

DATED 22<sup>nd</sup> may 2018

**LICENCE FOR ALTERATIONS**  
**Re: PACK AND CARRIAGE**  
**(FORMERLY ROWLEYS)**  
**162 EVERSOLT STREET**  
**CAMDEN**  
**LONDON**  
**NW1 1BL**

MACNEIL DEVDAS LIMITED (1)

and

ARCH LONDON PROPERTIES LIMITED (2)

**MacNeil Devdas Limited**  
**Roslyn House**  
**34 Railway Approach**  
**Harrow**  
**Middlesex**  
**HA3 5AA**  
**Tel No. 020 8424 2261**  
**Fax No. 020 8424 2095**  
**Email: mac.radia@btconnect.com**

**LEVENES**  
**SOLICITORS**  
I hereby certify this to be a true  
and accurate copy of the original.  
Signed: *U3*  
Date: 8.6.18

**THIS LICENCE** is made the *22<sup>nd</sup>* day of *may* 2018  
BETWEEN **MACNEIL DEVDAS LIMITED** (Company Registration No: **6034372**) whose registered office is at 9 Essex Park, Finchley Central, London N3 1ND (hereinafter called the "Landlord") (1) of the one part and **ARCH LONDON PROPERTIES LIMITED** (Company Registration No: **09905458**) whose registered office is at 30 St George's Drive, London, SW1V 4BN ("the Tenant") (2) of the other part.

**WHEREAS :-**

- (a) This Licence is supplemental to a Lease (hereinafter called the "Lease") of even date short particulars whereof are set out in Part I of the Schedule hereto relating to the premises known as Pack and Carriage (formerly Rowleys), 162 Eversholt Street, Camden, London NW1 1BL in the London Borough of Camden as the same is more particularly described in the Lease (hereinafter called ("the Premises"))
- (b) The Tenant wishes to carry out certain building works and alterations (hereinafter called "the Works") to the Premises as more particularly referred to in Part II of the Schedule hereto and has requested the Landlord to grant the Licence for the Works which the Landlord has agreed to do upon the terms and conditions hereinafter contained.

**NOW THIS DEED WITNESSETH** as follows:-

- 1. In consideration of the covenants on the part of the Tenant hereinafter contained the Landlord hereby grants to the Tenant licence to carry out and complete the Works in all respects to the reasonable satisfaction of the Landlord's Surveyor.
- 2. The Tenant hereby covenants with the Landlord as follows:-
  - (a) That it will obtain all licences permissions and consents from the local or any other interested authority in connection with the Works and comply with all or any conditions to which such licences permissions or consents are subject
  - (b) To communicate particulars of the Works to the company or underwriters with whom the building insurance of the Premises is maintained
  - (c) That all electrical works will be carried out in accordance with the rules and regulations of the Institute of Electrical Engineers and to the reasonable satisfaction of the Landlord's Surveyor.
  - (d) To carry out and complete the Works *within three months of the date hereof without impediment or delay*

