,400 (twenty three thousand four hundred pounds) for every quarter of the term payable in advance the first such payment to be made on 9th October 2010 and all payments being made to the Landlord on the due date by standing order.



TERMINATION/CONTINUATION

Clause No. 4 (a) Now expired.

(b) Now expired

HSBC Bank Plc
Will Ratson
10 Gayton Crescent, London NW3 1TT

- (c) It is hereby agreed between the Landlord and the Tenant that the Tenancy may be terminated by the Tenant giving to the Landlord or the Landlord's Agent two months notice in writing at any time.
- (d) The Landlord hereby agrees to return any pre-paid or overpaid Rent to the Tenant within 7 days of the determination of the Tenancy and further agrees not retain any such rent towards any claim for dilapidations which shall be dealt with in accordance with clause 3 hereof.

SIGNED by or on behalf of
the above named Landlord

Print Name

in the presence of:-

Print Name

SIGNED by or on behalf of
the above named Tenant;

Print Name

in the presence of:-

Print Name

HSHC Bank Plc
Will Rariven
10 Guyton Crescent, London NW3 1T7

Renewal Document

DATE:	
PARTIES:	
THE LANDLORD AND MANAGING AGENT	Mr Lance Blackstone, Blackstone Franks, Barbican House, 28-34 Old Street, London EC1V 9QR
THE LANDLORDS AGENT	Daniel Rose Residential Ltd, 42 Colebrooke Row, London N1 8AF
THE TENANT	HSBC Bank plc, 8 Canada Square, Canary Wharf, London E14 5HQ
THE TENANT'S POSTAL ADDRESS	Global Mobility - HR Service Delivery, HSBC Group Training Centre, Smug Oak Lane, Brickat Wood, St. Albans AL2 3UE
THE TENANT'S RELOCATION COMPANY	Sterling Relocation, Hallmark House, Rowdell Road, Northolt, Middlesex UB5 6AG
PROPERTY ADDRESS	10 Gayton Crescent, London NW3 1TT
PREVIOUS TENANCY	9 th October 2007, 9 th October 2008, 9 th October 2009

It is hereby agreed that a Renewal Term will be entered into on the same terms and conditions as the Previous Tenancy with the exception of Clause 4 (a) and (b) which have now expired.

RENEWAL TERM: A term of one year from 9th October 2010 to 8th October 2011.

RENT: £1,800 per week (one thousand eight hundred pounds) clear of all deductions for every week of the term.

PAYABLE: In the sum of £23,400 (twenty three thousand four hundred pounds) for every quarter of the term payable in advance the first such payment to be made on 9th October 2010 and all payments being made to the Landlord on the due date by standing order.

TERMINATION/CONTINUATION

Clause No. 4 (a) Now expired.

(b) Now expired

HSBC Bank Plc
Will Rathvon
10 Gayton Crescent, London NW3 1TT

Lance Blackstone

- (c) It is hereby agreed between the Landlord and the Tenant that the Tenancy may be terminated by the Tenant giving to the Landlord or the Landlord's Agent two months notice in writing at any time.
- (d) The Landlord hereby agrees to return any pre-paid or overpaid Rent to the Tenant within 7 days of the determination of the Tenancy and further agrees not retain any such rent towards any claim for dilapidations which shall be dealt with in accordance with clause 3 hereof.

SIGNED by or on behalf of
the above named Landlord

Print Name

[Redacted Signature]

LANCE BLANCHET

In the presence of:-

Print Name

[Redacted Signature]

Judy Rose

SIGNED by or on behalf of
the above named Tenant

Print Name

In the presence of:-

Print Name

HSBC Bank Plc
Will Rathvon
16 Gayton Crescent, London NW3 1TT