07929359922 ALEX. 200294364

AN AGREEMENT

For letting a (furnished) dwelling house on an assured shorthold tenancy under part 1 of the housing act 1988 as amended in part 111, chapter 11 of the housing act 1996.

Date: FEBRUARY 2011

Between 1) The Landlord Of (where any notice must be served) — Stephen Hartley Dawson, Withenshaw Farm, Higher Sutton, Macclesfield, Cheshire Sk11 ONH

And 2) The Tenant of:

Thomas Alloway, 2 Holgrave drive, Northallerton, North Yorkshire, DL7 8RS
Alex Lester, 24 Ashtree Dr. Brayton, Selby, N Yorks, YO89 9HN
Harry Edward Coore, 40 Moor Lane, Salford, Greater Manchester, M7 3PZ

Whereby I, the tenant, hereby agree to rent the house (hereinafter called 61 FURNESS RD, MANCHESTER 14.

03 DEC 2012

And on the following terms and conditions.

PERIOD The premises shall be let from 01/07/2011 To 30/6/2012 inclusive

RENT & RETAINER The rent shall be at the rate of £897.00 per calendar month between 01/09/2011 and 30/6/2012 inclusive at the rate of £448.50 per calendar month between 01/07/2011 and 31/08/2011 inclusive
The landlord can and will charge for repeated reminders of late rent payment.
Payment shall be monthly in advance on the first day of each month
Any period of reduced rent noted above shall be known as the retainer and will not necessarily confer occupation rights to the tenant.

GAS, ELECTRICITY, WATER CHARGES & COUNCIL TAX. The tenant agrees to pay all charges for gas, electricity, and water and any liability to council tax caused by his or her occupation.

Paid in full 22/2/11

DEPOSIT. The tenants agree to deposit with the landlord the sum of £1035.00 interest free this deposit to be returned to the tenant at the completion of the agreement providing that no damage to the premises or to any furnishings within the premises has occurred and that the rent has been promptly paid.

REPAIRS The landlord agrees to keep the premises and furnishings in good repair consumable items remain the responsibility of the tenant.
All surfaces within the property shall remain blue/white tack and nail free.
The Tenant agrees not to paint any surfaces within the property without written consent

NOTICE This agreement is not determinable by either the landlord or the tenant notwithstanding the above the agreement may be determined if payments due by the tenant are overdue beyond a reasonable period or careless or deliberate damage has occurred If given notice on this basis the tenant will remain liable for the rent until a suitable replacement is found.

ACCESS The tenant agrees to reasonable access by the landlord or his agent. In the case of repairs no notice will be given.

SUB - LETTING The tenant agrees not to sub let the premises without written authority from the landlord.

QUIET ENJOYMENT The tenant agrees to the quiet enjoyment of the premises as a domestic residence
The tenant agrees to make no structural alterations to the premises. this includes any fixings to the building.
The Tenant agrees not to keep or house pets on the premises without written approval from the Landlord.

JOINT & SEVERAL. The agreement is between the landlord and a group, any individual member of this group can be liable for the full rent and for any damages.

SIGNED BY TENANTS LANDLORD/AGENT IN THE PRESENCE OF