

Greensville Trust & Rawdah Montessori School Lease

DATE: 1 JAN 2026

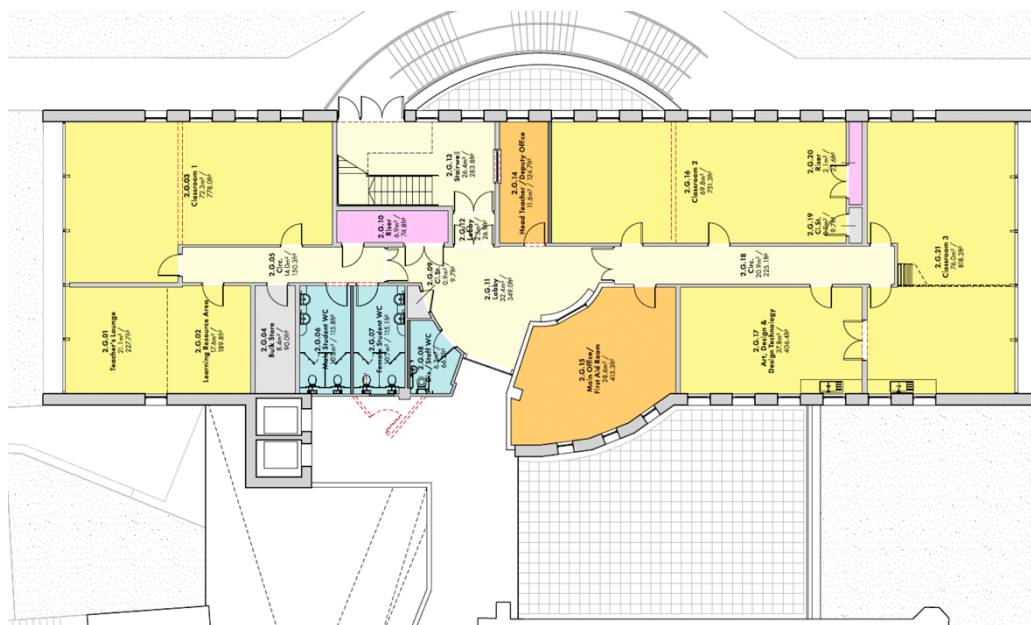
PARTIES

1. **The Landlord: Greensville Trust** of Mustafa Mount, Bradford, BD9 4JL.
2. **The Tenant: Rawdah Montessori** of Mustafa Mount, Bradford, BD9 4JL.

1. INTERPRETATION

In this Lease, the following definitions apply unless the context requires otherwise:

- **Permitted Use:** Use as a Montessori/nursery school and for no other purpose.
- **Plan:** Plan A below outlines the Premises.



Plan A

- **Premises:** The part of the building at Mustafa Mount, Bradford, BD9 4JL more particularly described in Plan A
- **Rent:** Thirty Thousand Pounds (£35,000) per annum, payable in advance on the usual quarter days (25th March, 24th June, 29th September, and 25th December).
- **Rent-Free Period:** The period from **1st January 2026** to **31st August 2026** (inclusive).

- **Service Charge:** Fifteen Thousand Pounds (£15,000) per annum, payable on the same dates as the Rent.
- **Term:** A period commencing on **1st January 2026** and expiring on **1st September 2029**.
- **VAT:** Value Added Tax chargeable under the Value Added Tax Act 1994 or any similar replacement tax.

2. GRANT OF LEASE

In consideration of the rents reserved and the Tenant's covenants, the Landlord lets the Premises to the Tenant for the Term, together with the rights specified in Schedule 1 but excepting and reserving the rights specified in Schedule 2.

3. RENT AND OTHER CHARGES

3.1 Rent-Free Period

The Tenant shall not be required to pay the Rent or the Service Charge for the Rent-Free Period from **1st January 2026 to 31st August 2026**.

3.2 Rent

From **1st September 2026**, the Tenant shall pay the Rent of £35,000 per annum to the Landlord, clear of all deductions, by standing order or bank transfer.

3.3 Service Charge

From **1st September 2026**, the Tenant shall pay the Service Charge of £15,000 per annum to the Landlord.

3.3.1 Services to be Provided

The Service Charge is for the general maintenance and provision of services for the building, including:

- Heating and lighting of common parts.
- Maintenance of the fire alarm system and fire extinguisher services.
- Provision of electrical safety and emergency light safety certificates.
- Cleaning of common parts.
- Provision of a 24-hour site and security team.
- Legionella risk management services.
- Building insurance.

3.3.2 Payment and Reconciliation

The Service Charge shall be paid on account in advance. The Landlord shall provide a certified annual statement of the actual expenditure. Any overpayment shall be

credited against future charges, and any shortfall shall be paid by the Tenant within 14 days of demand.

