

Lease

DATED: 12th March 1987

BETWEEN:

- (1) BLACKMERE PROPERTIES LIMITED ("the Landlord"); and
- (2) THOMAS HARDWICK trading as Hardwick & Vale ("the Tenant").

1. Definitions and Interpretation

- 1.1 "Demised Premises" means Warleigh House, 14 Bridge Street, together with the yard and outbuildings shown on Plan 1;
- 1.2 "Term" means twenty-one years from and including 25th March 1987;
- 1.3 "Rent" means FOUR THOUSAND SEVEN HUNDRED AND FIFTY POUNDS (£4,750) per annum.

2. Repair and Decoration

- 2.1 The Tenant shall keep the Demised Premises in good and substantial repair and condition.
- 2.2 The Tenant shall in every fifth year of the Term decorate the interior of the Demised Premises in a proper and workmanlike manner.

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- 1 The plan referred to in clause 1.1 is annexed to this Lease.