

NETWORK RAIL STANDARD FORM TENANCY AGREEMENT

Summary Sheet

DATE: 1st May 2018

LANDLORD: **NETWORK RAIL INFRASTRUCTURE LIMITED** (company no 2904587)
having its registered office at 1 Eversholt Street, London, NW1 2DN ('Network Rail').

TENANT: **MR JAVIER ROJO**, of 18 Chargrove Close, London, SE16 6AP, United Kingdom.

PROPERTY: Land covered by and within Arch(es) no 16 and land at Arch 16 & Land, Unit 7 Gemini Project, Landmann Way, in the London Borough of Lewisham. as shown edged blue on the attached plan including any shutters or doors (if any) forming part of the premises. The land has an area of approximately 25 square metres (30 square yards). The arch(es) has an area of approximately 72 square metres (778 square feet).

RIGHT OF WAY: This is along the route shown coloured brown on the attached plan or by such other route as may be directed by Network Rail from time to time but only at such times as the route is ordinarily kept open in common with us and anyone else we have authorised and any one else entitled for all purposes necessary for the enjoyment of the Property, but subject to any conditions relating to the exercise of the right as we consider it necessary to impose.

TENANCY START DATE: The first of May two thousand and eighteen.

RENT: Nine thousand three hundred pounds (£9,300.00) per annum.

DEPOSIT: Two thousand three hundred pounds and zero pence (£2,300.00)

RENT START DATE: The first day of July two thousand and eighteen.

RENT DAYS: The first day of each calendar month.

- inspecting the condition of the Property or how it is being used;
- exercising the rights retained by us;
- carrying out any works which you should have done but failed to do;
- fixing notices on the Property advertising it for sale or (once notice to end the tenancy has been given) for letting;
- viewing the Property as a prospective buyer or (once notice to end the tenancy has been given) as a prospective tenant;
- inspecting, maintaining and altering neighbouring property and any services serving neighbouring property;
- complying with any present or future legal obligation;
- inspecting and testing fire extinguishers and other fire safety equipment.

4. Payment Responsibilities

4.1 You must pay the following to us as rent and in accordance with the terms of this tenancy:

- Rent;
- Service Charge;
- Insurance Rent;
- any value added tax due under this tenancy; and
- all other sums due under this tenancy

4.2 You must pay the Rent to us from the Rent Start Date in equal payments by direct debit on the Rent Days in every year.

4.3 You must not for any reason hold back (the legal term for this is "set-off") any part of the sums payable by you under the terms of this tenancy.

4.4 We may apply any payment received from you towards any debt which you owe to us under this tenancy regardless of the nature of the debt and when it was due.

4.5 Rent Review

At any time during the period of 6 months before each Rent Review Date (should the tenancy still be continuing) we may serve on you a notice in writing (a 'Rent Notice') providing for the increase of the Rent as from the Rent Review Date to an amount specified in the Rent Notice. Time is not to be of the essence as regards service of the Rent Notice.