



The Law Society

Dated 18 May 2012

DATE OF LEASE

TITLE NUMBER(S)

LANDLORD'S TITLE NUMBER(S) NYK 708003

OTHER TITLE NUMBERS

PARTIES TO THIS LEASE

LANDLORD

VIAMED PROPERTIES LIMITED

ADDRESS 15 Station Road

Viamed Properties Ltd (1)

West Yorkshire

to

POSTCODE BD20 7DT

COMPANY NO. 6318123

Viamed Ltd (2)

TENANT

VIAMED LIMITED

ADDRESS 15 Station Road Cross Hills Keighley

West Yorkshire

POSTCODE BD20 7DT

COMPANY NO. 8129134

LEASE

SUBJECT

NONE

ADDRESS

-of-

POSTCODE

COMPANY NO.

PROPERTY

Ghyll House 17 Station Road

**Ghyll House
17 Station Road
Cross Hills
Keighley
West Yorkshire
BD20 7DT**

Keighley West Yorkshire

POSTCODE BD20 7DT

In the case of a conflict between the provisions of this lease and the provisions of the Landlord's Lease, the provisions of the Landlord's Lease shall prevail.

PRESCRIBED STATEMENTS ETC.

TERM FOR WHICH THE PROPERTY IS LEASED

From and including 1 January

20 12

To and including 31 December

20 13

PREMIUM

None

PROVISIONS OR RESTRICTIONS ON DISPOSING OF THIS LEASE

This lease contains a provision which restricts disposal.

**Mewies
Solicitors
Skipton
(Ref CCJ)**



The Law Society

The Law Society Business Lease (Whole of Building) (Registered) 2008

1. DATE OF LEASE 18 May 2011

2. TITLE NUMBER(S) _____

3.1 LANDLORD'S TITLE NUMBER(S) NYK 206003

3.2 OTHER TITLE NUMBERS _____

4. PARTIES TO THIS LEASE

LANDLORD VIAMED PROPERTIES LIMITED

ADDRESS 15 Station Road Cross Hills Keighley

West Yorkshire POSTCODE BD20 7DT

COMPANY NO. 6318123

TENANT VIAMED LIMITED

ADDRESS 15 Station Road Cross Hills Keighley

West Yorkshire POSTCODE BD20 7DT

COMPANY NO. 0129 765

GUARANTOR NONE

ADDRESS _____

POSTCODE _____

COMPANY NO. _____

5. PROPERTY Ghyll House 17 Station Road Cross Hills

Keighley West Yorkshire

POSTCODE BD20 7DT

In the case of a conflict between this clause and the remainder of this lease then, for the purposes of registration, this clause shall prevail.

6. PRESCRIBED STATEMENTS ETC. None

7. TERM FOR WHICH THE PROPERTY IS LEASED

From and including 1 January 2012

To and including 31 December 2015

8. PREMIUM None

9. PROHIBITIONS OR RESTRICTIONS ON DISPOSING OF THIS LEASE

This lease contains a provision that prohibits or restricts dispositions.

LR9. RIGHTS OF ACQUISITION ETC.

LR9.1 TENANT'S CONTRACTUAL RIGHTS TO RENEW THIS LEASE, TO ACQUIRE THE REVERSION OR ANOTHER LEASE OF THE PROPERTY, OR TO ACQUIRE AN INTEREST IN OTHER LAND

None

LR9.2 TENANT'S COVENANT TO (OR OFFER TO) SURRENDER THIS LEASE

None

LR9.3 LANDLORD'S CONTRACTUAL RIGHTS TO ACQUIRE THIS LEASE

None

LR10. RESTRICTIVE COVENANTS GIVEN IN THIS LEASE BY THE LANDLORD IN RESPECT OF LAND OTHER THAN THE PROPERTY

None

LR11. EASEMENTS

LR11.1 EASEMENTS GRANTED BY THIS LEASE FOR THE BENEFIT OF THE PROPERTY

None

LR11.2 EASEMENTS GRANTED OR RESERVED BY THIS LEASE OVER THE PROPERTY FOR THE BENEFIT OF OTHER PROPERTY

None

LR12. ESTATE RENTCHARGE BURDENING THE PROPERTY

None

LR13. APPLICATION FOR STANDARD FORM OF RESTRICTION

None

[LR14. DECLARATION OF TRUST WHERE THERE IS MORE THAN ONE PERSON COMPRISING THE TENANT

The Tenant is more than one person. They are to hold the property on trust for themselves as [joint tenants] [tenants in common in equal shares]]

USE ALLOWED

Light manufacturing and/or industrial purposes and/or as storage and warehousing with ancillary offices

or any other use to which the Landlord consents (and the Landlord is not entitled to withhold that consent unreasonably) . . .

