

Appendix E - ADSL Ltd Tenancy Agreement

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Nyetimber Projects

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

Office Lease Terms

Commencement date: 17/11/2025

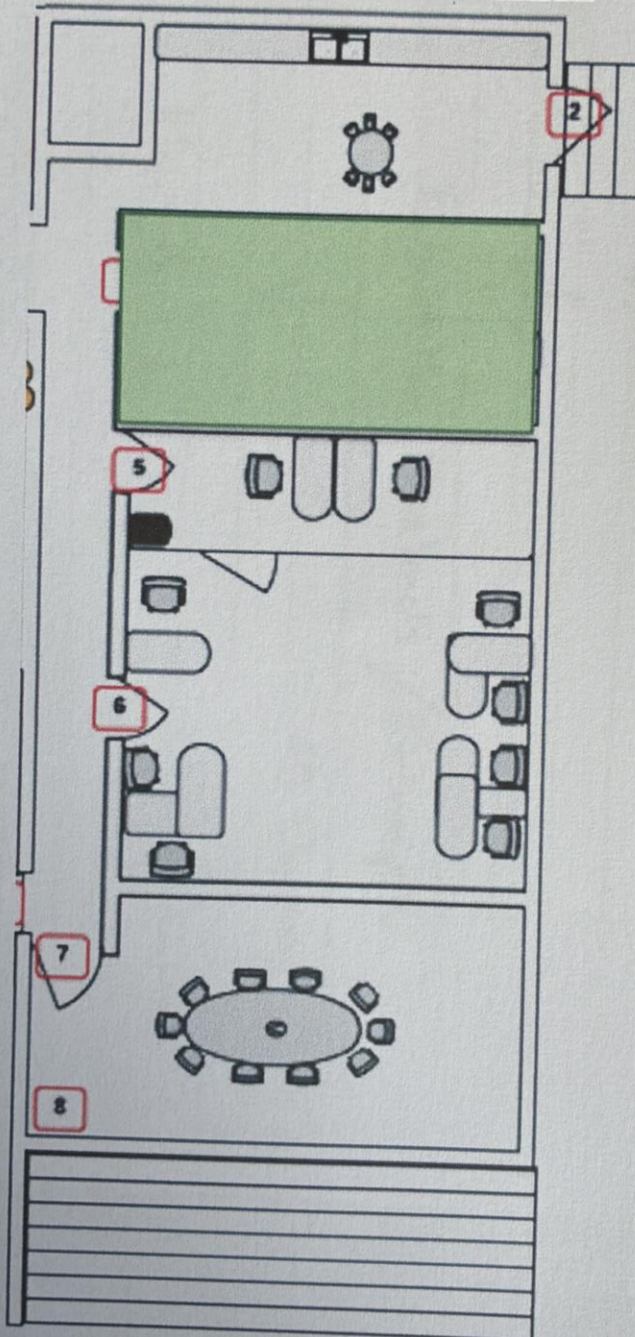
Tenant: ADSL LIMITED Company number 13751808

Landlord: Nyetimber Projects

- Monthly rent £1200 plus VAT at the current rate
- The first three months are free of charge.
- 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 - metered distribution boards for the last 4 months show an average daily cost of £8:50 per day. Electricity to be charged per and invoiced at the end of each month. This charge is to start at the commencement of this lease. It is not included within the three month gratis period.
- 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.

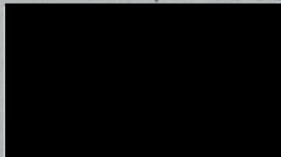
Nyetimber Projects

- Office plan. The being leased is as the plan below excluding the office highlighted in green on this plan. This is leased by **Informed Risk Ltd.**



Nyetimber Projects

- 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.



Signed on behalf of:

Nyetimber Projects

Signed on behalf of ADSL Ltd.

A black rectangular redaction box covering the signature of Tom Simmonds.

5134CD688E5A46A...

Tom Simmonds

Date 11/14/2025

14th November 2025

Signed by:

A black rectangular redaction box covering the signature of Bilal Ahmed.

4271EA359D574C4...

Bilal Ahmed

Date 11/14/2025

14/11/2025

Signed by:

A black rectangular redaction box covering the signature of Mohammed Ali.

5412284CF6A0432...

Mohammed Ali

Date 11/14/2025

14/11/25

