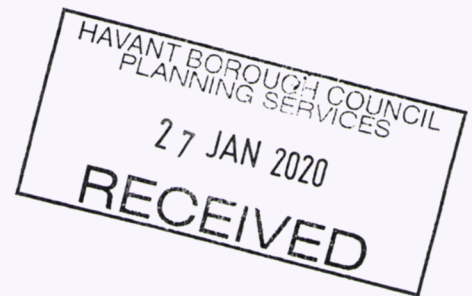


CREEK VIEW ANNEX TENANCY AGREEMENT

Date: 23.04.16.



Landlord: Mrs Julie Cutbush.

whose address for service of Notices in England and Wales is at: Creek View, Selsmore Road, Hayling Island, Hampshire, PO11 9JZ.

Tenants: [REDACTED]

Term: Three months certain commencing on 7th May 2016 and ending on 7th August 2016 and any period of holding over or extension or continuance by statute or common law. Then roll over on a monthly basis. *Left 20th July 2016*

Rent: £850.00 per calendar month: to include: Gas, Electric, Southern Water Rates Portsmouth Water Rates and Havant Borough Council Tax.
Paid by Direct Debit on the 7th of each month into [REDACTED]

Your Premises: Creek View Annexe, Selsmore Road, Hayling Island, Hampshire, PO11 9JZ.

The inventory of [furniture, furnishings,] fixtures and other items at the Premises is attached to this agreement (if any). The property is entitled to one parking space on the drive

Deposit: £500.00 to be held until agreement is terminated.

1 INTERPRETATION

1.1 The expression "the Landlord" shall apply to the person who is for the time being entitled to the reversionary interest in the Premises on determination of the Term.

1.2 The expression "the Tenant" includes the persons deriving title under the Tenant.

1.3 Where "the Landlord" or "the Tenant" for the time being comprises two or more persons, the obligations made by or with them in this agreement shall be made by or with such persons jointly and severally (this means that if there is more than one Tenant, each Tenant will be liable for all sums due under the agreement and not just liable for a proportionate part).

1.4 Words importing only the masculine gender include the feminine gender, and words importing the singular number include the plural number and visa versa.

1.5 References to any statutory provision include any statutory re-enactment or modification of it for the time being in force.

1.6 Any obligation by the Tenant not to do any act or thing shall include an obligation not to permit or allow the doing of such act or thing.

1.7 References to the Premises include references to any part or parts of the Premises and to the fixtures [furniture, furnishings,] and contents as set out in the Inventory.

Deemed to have been sufficiently served 48 hours after the time of posting (unless returned by the Post Office undelivered)

5.6 Abandonment

5.6.1 If it comes to the attention of the Landlord that the Premises have not been occupied by the Tenant for more than 21 days and the Tenant has not given the Landlord notice in accordance with clause 3.6.4 above, and if, following further investigation by the Landlord, the Landlord forms the belief, and has reasonable cause to believe, that the Tenant has ceased to reside at the Premises, the Landlord may treat the Premises as being abandoned by the Tenant and re-enter the Premises and thereby bring this agreement to an end. Such entry by the Landlord will not affect any right or rights the Landlord may have against the Tenant in respect of any subsisting breach by the Tenant of the Tenant's agreements and obligations under this agreement as at the date of the re-entry

5.7 General Provisions

5.7.1 If any term of this agreement is, in whole or in part, held to be illegal or unenforceable to any extent under any enactment or rule of law, that term or part shall to that extent be deemed not to form part of this agreement and the enforceability of the remainder of this agreement shall not be affected.

5.7.2 This agreement shall not operate to confer any rights on any third party and no person other than the parties to it may enforce any provision of this agreement by virtue of the Contracts (Rights of Third Parties) Act 1999.

5.7.3 TAKE NOTICE THAT THIS TENANCY AGREEMENT IS A BINDING DOCUMENT. BEFORE SIGNING IT YOU SHOULD READ IT CAREFULLY TO ENSURE THAT IT CONTAINS EVERYTHING YOU WISH TO BE INCLUDED AND NOTHING THAT IS UNACCEPTABLE TO YOU. IF YOU DO NOT UNDERSTAND THIS AGREEMENT OR ANYTHING IN IT, BEFORE YOU SIGN IT YOU SHOULD CONSIDER TAKING ADVICE FROM A SOLICITOR, CITIZENS ADVICE OR A HOUSING ADVICE CENTRE.

