

9. **Forfeiture Provision.** The Landlord may apply to the court to end the tenancy if:
- (a) the Tenant does not pay the Rent (or any part of it) within 14 days of the date on which it is due;
 - (b) the Tenant does not comply with the obligations set out in this Agreement; or
 - (c) the Landlord was induced to grant the tenancy by a false statement; or
 - (d) any of the Grounds specified in Schedule 2 of the Housing Act 1988 (as amended) apply to this tenancy

This termination clause operates subject to the proviso that the Landlord must obtain a court order before repossessing the Property

IMPORTANT. Only the Court can order the Tenant to give up possession of the Property

10. The Landlord agrees to carry out any repairing obligations as required by section 11 of the Landlord and Tenant Act 1985 (see note 4)

11. In this Agreement, unless the context otherwise requires, the following expressions shall have the following meanings:
- "The Landlord" includes the persons who during the period of the tenancy have a legal interest in the Property
- "The Tenant" includes those who might inherit the tenancy. Whenever there is more than one Tenant all covenants and obligations can be enforced against all of the Tenants jointly and against each individually. This means that any one of the members of a joint tenancy can be held responsible for the full rent and other obligations under the agreement if the other members do not fulfil their obligations

12. The parties agree:

(12.1) Notice is hereby given that possession might be recovered under Ground 1, Schedule 2 of the Housing Act 1988 if applicable. That is, that the Landlord used to live in the Property as his or her main home; or intends to occupy the Property as his or her only or main home

(12.2) The tenancy may be brought to an end if the mortgagee requires possession on default of the borrower under Ground 2, Schedule 2 of the Housing Act 1988

(12.3) Before the Landlord can end this tenancy, he shall serve any notice(s) on the Tenant in accordance with the provisions of the Housing Acts. Such notice(s) shall be sufficiently served if served at the last known address of the Tenant in accordance with section 196 of the Law of Property Act 1925 (see note 5)

(12.4) Whilst the Landlord shall make every effort to keep the Tenant's personal details safe and secure, it may be necessary to share such information with trusted third parties such as utility companies, maintenance contractors, credit and referencing agencies and debt collection companies etc. The Landlord will not divulge personal contact details to any third party organisation for marketing purposes without prior approval

13. **Special Conditions.** The Property is let together with the special conditions (if any) listed in the First Schedule attached hereto

THE FIRST SCHEDULE (N.B. Clauses in this section have been individually negotiated)

Special conditions: (attach a separate sheet if necessary)

See attached sheets, pages 5 and 6, signed by tenant and landlord (George Mathias)

SIGNED by the LANDLORD(S) :-

George Mathias
(signed on behalf of both landlords)

SIGNED by the TENANT(S) :-

Vishal Joshi

Name: Vishal Joshi

Date: 18 Jun 2017

N.B. Any counterpart tenancy agreement should be signed and dated by all tenants

In the presence of :-

Name: J. Spencer

Address: 47 Cambridge

P.boro

Occupation: Bldg Surveyor

Witness Signature

In the presence of :-

Name: J. Spencer

Address: 47 Cambridge

P.boro

Occupation: Bldg Surveyor

Witness Signature