**LOVINGES**  
**SOLICITORS**  
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Date: *8.6.18*

- (e) That the Works will be executed in a good and substantial manner with new sound and proper materials and in all respects to the reasonable satisfaction of the Landlord's Surveyor and any local or other interested authority and the fire control officer and in the manner which shall not constitute any nuisance or annoyance to the Landlord or the tenants owners or occupiers or any adjoining or neighbouring premises and in compliance with the provisions of all relevant Acts of Parliament and any orders or regulations made thereunder
- (f) To pay on demand any additional premium for insurance of the Premises incurred by the Landlord by reason of the Works and comply with in all respects with any recommendations which may be made from time to time by the Landlord's insurers arising out of the Works
- (g) To indemnify and keep the Landlord indemnified against all liability howsoever caused arising out of the execution of the Works and in the exercise or purported exercise of the rights hereby granted and to make good any damage to any adjoining or neighbouring premises to the reasonable satisfaction of the Landlord's Surveyor
- (h) To maintain the Works when completed in a good and substantial state of repair and condition in accordance with the terms of the Lease
- (i) To make good any damage caused to the Premises by the carrying out of the Works
- (j) To permit the Landlord and the Landlord's Surveyor at all reasonable times to inspect the progress of the Works and the quality of materials and workmanship used therein
- (k) (i) By the expiration or sooner determination of the term created by the Lease or any renewal thereof whether agreed or ordered by the Court (or so soon as the Licence hereby granted shall become void) if so required by the Landlord and at the cost of the Tenant to dismantle and remove the Works and to reinstate and make good the Premises to restore it to its appearance at the date of the Lease such reinstatement to be carried out on the same terms (mutatis mutandis) as are stipulated in this Deed with respect to the carrying out of the Works in the first place (including as to consents manner of carrying out works of reinstatement inspection indemnity costs and otherwise)

**LEVENES**  
**SOLICITORS**

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Date: 8.6.18

- (ii) Serve on the Landlord and the insurers at least seven days prior notice of the date on which it proposes to commence the reinstatement Works
  - (iii) Complete the reinstatement works in their entirety by the end or sooner determination of the term of the Lease
- (l) To pay the proper and reasonable legal expenses of the Landlord and incidental to the preparation and completion of this Deed (in duplicate) together with VAT thereon and all disbursements and to pay the Landlord's Surveyors proper and reasonable fees including VAT thereon for the perusal of the specification and drawings of the Works and for the inspection of the Works from time to time
- (m) To produce to the Landlord within 7 days of demand copies of all letters notices applications consents or other documents sent served received or made by or granted to the Tenant in connection with the Works and to supply to the Landlord within 7 days of demand such information or evidence as the Landlord may reasonably require in order to satisfy itself that the provisions of this Licence have been complied with
- (n) During the execution of the Works not to cause or permit:-
- (i) any damage disturbance annoyance nuisance or inconvenience whether by noise dust vibration the ignition of smoke fumes or otherwise to the Landlord or to the owners or occupiers of any adjoining or neighbouring property
  - (ii) rubbish or debris of any description to accumulate outside the Premises
  - (iii) any damage or disturbance to or weaken or render unsafe the structures of the Premises or any adjoining or neighbouring property or any plant or machinery at the Premises
  - (iv) the infringement interruption or destruction of any right easement or privilege
  - (v) the interruption of any service to or from any adjoining or neighbouring property

**LEVENES**  
**SOLICITORS**

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Signed: *NR*

Date: 8.6.18

3. "Regulations" means the Construction (Design and Management) Regulations 2007

3.1 To the extent that the Landlord may be a client for the purposes of the Regulations in respect of the Works, the Landlord appoints the Tenant to act as the only client in respect of the Works, and the Tenant shall before commencement of the Works issue a declaration to that effect and send a copy at the same time to the Landlord.

3.2 The Tenant warrants that there is no-one other than the Landlord who is a client for the purposes of the Regulations in respect of the Works.

3.3 The Tenant acknowledges that no partnership or agency relationship exists between the Landlord and the Tenant in relation to the Works or is created by or in consequence of the execution of the Works or this deed or otherwise.

3.4 In so far as the Works are works to which the Regulations apply the Tenant covenants:

(a) to comply in all respects with the Regulations and procure that any person involved in carrying out such works complies with the Regulations;

(b) promptly to provide the Landlord with a copy of the health and safety file for the Works prepared in accordance with the Regulations and any code of practice or other guidance issued by any competent authority, to allow the Landlord to inspect the original file and to hand the original file to the Landlord at the expiry or sooner determination of the Term; and

(c) to use reasonable endeavours to procure that there shall be granted to the Landlord with full title guarantee a royalty free and irrevocable licence to use and copy any information and documents or other materials comprised in the health and safety file for the Works for any purpose connected with the Premises and such licence shall also contain a right to grant sub-licences on similar terms and be transferable to third parties.

