

Hot Food Takeaway

DATED

-----1st July 2024 -----

UNDERLEASE

relating to

59A COMMERCIAL ROAD, HEREFORD

between

FAISAL KHALID

and

MOHAMMAD GABAJ

The logo for mfg solicitors features the lowercase letters 'mfg' in a bold, black, sans-serif font. To the left of the 'm' is a small square icon divided into four quadrants, with the top-left and bottom-right quadrants filled with orange. Below 'mfg' is the word 'solicitors' in a smaller, orange, lowercase sans-serif font. A thin orange horizontal line is positioned directly beneath the word 'solicitors'.

PRESCRIBED CLAUSES

LR1. Date of lease 1st July 2024

LR2. Title number(s)

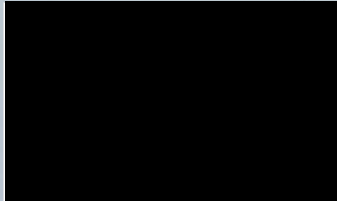
LR2.1 Landlord's title number(s)
HE48370

LR2.2 Other title numbers

LR3. Parties to this lease

Landlord

FAISAL KHALID



Tenant

Mohammad Gabaj

Passport No:

DOB:

LR4. Property

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.

See the definition of "Property" in clause 1.1 of this lease.

LR5. Prescribed statements etc.

LR5.1 Statements prescribed under rules 179 (dispositions in favour of a charity), 180 (dispositions by a charity) or 196 (leases under the Leasehold Reform, Housing and Urban Development Act 1993) of the Land Registration Rules 2003.

None.

LR5.2 This lease is made under, or by reference to, provisions of:

None.

LR6. Term for which the Property is leased

The term as specified in this lease at clause 1.1 in the definition of "Contractual Term".

LR7. Premium

None.

LR8. 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

The easements as specified in clause 3 of this lease.

LR11.2 Easements granted or reserved by this lease over the Property for the benefit of other property

The easements as specified in clause 4 of this lease.

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
None.