

9 January 2019

New Lease Agreed Heads of Terms

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|------------------------------|----------------------------------|
| 1. Unit: | 9C |
| 2. Size: | 5952 sqft |
| 3. Annual rent: | £47,616 + VAT pa |
| 4. Payment terms:- | Quarterly in advance |
| 5. Deposit: | £11,904 |
| 6. Term: | 3 years or 5 years or 10 years |
| 7. Parking Spaces Unit/OvFl: | 5/0 must be discussed |
| 8. Service charge: | £ 1300 pa |
| 9. Landlord Insurance | £ 700 pa |
| 10. Broadband (Fibre) | £100-£120/month |
| 11. Electricity: | Metered quarterly |
| 12. Water: | Metered |
| 13. Facilities: | 2x Office, 2xToilet, Kitchenette |
| 14. Start date: | November – December 2019 |

This is our understanding of the terms agreed and your requirements, which we hope have been understood accurately and look forward to discussing further with you.