

Liability Partnerships Act 2000) subject to the modifications referred to in the Limited Liability Partnerships Regulations 2001 (SI 2001/1090) (as amended).

Act of Insolvency includes any analogous proceedings or events that may be taken pursuant to the legislation of another jurisdiction in relation to a tenant or guarantor incorporated or domiciled in such relevant jurisdiction.

**Annual Rent:** rent at an initial rate of £95,000.00 per annum for the period ending on, and including, 24 March 2015 and then as revised pursuant to this lease and any interim rent determined under the LTA 1954.

**Contractual Term:** a term of twenty years beginning on, and including, 25 March 2010 and ending on, and including 24 March 2030.

**CDM Regulations:** the Construction (Design and Management) Regulations 2007.

**Default Interest Rate:** four percentage points above the Interest Rate.

**Insurance Rent:** the aggregate in each year of the gross cost of the premium before any discount or commission for the insurance of:

- (a) the Property, other than any plate glass, for its full reinstatement cost (taking inflation of building costs into account) against loss or damage by or in consequence of the Insured Risks, including costs of demolition, site clearance, site protection and shoring-up, professionals' and statutory fees and incidental expenses, the cost of any work which may be required under any law and VAT in respect of all those costs, fees and expenses,
- (b) loss of Annual Rent of the Property for three years, and
- (c) any insurance premium tax payable on the above.

**Insured Risks:** means fire, explosion, lightning, earthquake, storm, flood, bursting and overflowing of water tanks, apparatus or pipes, impact by aircraft and articles dropped from them, impact by vehicles, riot, civil commotion and any other risks against which the Landlord acting reasonably decides should be insured against from time to time and **Insured Risk** means any one of the Insured Risks.

**Interest Rate:** interest at the base rate from time to time of Barclays Bank plc, or if that base rate stops being used or published then at a comparable commercial rate reasonably determined by the Landlord.

**LTA 1954:** Landlord and Tenant Act 1954.

**Permitted Use:**

- (a) in respect of the ground floor use as a gaming/amusement arcade
- (b) in respect of the basement floor use as storage ancillary to the above
- (c) in respect of the first, second and third floors use as offices within Use Class B1 or A2 of the Town and Country Planning (Use Classes) Order 1987 as at the date this lease is granted.

**Property:** the land and building at 108 Kilburn High Road, London NW6 4HY comprising the whole of the Landlord's property registered under title number NGL920312 and shown edged red on the attached plan (as to the part tinted blue on the attached plan only the vault is included in the Property).