
Nyetimber Projects

Nyetimber Farm
Lower Jordans Lane
Gay Street
West Chiltington
RH20 2HH
West Sussex

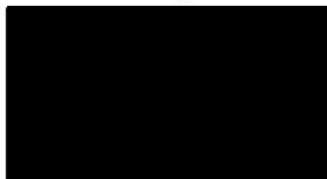
Office Lease Terms

18th May 2021

Tenant: Gozone Care Ltd Company no: 05526821

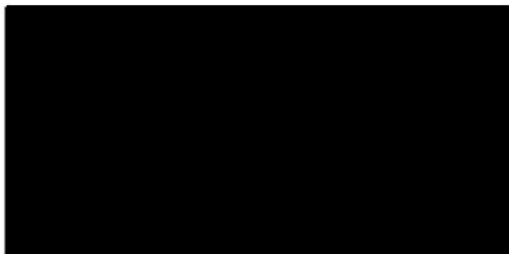
Landlord: Nyetimber Projects

- Monthly rent £1250 plus VAT at the current rate paid monthly in advance.
- Rental review to be five years from the commencement of this agreement.
- Termination term - six months from both tenant and landlord.
- The tenant may decorate the office as they see fit and is to maintain the interior of the property in a good state of repair.
- Upon termination of this agreement the tenant is to leave the property clean and freshly decorated to the same as the start of lease date.
- Electricity - meter to be read at commencement of lease and then monthly by the landlord thereafter, charged at the current ofgem rate as published below:
 - <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/get-energy-price-cap-standing-charges-and-unit-rates-region>
 - This is currently 23.83p per unit
- Septic tank - to be emptied by the tenant as required. There is a beacon in the barn that flashes when it is full.
- Water - included in the monthly rent.
- Internet - included in the rental price. This is 100gps uncontested fibre to the cabinet. Wifi is to be found throughout the building.
- Parking - there is ample parking adjacent to the hedge opposite the property. No cars are to be parked within the equine area.
- All monies to be paid to the below account.



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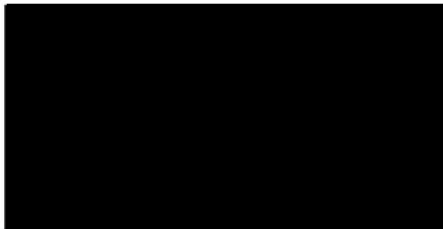
Signed on behalf of Nyetimber Projects:



Tom Simmonds

Date 18/05/2021

Signed on behalf of Gozone Care Ltd:



Zane Sturt

Date 18/05/2021