

AUTHORISED SIGNATURE DOCUMENT

You, appoint Us, Altius Group Limited Trading as Kings Corporate of Exmoor Brook House, Navigation Way, Preston, PR2 2YP, Company Number 6540680, to sell the below named business and/or property on your behalf.

This Agreement is a Sole Selling Rights agreement and comprises the terms on this Authorised Signature Document and our Terms and Conditions attached hereto. This Agreement is a binding legal contract and should not be signed until you have read, understood and agreed it. By signing this Agreement, you confirm that you have received, read and understood both this Authorised Signature Document and our Terms and Conditions. You confirm that you are selling a business and contract with us as a business seller.

You, the Vendor(s) please tick this box if the Vendor is a limited company or limited liability partnership ☒

LIMITED COMPANY/LIMITED LIABILITY PARTNERSHIP or **TRADING NAME FOR UNINCORPORATED BUSINESS/SOLE TRADER**
 Company Name: Bank House Datacommunications Ltd
 Company No (if applicable): 03917919

BUSINESS/PROPERTY:
 Instruction to sell: Bankhouse Datacommunications Ltd (The Business)
 Address: Office from home.
 Postcode: _____
 Website: _____

☐ FREEHOLD ☒ LEASEHOLD (See Reservation)

OWNER(S)/SIGNATORY(IES):
 1. Name: Simon William Giffins.
 Address: Bankhouse, Struncheon Road,
Clacton-on-Sea, B019 3DA.
 Postcode: _____
 Contact no: 07368 093 777
 Email: Simon@bankhousedata.co.uk

2. Name: _____
 Address: _____
 Postcode: _____
 Contact no: _____
 Email: _____

3. Name: _____
 Address: _____
 Postcode: _____
 Contact no: _____
 Email: _____

Additional Terms/Notes:

COMMENCEMENT DATE: 12/02/2024 (Clause 5.1)
 Subject to clause 5.3 of the Terms and Conditions, our sole selling rights shall continue for 12 months (Minimum Period) and at the end of the Minimum Period shall continue until terminated in accordance with clause 8 (Term).

WHAT YOU PAY US (The Agreed Fee)
☒ (i) 5% of the Consideration plus VAT, if it is freehold and/or 3% + VAT if it is leasehold, or
☐ (ii) a fixed fee of £ _____ plus VAT, or
☐ (iii) _____ % of the Consideration plus VAT.

But always a Minimum Fee of £30,000 plus all Marketing Fees, all Marketing Costs and any Lease Premium charge all as set out in clauses 3 and 6 of the Terms. The Consideration is defined in detail in the Terms and Conditions which you must read before signing this Agreement.

MARKETING FEES
 You pay us an initial non-refundable initial Marketing Fee of £ 6,500 plus VAT and upon completion will pay us a Completion Marketing Fee of £2,500 plus VAT.

WHEN YOU PAY US
 You must pay our fees, in addition to any other costs or charges agreed with us such as marketing charges, in accordance with Clauses 3 and 6.1 - 6.7 (inclusive) of the attached Terms and Conditions.

ASKING PRICE (Clause 2.1)
 The price that you have requested that we market your business for is:
☐ £ _____ plus SAV Freehold or plus SAV Leasehold (delete as appropriate)
☒ Bids invited with a Target Price of £ 350,000 ~~plus SAV Freehold or plus SAV Leasehold (delete as appropriate)~~

MARKETING CONSENTS (Clause 4.4)
 I agree to details of the business being circulated to other members of your group.
 I agree to details of the business being included on websites at your discretion.
☒ YES ☐ NO ☐ YES ☐ NO

SIGNATURE(S) OF AUTHORISED PERSON(S):
 Where You are a limited company or limited liability partnership the director(s)/shareholder(s)/partner(s) sign below both for the company or partnership and in a personal capacity as guarantor (see clause 11 of the Terms and Conditions). Note that in such a case you are giving a personal guarantee.
 You confirm that You are an experienced business person(s) who has read and fully understood this Agreement.

No earlier statement or document forms part of this Agreement and you confirm you have not relied on any such warranty or representation made to You, whether written or oral. Before signing this Agreement You should ensure that You have read the whole of this Agreement and asked for clarification of any issues which You do not understand.

In particular your attention is drawn to clauses 3, 5, 6, 8, 9, 11.1, 11.4, 11.5 and 11.14 of the attached Terms and Conditions.

1. Signed:	2. Signed:	3. Signed:	4. Signed:
Print Name: <u>Simon Giffins</u>	Print Name: _____	Print Name: _____	Print Name: _____
Date of Birth: <u>07.06.1963</u>	Date of Birth: _____	Date of Birth: _____	Date of Birth: _____
Date: <u>12.02.2024</u>	Date: _____	Date: _____	Date: _____
☒ Director ☐ Director ☐ Director ☐ Director	☐ Director ☐ Director ☐ Director ☐ Director	☐ Director ☐ Director ☐ Director ☐ Director	☐ Director ☐ Director ☐ Director ☐ Director
☐ Proprietor ☐ Proprietor ☐ Proprietor ☐ Proprietor	☐ Proprietor ☐ Proprietor ☐ Proprietor ☐ Proprietor	☐ Proprietor ☐ Proprietor ☐ Proprietor ☐ Proprietor	☐ Proprietor ☐ Proprietor ☐ Proprietor ☐ Proprietor
☐ Partner ☐ Partner ☐ Partner ☐ Partner	☐ Partner ☐ Partner ☐ Partner ☐ Partner	☐ Partner ☐ Partner ☐ Partner ☐ Partner	☐ Partner ☐ Partner ☐ Partner ☐ Partner
☐ Shareholder ☐ Shareholder ☐ Shareholder ☐ Shareholder	☐ Shareholder ☐ Shareholder ☐ Shareholder ☐ Shareholder	☐ Shareholder ☐ Shareholder ☐ Shareholder ☐ Shareholder	☐ Shareholder ☐ Shareholder ☐ Shareholder ☐ Shareholder
Other: _____	Other: _____	Other: _____	Other: _____