RENT

Twelve thousand

(£12,000) a year, subject to increase from every review date under clause 8 (market rent review) or, if this box is ticked ☐ clause 15 (index-linked rent review)

FIRST PAYMENT DATE

The 18 May 2012

MONTHLY PAYMENT DATE

The First day of every month

RENT REVIEW DATES

Every anniversary of the start of the lease term.

The Landlord lets the property to the Tenant for the lease term at the rent and on the terms in clauses 1 to 14, and in any additional clauses

GUARANTEE BOX

The terms in this box only take effect if a guarantor is named in clause LR.3 and then only until the Tenant transfers this lease with the Landlord's written consent. The Guarantor must sign this lease.

The Guarantor agrees to compensate the Landlord for any loss incurred as a result of the Tenant failing to comply with an obligation in this lease during the lease term or any statutory extension of it. If the Tenant is insolvent or this lease ends because it is disclaimed, the Guarantor agrees to accept a new lease, if the Landlord so requires, in the same form but at the rent then payable. Even if the Landlord gives the Tenant extra time to comply with an obligation, or does not insist on strict compliance with terms of this lease, the Guarantor's obligation remains fully effective.

CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007

This lease is intended to conform to the Code, which is endorsed by the Department for Communities and Local Government, the Welsh Assembly Government, the Law Society and other bodies. Please see www.lettingbusinesspremises.co.uk

**THIS DOCUMENT CREATES LEGAL RIGHTS
AND LEGAL OBLIGATIONS. DO NOT SIGN IT
UNTIL YOU HAVE CONSULTED A SOLICITOR.**

If a party to this lease is a company:

- (a) two directors, or
- (b) a director and a company secretary, or
- (c) a single director whose signature is independently witnessed

must sign on behalf of the company.

Signed as a deed by/on behalf of the
Landlord and delivered in the presence of:

Landlord

Witness

Q1: ffyl - Hq: 3-E - q: 14 Bg - 4dLAD - SP - 170 M1

Witness's occupation and address

Signed as a deed by/on behalf of the
Tenant and delivered in the presence of:

Tenant

Witness

Witness's occupation and address

Signed as a deed by/on behalf of the
Guarantor and delivered in the presence of:

Guarantor

Witness

Witness's occupation and address

Bider

6.1.1 Subject to clause 6.1.2 the Tenant is not to share occupation of the property and no part of it is to be transferred, sublet or occupied separately from the remainder

6.1.2 the Tenant may share the occupation of the whole or any part of the premises with Vandagraph Limited or Vandagraph Sensor Technologies Limited or with any company that is a member of the same group as the Tenant within the meaning of Section 42 of the Landlord and Tenant Act 1954 so long as both companies remain members of that group and otherwise than in a manner that transfers or creates a legal estate

16. **EXCLUSION OF THE LANDLORD AND TENANT ACT 1954 SECTIONS 24-28**

16.1 On the 30 day of April 2012 the Landlord served Notice on the Tenant pursuant to the provisions of the Landlord and Tenant Act 1954 Section 38A(3) as inserted by the Regulatory Reform (Business Tenancies) (England and Wales) Order 2003 and the Tenant on the 1 day of May 2012 made a statutory declaration pursuant to Schedule 2 of the Regulatory Reform (Business Tenancies) (England and Wales) Order 2003

16.2 **AGREEMENT TO EXCLUDE**

Pursuant to the Landlord and Tenant Act 1954 Section 38(A)(1) as inserted by the Regulatory Reform (Business Tenancies) (England and Wales) Order 2003 the parties agree that the provisions of the Landlord and Tenant Act 1954 Sections 24-28 inclusive are to be excluded in relation to the tenancy created by this Lease

Signed..... 

Signed..... 

Signed.....

Signed.....