

IMPORTANT

You, appoint us, Altius Group Limited trading as Kings Business & Kings Commercial of 1 Tustin Court, Port Way, Ashton-On-Ribble, Preston, PR2 2YQ, Company Number 6540680, to sell the below named business and/or property on your behalf.

The Agreement comprises the terms on this page ("Contract") and the terms and conditions ("Terms") attached.

This Agreement is important and should not be signed until you have read, understood and agreed it. You confirm that you are selling a business and contract with us as a business seller. Once you have signed it, it cannot be cancelled and you become liable for the fees below.

You, the Vendor(s):

1. Mr David Kevin Morgan	3.
2. Mr Vyn Brown	4.

1. Your address: unit 3 Acer Court CROSS Hands Ind est Llanelli Postcode: Bus. Tel: Mobile: 01269 831491 Email: SA14 6RE	3. Your address: Postcode: Bus. Tel: Mobile: Email:
2. Your address: Postcode: Bus. Tel: Mobile: Email:	4. Your address: Postcode: Bus. Tel: Mobile: Email:

Commencement Date: 31-10-18 (Clause 5.1)

This Agreement shall commence on the date of this Agreement as stated on the Contract, 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").

Business CROSS Hands Hydraulic Services LP
Instruction to sell:
Address: unit 3 Acer Court ("the Business")
CROSShands Ind est
Llanelli
Postcode:
Website: www. SA14 6RE
☐ Freehold ☒ Leasehold

Additional terms:

What you pay Us ("the Agreed Fee"):
2.5%
☐ (i) 4.5% of the Consideration plus VAT, if it is freehold and/or 6% of the Consideration plus VAT if it is leasehold, or
☐ (ii) a fixed fee of £ plus VAT
but always a minimum fee of £5,750 plus VAT plus the Initial Marketing Fee, 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 which you must read before signing this Agreement.

Initial Marketing Fee

You pay us an initial non-refundable Marketing fee of £3,500 plus VAT.

You confirm you are aware that if a new lease is issued you pay the 10% lease premium charge to us set out in the Terms. You must pay our fees, in addition to any other costs or charges agreed with us such as marketing charges:

(a) if unconditional contracts for the sale of the Business and/or Property are exchanged in the Minimum Period even if the purchaser was not found by us but by another agent or by any other person, including yourself;

(b) if unconditional contracts for the sale of the Business and/or Property are exchanged after the expiry of the Minimum Period during which we have sole selling rights but to a purchaser who was introduced to you during that period or with whom we had negotiations about the Business during that period.

Sales and transfers to connected persons such as friends or relatives still mean you have to pay our fee. Our fees are also payable as set out in Clause 6 which you must read before signing these terms.

Asking Price
(Clause 2.1)

The price that you have requested that we market your business for is:
☐ £ 850,000 plus SAV Freehold and/or plus SAV Leasehold (delete as appropriate)
or
☐ Bids Invited, with a reserve price of £

This figure will form the "Asking Price" in respect of the Selling Fee as set out in Clause 3.

Marketing Consents
(Clause 4.4)

I agree to details of the business being circulated to other members of your group ☒ Yes ☐ No
I agree to details of the business being included on websites in your discretion ☒ Yes ☐ No

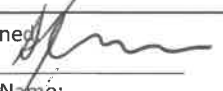
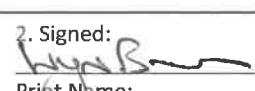
SIGNATURES:

Where You are a limited company the director/shareholder(s) sign below both for the company and in a personal capacity as guarantor (see clause 11) . 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. Our agreement is the Contract and Terms. No earlier statement or document is part of our agreement and you confirm you have not relied on any such warranty or representation made to You, written or oral.

Before signing this Agreement You should ensure that You have read the terms 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.

1. Signed:  Print Name: DAVID MORGAN Date of Birth: 15/01/1962 Date: 30/10/18 Partner/Proprietor/ Director/Shareholder delete as necessary	2. Signed:  Print Name: VYN BROWN Date of Birth: 13/02/1964 Date: 31.10.18 Partner/Proprietor/ Director/Shareholder delete as necessary	3. Signed: Print Name: Date of Birth: Date: Partner/Proprietor/ Director/Shareholder delete as necessary	4. Signed: Print Name: Date of Birth: Date: Partner/Proprietor/ Director/Shareholder delete as necessary
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Signed on behalf of Kings Business & Kings Commercial Limited:
Signed: M. Preston Print: M. Preston Date: 31-10-18