Signed for and on behalf of Kings Corporate: [Signature] Print: M. Bainsford Date: 12/2/2024

AUTHORISED SIGNATURE DOCUMENT

You, appoint Us, Altius Group Limited trading as Kings Corporate of Exton Brook House, Navigation Way, Preston, PR2 2VP, Company Number 6540680, to sell the below named business and/or property on your behalf

This Agreement is a Sole Selling Rights Agreement and comprises the terms on this Authorised Signature Document and our Terms and Conditions attached hereto. This Agreement is a binding legal contract and should not be signed until you have read, understood and agreed it. By signing this Agreement, you confirm that you have received, read and understood both this Authorised Signature Document and our Terms and Conditions. You confirm that you are selling a business and contract with us as a business seller

You, the Vendor(s) - please tick this box if the Vendor is a limited company or limited liability partnership ☒

LIMITED COMPANY/LIMITED LIABILITY PARTNERSHIP or **TRADING NAME FOR LIMITED/CORPORATED BUSINESS/SOLE TRADER**
Company Name: Bankhouse Datacommunications Ltd
Company No (if applicable): 03912919

BUSINESS/PROPERTY:
Instruction to sell: Bankhouse Datacommunications Ltd (The Business)
Address: Office from above
Postcode:
Website: ☐ FREEHOLD ☒ LEASEHOLD (For Leasehold)

OWNER(S)/SIGNATORY(IES):
1. Name: Simon William Griffiths
Address: Bankhouse, Sincloas Road,
Postcode: Clevedon, B019 3DA
Contact no: 07468 093 347
Email: simon@bankhousedata.co.uk

2. Name:
Address:
Postcode:
Contact no:
Email:

3. Name:
Address:
Postcode:
Contact no:
Email:

4. Name:
Address:
Postcode:
Contact no:
Email:

Additional Terms/Notes:

COMMENCEMENT DATE: 12/02/2024 (Clause 5.1)
Subject to clause 5.2 of the Terms and Conditions, our sole selling rights shall continue for 12 months (Minimum Period) and at the end of the Minimum Period shall continue until terminated in accordance with clause 8 (Term).

WHAT YOU PAY US (The Agreed Fee)

☒ (i) 5% of the Consideration plus VAT, if it is freehold and/or 3% + VAT of the Consideration plus VAT if it is leasehold, or
☐ (ii) a fixed fee of £ 6,500 plus VAT, or
☐ (iii) % of the Consideration plus VAT.
But always a Minimum Fee of £6,500 plus VAT plus all Marketing Fees, all Marketing Costs and any Lease Premium charge all as set out in clauses 3 and 6 of the Terms. The Consideration is defined in detail in the Terms and Conditions which you must read before signing this Agreement.

MARKETING FEES

You pay us an initial non-refundable initial Marketing Fee of £ 6,500 plus VAT and upon completion will pay us a Completion Marketing Fee of £2,500 plus VAT

WHEN YOU PAY US

You must pay our fees, in addition to any other costs or charges agreed with Us such as marketing charges, in accordance with Clauses 3 and 6.1 - 6.7 (inclusive) of the attached Terms and Conditions.

ASKING PRICE (Clause 2.1)

The price that you have requested that we market your business for is:
☐ £ plus SAV Freehold or plus SAV Leasehold (delete as appropriate)
☒ Bids invited with a Target Price of £ 750,000 plus SAV Freehold/Leasehold (delete as appropriate)

MARKETING CONSENTS (Clause 4.4)

I agree to details of the business being circulated to other members of your group
I agree to details of the business being included on websites at your discretion.
☒ YES ☐ NO

SIGNATURE(S) OF AUTHORISED PERSON(S):

Where you are a limited company or limited liability partnership the director(s)/shareholder(s)/partner(s) sign below both for the company or partnership and in a personal capacity as guarantor (see clause 11 of the Terms and Conditions). Note that in such a case you are giving a personal guarantee.

You confirm that You are an experienced business person(s) who has read and fully understood this Agreement.

No earlier statement or document forms part of this Agreement and you confirm you have not relied on any such warranty or representation made to You, whether written or oral. Before signing this Agreement You should ensure that You have read the whole of this Agreement and asked for clarification of any issues which You do not understand.

In particular your attention is drawn to clauses 3, 5, 6, 8, 9, 11.1, 11.4, 11.5 and 11.14 of the attached Terms and Conditions.

1. Signed	2. Signed	3. Signed	4. Signed
Print Name: <u>Simon Griffiths</u>	Print Name: <u></u>	Print Name: <u></u>	Print Name: <u></u>
Date of Birth: <u>07.06.1963</u>	Date of Birth: <u></u>	Date of Birth: <u></u>	Date of Birth: <u></u>
Date: <u>12.02.2024</u>	Date: <u></u>	Date: <u></u>	Date: <u></u>
☒ Director	☐ Director	☐ Director	☐ Director
☐ Proprietor	☐ Proprietor	☐ Proprietor	☐ Proprietor
☐ Partner	☐ Partner	☐ Partner	☐ Partner
☐ Shareholder	☐ Shareholder	☐ Shareholder	☐ Shareholder
Other: <u></u>	Other: <u></u>	Other: <u></u>	Other: <u></u>

Signed for and on behalf of Kings Corporate: Print m. Poczunski Date 12/2/2024