

- LR1. **Date of lease**  
20<sup>th</sup> June 2017
- LR2. **Title number(s)**  
SF93439
- LR2.1 **Landlord's title number(s)**
- LR2.2 **Other title numbers**
- LR3. **Parties to this lease**  
**Landlord**  
PUNEET PATHAK and LORRAINE CAROL PATHAK both of 86 Green Lane,  
Tettenhall, Wolverhampton, West Midlands  
**Tenant**  
RASHWINDER SINGH ROSHY of 42 Denmore Gardens, Wolverhampton,  
West Midlands WV12BW
- LR4. **Property**  
**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.**  
The Premises as specified in clauses 1.2 and 3.5
- LR5. **Prescribed statements etc**  
None
- LR6. **Term for which the Property is leased**  
The term as specified in this lease at clause 1.3
- 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**  
None
- LR9.3 **Landlord's contractual rights to acquire this lease**  
None

LEASE:

Dated

29<sup>th</sup> JUNE 2017

1. **PARTICULARS**

1.1 The Landlord: Puneet Pathak and Lorraine Carol Pathak  
both of 86 Green Lane, Tettenhall, Wolverhampton, West Midlands

1.1.2 The Tenant: Rashwinder Singh Roshy  
of 42 Denmore Gardens, Wolverhampton, West Midlands WV12BW

1.2 The Premises: Ground floor retail unit 55 Pendeford Avenue, Wolverhampton, West Midlands WV6 9EH as is shaded in green on the Plan

1.3 Contractual Term: Twenty (20) years from and including the [ 16<sup>th</sup> ] day of [ JUNE ] 2017

1.4 Rent [ 16<sup>th</sup> ] day of [ JUNE ] 2017  
Commencement Date:

1.5 Initial Rent: Ten Thousand Pounds (£10,000.00) per year

1.6 Interest Rate: 4% per year above the base lending rate of Royal Bank of Scotland plc or such other Bank as the Landlord may from time to time nominate in writing

1.7 Permitted User: As an off licence and convenience store or such other use that falls within Class A1 of the schedule to the Town & Country Planning (Use Classes) Order 1987 as the Landlord shall from time to time approve

1.8 Review Dates: 16<sup>th</sup> day of JUNE 2022 and every fifth year thereafter

1.9 Exterior

Decorating Years: 2020 and every third year thereafter

1.10 Interior

Decorating Years: 2022 and every fifth year thereafter

2. **DEFINITIONS**

2.1 for all purposes of this lease the terms defined in clauses 1 and 2 the meanings specified

2.2 'the Adjoining Pipes' means all the pipes, sewers, drains, mains, ducts, conduits, gutters, watercourses, wires, cables, laser optical fibres, data or

Signed as a deed by

in the presence of:

Witness signature

Witness name (PRINT)

Witness Address (PRINT)

Witness Occupation (PRINT)

Signed as a deed by

in the presence of:

Witness signature

Witness name (PRINT)

Witness Address (PRINT)

Witness Occupation (PRINT)