

Dated: 17th November 2017

Counterpart/

LEASE

Premises:

UNIT 52, THE BRUNSWICK CENTRE, LONDON WC1N 1AW

Parties:

LAZARI PROPERTIES 2 LIMITED (1)

**THE F SPACE LTD (trading as The Fitness (2)
Space)**

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LAND REGISTRY

Land Registration Act 2002

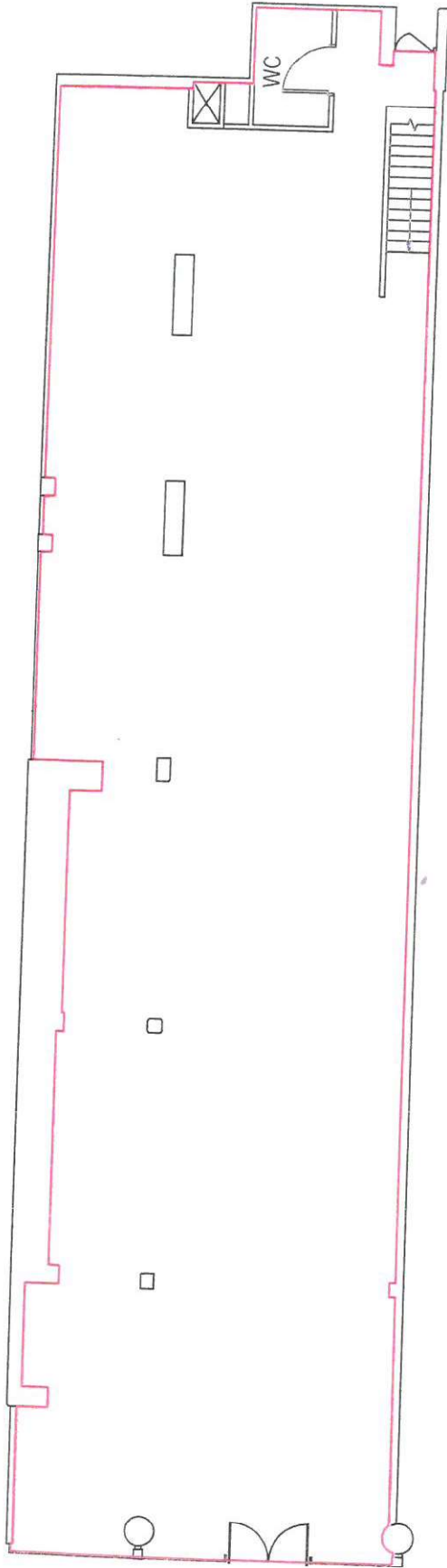
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PREScribed CLAUSES

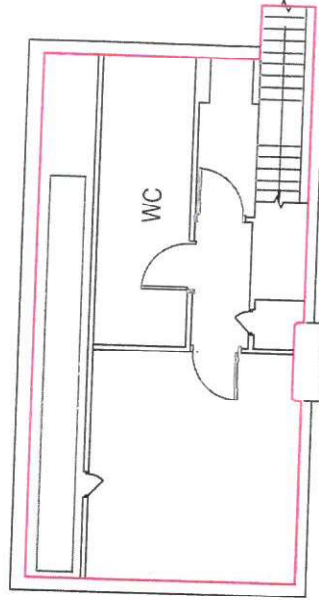
LR1. Date of Lease	17th November 2017
LR2. Title Number(s)	<p>LR2.1 Landlord's title number(s) NGL222023</p> <p>LR2.2 Other title numbers None</p>
LR3. Parties to this Lease	<p>Landlord:</p> <p>LAZARI PROPERTIES 2 LIMITED whose registered office is at Accurist House, 44 Baker Street, London W1V 7BR (company registration number 9980684)</p> <p>Tenant:</p> <p>THE F SPACE LTD (trading as The Fitness Space) whose registered office is at The Banks, Boxley Road, Chatham, Kent ME5 9JE (company registration number 10604513)</p> <p>Other parties:</p> <p>NONE</p>
LR4. Property	<p>In the case of a conflict between this clause and the remainder of this Lease then, for the purposes of registration, this clause shall prevail.</p> <p>UNIT 52, THE BRUNSWICK CENTRE LONDON, WC1A 1AW, defined as "Premises" in clause 1 and more particularly described in Schedule 1</p>
LR5. Prescribed statements etc.	LR5.1 Statements prescribed under rules 179 (dispositions in favour of a charity), 180 (dispositions by a charity) or 196 (leases under the

