

Lease

FOR GRANTING OF A TENANCY FOR
OFFICE NO UNIT 3
34-35 HATTON GARDEN LONDON EC1N 8DX

Landlord; PALL MALL INVESTMENTS LTD WHOSE OFFICE IS AT 8 MILLFIELDS ROAD LONDON E5 0SB

**Tenant Icon Offices Ltd T/A Icon Business Support Solutions
321 - 323 High Road, Chadwell Heath, England, RM6 6AX**

Rent; YEAR 1 £5500 YEAR 2 £6500 YEARS 3-5 £7500 PER YEAR INCLUSIVE OF SERVICE CHARGE BUILDING INSURANCE ONLY EXCLUSIVE OF ALL UTILITIES AND BUSINESS RATES

Term; 5 years

Break clause mutual at end of year 3 with six months' notice in advance

Commencement. 01/07/21

Conditions ;

- (1) THE TENANT TO PAY FOR RENT QUARTERLY IN ADVANCE BY DIRECT DEBIT
- (2) THE TENANT WILL BE PERMITTED TO FIX OWN MAIL BOX IN THE GROUND FLOOR AREA TO RECEIVE POST.
- (3) THE LANDLORD TO HAVE RIGHT TO RE-ENTRY AND FORFEITURE THIS AGREEMENT IF THE TENANT IS 21 DAYS IN ARREARS WITH RENT.
- (4) THE LANDLORD TO HAVE RIGHT ACCESS TO THE PREMISES FOR INSPECTION OR REPAIR UPON PRIOR APPOINTMENT BY REASONABLE NOTICE IN CASE OF AN EMERGENCY THE LANDLORD TO THE RIGHT TO ACCESS WITHOUT NOTICE TO THE TENANT
- (5) THE TENANT IS NOT TO ASSIGN SUBLET OR IN ANY WAY DISPOSE OF THE WHOLE OF THE ABOVE BUILDING
- (5) THE TENANT IS TO KEEP HIS PREMISES IN GOOD REPAIR AND IS RESPONSIBLE FOR INTERIOR REPAIR
- (6) THE TENANT WILL ENTER THE PREMISES ONCE THIS LEASE HAS BEEN SIGNED AND TWO LETTERS OF REFERENCE AND ONE QUARTERS RENT UPFRONT AND ONE QUARTERS RENT AS DEPOSIT HAS BEEN RECEIVED BY THE LANDLORD

PALL MALL

Director

Secretary

Icon Offices Ltd

Director

secretary