

MANAGEMENT AGREEMENT

THIS MANAGEMENT AGREEMENT IS MADE

BETWEEN

MR MANMEET SINGH OF [REDACTED]

("THE LEASEHOLDER")

AND

MR KULWANT SINGH GABA OF [REDACTED]

("THE SUB-CONTRACTOR")

PREMISES:

Ground Floor, 55-57 Wokingham Road, Reading, RG6 1LH

1. Purpose

This Agreement sets out the terms under the Management Contract and manage the business known as M & M Food & Wine

2. Term

This Agreement shall commence on 25/06/2026 and shall continue until 25/06/2032.

3. Responsibilities of the Manager

The Sub-Contractor shall be responsible for the day-to-day running of the premises, including but not limited to:

- Opening and closing the shop
- Managing stock and inventory
- Hiring, training and supervising staff
- Ensuring full compliance with the Licensing Act 2003 and all other relevant laws
- Ensuring compliance with health and safety, fire safety, hygiene and age-restricted product legislation.

4. Licensing and Compliance

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- The Sub-Contractor will ensure strict enforcement of the Challenge 25 Policy.
- The Sub-Contractor will maintain refusal and incident logs as required by licensing conditions.
- CCTV systems must be maintained in good working order, with recordings stored for the at least 31 days.
- All conditions on premises licence must be adhered to at all times.

5. Financial Arrangements

- The Sub-Contractor shall retain all profits and revenue generated from the day-to-day operation of the shop.
- The Sub-Contractor will be responsible for covering all operating expenses, including but not limited to stock, staff wages, utilities, licensing costs, and any other trading expenses.
- The Sub-Contractor shall ensure accurate bookkeeping and financial records are maintained and submitted to HMRC on time.
- The rent amount of £4200 per month will be paid directly to the landlord.

6. Ownership

- All stock, equipment, fixtures will remain the exclusive property of the Sub-Contractor.

7. Termination

This Agreement may be terminated by:

- Either Party within 90 days' notice in writing
- Immediate termination by the Owner in cases of gross misconduct, criminal behaviour, breach of licensing conditions, or negligence.
- The premises licence will be surrendered if contract is terminated.

8. Indemnity

The Sub-Contractor agrees to indemnify and hold the Owner harmless from any losses or liabilities arising from the Manger's failure to comply with laws, licensing regulations, or agreed duties under this Agreement.

9. Miscellaneous

- This Agreement is governed by the laws of England and Wales
- This Agreement constitutes the entire understanding between both parties.

Signed:

Leaseholder:

Name: Mr Manmeet Singh

Signature: ਮਾਨਮੀਤ ਸਿੰਘ

Date: 24/06/2026.

The Sub-Contractor:

Name: Mr Kulwant Singh Gaba

Signature: ਕੁਲਵੰਤ ਸਿੰਘ ਗੱਬਾ

Date: 24/06/2026.