4. **IT IS HEREBY AGREED AND DECLARED:-**

(a) That all the Tenant's covenants and conditions contained in the Lease which are now applicable to the Premises shall continue to be applicable to the same as altered and shall extend to all additions and alterations which have been made in the course of the Works

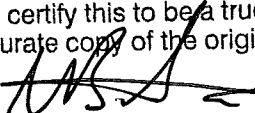
**Levesley**  
I hereby certify this to be a true and accurate copy of the original.  
Signed: *ASL*  
Date: 8.6.18

- (b) The Works shall be disregarded for the purposes of the rent review under the Lease
- (c) That this Licence is granted subject to the rights of the owners lessees and occupiers of all adjoining and neighbouring premises and other interested persons
- (d) This Licence does not waive any breach of the obligations on the Tenant's part contained in the Lease which may have occurred prior to the date of this Licence nor authorise the execution of any further alterations or additions or other act or thing other than those expressly authorised and the covenants and conditions contained in the Lease shall continue in full force and effect
- (e) This Licence and any approval consent instruction certificate supervision or works granted given or carried out by or on behalf of the Landlord under this Licence are granted given or carried out without any liability on the part of the Landlord or its surveyors agents or workmen and imply no responsibility for any of the Works or their design execution or existence nor do they imply warrant or constitute any representation that it is lawful to execute such works or limit or discharge any of the obligations of the Tenant under this Licence
- (f) Subject to any statutory direction to the contrary to pay and satisfy any charge or levy which may be imposed under the Town and Country Planning Act 1990 or any other statute in respect of the commencement or retention of any Works

**The Schedule hereinbefore referred to**

**PART I**

Date of Lease	Of even date
Parties	The Landlord (1) and The Tenant (2)
Premises:	Pack and Carriage (formerly Rowleys), 162 Eversholt Street, Camden, London NW1 1BL
Term:	20 years from the date hereof
Rent:	£70,000.00 per annum exclusive of VAT and subject to reviews as mentioned in the Lease

**LEVENES**  
**RENT** SOLICITORS  
 I hereby certify this to be a true and accurate copy of the original.  
 Signed:   
 Date: 8.6.18

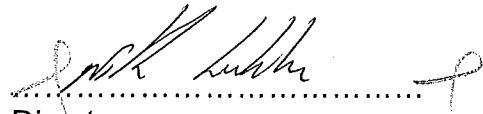
**PART II**

**("Works")**

The Works and alterations more particularly described on the Plan annexed hereto.

**IN WITNESS** whereof executed as a Deed the day and year first before written

Executed and Delivered as a Deed  
by **MACNEIL DEVDAS LIMITED**  
acting by its Director in the presence of:-

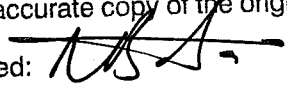
  
.....  
Director

Signature of Witness: *T Ghelani*

Name of Witness: *Tina Ghelani*

Address: *Roslyn House, 34 Railway Approach, Harrow,  
Middlesex, HA3 5AA*

Occupation: *Legal Secretary*

<p><b>LEVENES</b> <b>SOLICITORS</b></p> <p>I hereby certify this to be a true and accurate copy of the original.</p> <p>Signed: </p> <p>Date: <i>8.6.18</i></p>
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divine ideas architects