3.4 Interest on Late Payment

Any sum due under this Lease not paid within 14 days of the due date shall bear interest at a rate of 4% per annum above the base rate of the Bank of England.

4. TENANT'S COVENANTS

The Tenant covenants with the Landlord:

- **4.1 Rent:** To pay the Rent and Service Charge at the times and in the manner specified.
- **4.2 Outgoings:** To pay all existing and future rates, taxes, and other outgoings in respect of the Premises.
- **4.3 Utilities:** To pay all charges for gas, electricity, water, telecommunications, and other services supplied to the Premises.
- **4.4 Repair and Condition:**
 - To keep the interior of the Premises in good and substantial repair and condition.
 - To yield up the Premises in such repair at the end of the Term.
 - To decorate the interior of the Premises in the last three months of the Term.
- **4.5 Compliance with Law:** To comply with all statutes, regulations, and requirements of local and public authorities affecting the Premises or its use.
- **4.6 Access:** To permit the Landlord and its agents with reasonable notice (except in an emergency) to enter the Premises to inspect, repair, or maintain the building.
- **4.7 Nuisance:** Not to do anything on the Premises which may be a nuisance or annoyance to the Landlord or the occupiers of neighboring premises.
- **4.8 Permitted Use:** Not to use the Premises for any purpose other than the Permitted Use.
- **4.9 Signs:** Not to display any notice, sign, or advertisement on the exterior of the Premises without the Landlord's prior written consent.
- **4.10 Alterations:** Not to make any structural alterations or additions to the Premises without the Landlord's prior written consent.
- **4.11 Indemnity:** To indemnify the Landlord against all claims, proceedings, damages, and expenses arising from any breach of the Tenant's covenants in this Lease .

5. LANDLORD'S COVENANTS

The Landlord covenants with the Tenant:

- **5.1 Quiet Enjoyment:** That the Tenant paying the rent and performing its covenants shall peaceably hold and enjoy the Premises during the Term without any lawful interruption by the Landlord .
- **5.2 Insurance:** To insure the building against fire and other usual risks and, in the event of destruction or damage, to apply any insurance money in rebuilding or reinstating the Premises, provided such insurance is not vitiated by the act or default of the Tenant.

6. LANDLORD'S RIGHTS

The Landlord reserves the rights set out in Schedule 2, including the right to execute works to the building and to use, maintain, and repair pipes, cables, and other services passing through the Premises.

7. PROHIBITIONS ON DEALINGS

The Tenant shall not assign, underlet, charge, or part with possession of the whole or any part of the Premises without the Landlord's prior written consent (such consent not to be unreasonably withheld) .

8. END OF THE LEASE

At the expiration or sooner determination of the Term, the Tenant shall yield up the Premises with all fixtures and fittings (save for tenant's trade fixtures) in good repair and condition as required by the Tenant's covenants. The Tenant shall remove all its belongings from the Premises .

9. RE-ENTRY

If any part of the rent is 21 days in arrears (whether formally demanded or not) or if the Tenant fails to perform its obligations under this Lease, the Landlord may re-enter the Premises and immediately terminate this Lease, but without prejudice to any right of action of the Landlord.

10. SECURITY OF TENURE

The parties agree that the provisions of Sections 24 to 28 of the Landlord and Tenant Act 1954 shall be excluded from this Lease. The Landlord has served the appropriate notice on the Tenant, and the Tenant has signed a declaration confirming that it has received the notice and accepts that the security of tenure provisions will be excluded .

11. NOTICES

Any notice under this Lease shall be in writing and may be served by personal delivery or first-class post to the relevant party's address as set out in this Lease or to the Premises.

12. VAT

All sums payable under this Lease are exclusive of VAT, which shall be payable in addition at the applicable rate .

SCHEDULE 1: RIGHTS GRANTED TO THE TENANT

- The right to use the common parts of the building for access to and egress from the Premises.
- The right to use the service media serving the Premises.
- The right to connect to the utilities supplying the Premises.

SCHEDULE 2: RIGHTS RESERVED TO THE LANDLORD

- The right to enter the Premises as set out in clause 4.6.
- The right to use, maintain, renew, and repair any service media within the Premises.
- The right to carry out works to any adjoining or neighbouring property, even if this temporarily restricts access to the Premises.
- The right to erect scaffolding for the purpose of maintenance or repair.

AS WITNESS the hands of the parties the day and year first before written

SIGNED for and on behalf of the Landlord



(Greensville Trust)

Amer Saddique

SIGNED for and on behalf of the Tenant



(Rawdah Montessori)

Dr Azeem Safraz Mohammad