

(1) WYEVALE GARDEN CENTRES HOLDINGS LIMITED

(2) SILVERLAND STONE LIMITED

CONCESSION LEASE

in relation to premises at

Fair Oak Garden Centre, Winchester Road,
Eastleigh, Hampshire, SO50 7HD

Fair Oak,

Ref: KMcG/G0421.1641

Memery Crystal LLP
44 Southampton Buildings
London WC2A 1AP

t: +44 (0) 20 7242 5905
e: info@memerycrystal.com
f: +44 (0) 20 7242 2058
www.memerycrystal.com

LDE No: 156 Chancery Lane
6385910

MemeryCrystal

This Lease is made on 3rd May 2017

Between:

- (1) **WYEVALE GARDEN CENTRES HOLDINGS LIMITED** incorporated and registered in England and Wales (with company number 01972554) whose registered office is at Syon Park, Brentford, Middlesex, TW8 8JF (which includes successors in title of all kinds) (the "Landlord");
- (2) **SILVERLAND STONE LIMITED** incorporated and registered in England and Wales (with company number 02925097) whose registered office is at Silverland Stone Holloway Hill Chertsey Surrey KT16 0AE (the "Tenant").

IT IS AGREED AS FOLLOWS:-

1. Definitions

- 1.1 The definitions and interpretations set out below apply to this Lease:

"Access Way" means the part of the Garden Centre edged and hatched in blue on the plan annexed hereto;

"Base Rent Payment Days" the first day of each month;

"Base Rent" means £10,768 plus VAT per annum and then as reviewed in accordance with Appendix C;

"Break Date" means the 3rd day of May 2019 being the date twenty four months following the commencement of the Term;

"Business Hours" means the hours during which the Garden Centre is from time to time open for business;

"Commercial Rent Arrears Recovery" means the procedure by which a landlord can recover rent arrears due under a commercial lease from a tenant pursuant to the Tribunals, Courts and Enforcement Act 2007 (as amended, varied, supplemented or re-enacted from time to time);

"Concession Management Handbook" means the Concession Management Handbook as varied from time to time;

"Demised Premises" means the premises forming approximately 5,384 square feet as part of and within the Garden Centre shown for identification purposes only edged red on the plan annexed hereto;

"Energy Performance Certificate" means any Energy Performance Certificate

SILVERLAND STONE LIMITED FAIR OAK GARDEN CENTRE