	Leasehold Reform, Housing and Urban Development Act 1993) of the Land Registration Rules 2003. None
	LR5.2 This Lease is made under, or by reference to, provisions of: <i>Leasehold Reform Act 1967</i> <i>Housing Act 1985</i> <i>Housing Act 1988</i> <i>Housing Act 1996</i>
LR6. Term for which the Property is leased	A term of 15 years commencing on and including the date hereof and expiring on and including <u>16 November</u> 2032
LR7. Premium	None
LR8. Prohibitions or restrictions on disposing of this Lease	This Lease contains a provision that prohibits or restricts dispositions
LR9. Rights of acquisition etc.	LR9.1 Tenant's contractual rights to renew this Lease, to acquire the reversion or another lease of the Property, or to acquire an interest in other land None LR9.2 Tenant's covenant to (or offer to) surrender this Lease The covenants contained in Clause 4.18 LR9.3 Landlord's contractual rights to acquire this Lease Landlord's pre-emption rights contained in Clause 4.18
LR10. Restrictive covenants given in this Lease by the Landlord in respect of land other than the Property	None
LR11. Easements	LR11.1 Easements granted by this Lease for the benefit of the Property The easements contained in Schedule 2 LR11.2 Easements granted or reserved by this Lease

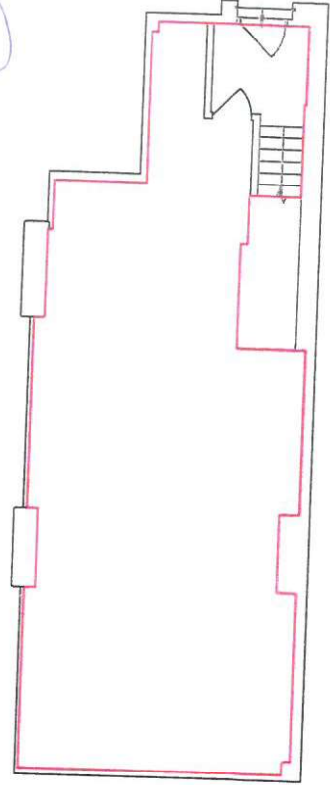
	over the Property for the benefit of other property
	The easements contained in Schedule 3
LR12. Estate rentcharge burdening the Property	None
LR13. Application for standard form of restriction	"no disposition of the registered estate by the proprietor of the registered estate is to be registered without a certificate signed by the proprietor for the time being of the estate registered under title number NGL222023 or its conveyancer that the provisions of clause 4.17 and clause 4.18 of the registered lease have been complied with"
LR14. Declaration of trust where there is more than one person comprising the Tenant	None



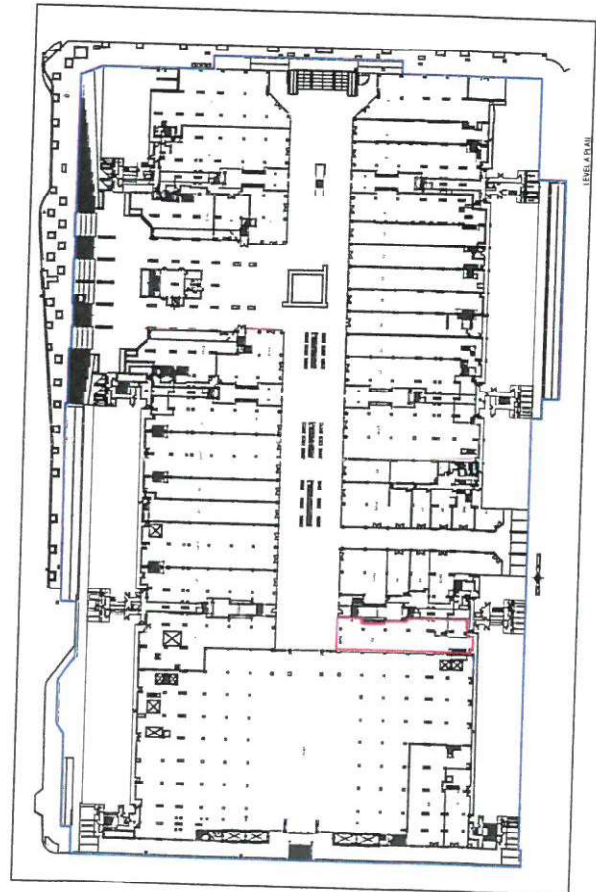
GROUND FLOOR



UPPER BASEMENT



LOWER BASEMENT



LOCATION PLAN
1:1250



	LAZARI INVESTMENTS LTD	THE BRUNSWICK CENTRE LONDON WC1	UNIT 52 LEASE PLAN	AUG 2017 <small>DATE</small>	1:100 on A3 <small>SCALE</small>
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