

Commercial Tenancy Agreement (Restaurant Tenancy)

This Tenancy Agreement is made on this 18th day of April 2024, by and between:

Landlord:

Name: Naila Ltd
Address: 50 Parham Drive, Gants Hill, Ilford, Essex, IG2 6NB
Phone: 07943 674 455
Email: bodrulbd71@gmail.com

Tenant:

Name: Ma Hazera
Business Name: HAZ 21 Limited
Registered Address: 290 North Street, Romford, RM5 3AB
Phone: 07534 402834
Email: hazerahaque21@gmail.com

Collectively referred to as "the Parties".

1. Premises

The Landlord hereby Rents to the Tenant the commercial property located at:

Address: Ground floor only of : 290 North Street, Romford, Essex, RM5 3AB

Premises Description: Restaurant premises consisting of approximately 4120 square feet, including kitchen facilities, dining area, restrooms, storage, and any appurtenant areas as defined in Schedule A.

2. Tenancy Term

- **Commencement Date:** 18th April 2024
 - **End Date:** 17th April 2026
 - **Initial Term:** 24 months
 - **Option to Renew:** The Tenant may renew the tenancy for an additional term of 5 years upon written notice to the Landlord no less than 3 month before expiration.
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3. Rent

- **Base Rent:** £7,000 per month
 - **Premises rent:** £ 5,000 per month, Payable to
 - **Fixtures, fittings & furniture and Plant & Equipment Rent :** £2,000 per month, Payable to Naila Ltd
 - **Due Date:** Rent is due on the 18th day of each calendar month.
 - **Security Deposit:** £ 5,000 (refundable, held by Landlord for the duration of the Tenancy)
 - **Rent Increases:** Annual rent increase of 3%, or as agreed in writing.
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4. Use of Premises

The Tenant shall use the premises exclusively for operating a restaurant business under the name: HAZ 21 LTD

Permitted Use Includes:

- Preparation and sale of food and beverages
- On-site dining
- Takeout and delivery services
- Hosting private events (subject to applicable laws and licenses)

Tenant shall not use or permit the premises to be used for any unlawful purposes.

5. Maintenance and Repairs

Tenant Responsibilities:

- Maintain cleanliness and hygiene
- Routine maintenance of kitchen equipment
- Minor repairs (e.g., under £500)

Landlord Responsibilities:

- Structural repairs
 - Maintenance of roof, exterior walls, plumbing, and electrical systems (unless damage is caused by Tenant's negligence)
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6. Utilities and Services

The Tenant shall be responsible for all utility charges including but not limited to:

- Electricity
 - Water
 - Gas
 - Waste disposal
 - Internet and phone services
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7. Alterations and Improvements

The Tenant may not make any structural changes without written consent from the Landlord. All permanent improvements shall become the property of the Landlord unless agreed otherwise in writing.

8. Insurance

The Tenant shall maintain:

- Public liability insurance of at least £ 1,000,000
 - Fire and property insurance covering Landlords contents and equipment
- Proof of insurance must be provided to the Landlord annually.
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9. Licenses and Permits

The Tenant shall obtain and maintain all licenses, permits, and approvals required to operate a restaurant including:

- Business license
 - Health and food handling permits
 - Liquor license (if applicable)
 - Fire safety certificates
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10. Compliance with Laws

Tenant agrees to comply with all Laws and regulations including health, fire, safety, and employment laws.

11. Signage

Tenant may install business signage subject to:

- Local zoning regulations
 - Landlord's written approval
 - Compliance with building codes
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12. Assignment and Subletting

Tenant shall not assign, sublet, or transfer any interest in this Tenancy without prior written consent of the Landlord.

13. Default and Remedies

If Tenant fails to pay Head landlord rent or breaches any provisions:

- Landlord may issue a written notice to remedy within 5 working days.
 - If not remedied, Landlord may terminate the tenancy agreement and take possession.
 - Tenant remains liable for unpaid rent and damages.
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14. Termination

Either party may terminate the agreement:

- Upon 30 days' written notice after the term
 - Immediately for cause (e.g., insolvency, unlawful use, unpaid rent for more than days)
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15. Dispute Resolution

Any disputes shall first be resolved through mediation. If unresolved, disputes shall be subject to arbitration using an independent arbitrator.

16. Notices

All notices shall be in writing and delivered by:

- Hand delivery
- Certified mail
- Email (if acknowledged by the receiving party)

Addresses for notices are those listed in the beginning of this agreement.

17. Entire Agreement

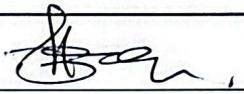
This document constitutes the entire agreement between the Parties. Any amendments must be in writing and signed by both Parties.

18. Governing Law

This tenancy agreement shall be governed and interpreted in accordance with the laws of the United Kingdom

IN WITNESS WHEREOF, the Parties have executed this agreement as of the date first above written.

Landlord Signature: _____



Date: 18 4 2024

Tenant Signature: _____



Date: 18 4 2024

Schedule A – Premises Description and Equipment, Fixture, Furniture & Fittings

- Floor plan
- Kitchen equipment on Rent
- Furniture & Fittings on rent