Client

Mr. S. Patel

Project

The Pack & Carriage, 162 Eversholt St, London NW1 1 BL

Status  
Feasibility Study March 2018

Drawing

Proposed Floor Plans

Project Number  
1804

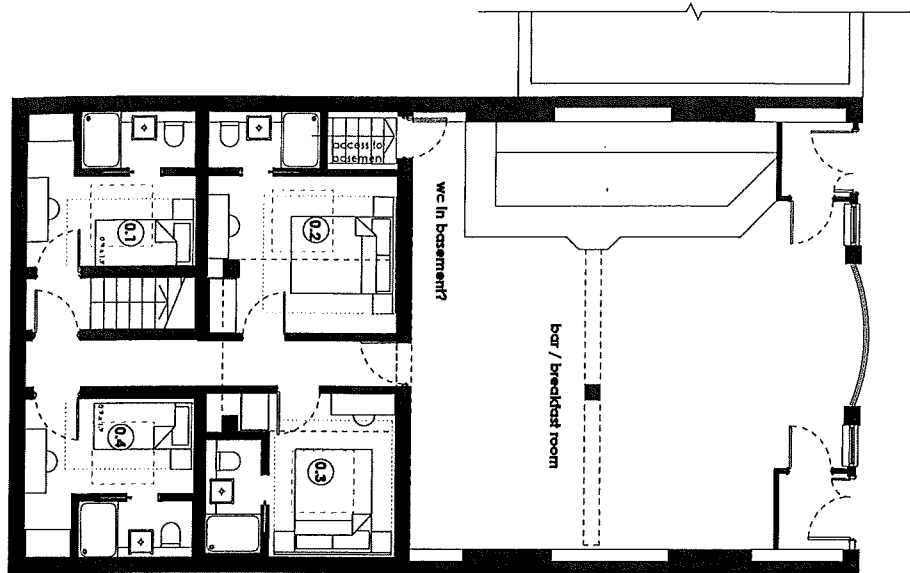
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Revision

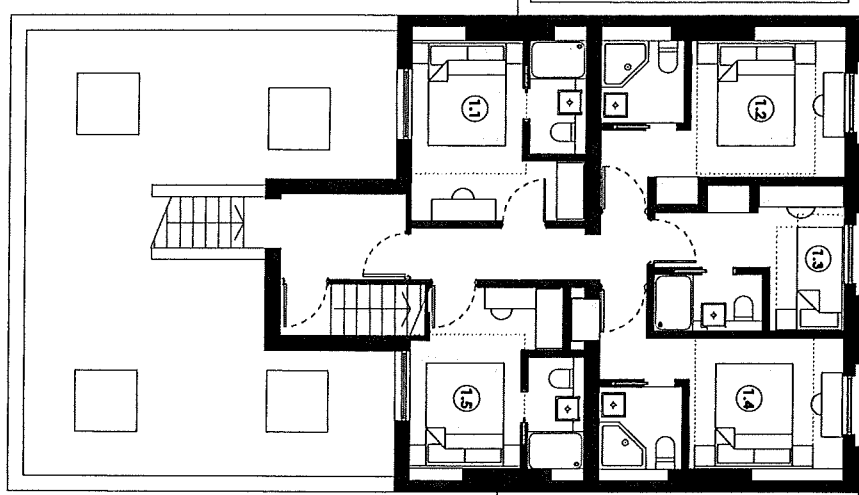
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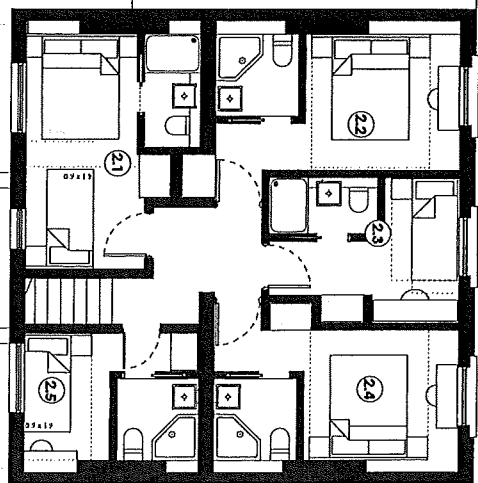
### GROUND FLOOR PLAN



### FIRST FLOOR PLAN



### SECOND FLOOR PLAN



**LEVENES SOLICITORS**

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Signed: *[Signature]*

Date: 8.6.18



*[Handwritten signature]*