

From: [Maninder Kaur](#)
To: [Butler, Nicola](#)
Subject: Re: Kings Food & Wine, 91-93 Kings Road, Reading, RG1 3DD
Date: 26 September 2026 14:07:35
Attachments: [REDACTED] - 93 Kings Road RDD updated 10.09.2026.docx
[REDACTED] Lease 91-93 Kings Rd DRAFT updated 10.09.2026.docx
PHOTO-2026-09-25-16-05-28 2.jpg
PHOTO-2026-09-25-16-05-28.jpg
Dhamecha.pdf
image001.png

Warning!
For the attention of
RBC Staff and Councillors

This mail is from an external sender - please do not click any links or open any attachments unless you trust this sender, and know the content is safe

Dear Nicola,

Apologies, please find attached documents in relation to the email alongside an invoice showing evidence for the new owner of the premises.

Kind Regards

Maninder Kaur
Paralegal, Personal Licence Courses UK Ltd

Phone: [REDACTED]

145 Station Road, West Drayton, UB7 7ND
www.personallicencecourses.com

From: Butler, Nicola <[REDACTED]>
Date: Friday, 25 September 2026 at 12:34
To: Maninder Kaur [REDACTED]
Cc: Smalley, Robert [REDACTED]
Subject: FW: Kings Food & Wine, 91-93 Kings Road, Reading, RG1 3DD

Dear Maninder

Thank you for sending this information. Please can I check that the document 'Email in LSOL' contains all the information, as the original email seems to have attachments not included.

Regards

Nicola Butler
Senior Licensing Enforcement Officer
Licensing Department | Public Protection | Directorate of Environment and Neighbourhood Services

Reading Borough Council
Civic Centre, Bridge Street, Reading, RG1 2LU

[REDACTED]

Taxi/Private Hire: <https://www.reading.gov.uk/business/licences/taxi-and-private-hire-licensing/>
Licensed Premises: <https://www.reading.gov.uk/business/licences/alcohol-and-entertainment-licences/premises-licence/>

To access the licensing section of our website, please click this link: <https://www.reading.gov.uk/business/licences/>

[Website](#) | [Facebook](#) | [Twitter](#) | [YouTube](#) | [Instagram](#) | [LinkedIn](#)



From: Maninder Kaur [REDACTED]
Sent: 25 September 2026 12:11
To: Butler, Nicola [REDACTED]
Subject: Kings Food & Wine, 91-93 Kings Road, Reading, RG1 3DD

Warning!
For the attention of
RBC Staff and Councillors

This mail is from an external sender - please do not click any links or open any attachments unless you trust this sender, and know the content is safe

Good afternoon,

I hope this email finds you well.

I act on behalf of Kings Food & Wine in relation to the upcoming licensing sub-committee hearing on 1st October 2026.

I will be representing and attending the hearing.

Please find attached supplementary evidence that we would like to submit prior to the hearing. This evidence is in relation to the new owners of the premises, and we will be able to discuss it further in the hearing.

I look forward in hearing from you soon.

Kind Regards

Maninder Kaur
Paralegal, Personal Licence Courses UK Ltd
Pronouns: She/Her

Phone: [REDACTED]

145 Station Road, West Drayton, UB7 7ND
www.personallicencecourses.com



Companies House

AD01 (ef)

Change of Registered Office Address

Company Name: **TARA SONS ENTERPRISES LTD**

Company Number: **16354439**



Received for filing in Electronic Format on the: **07/09/2026**

XFA30S5L

New Address Details

New Address: **91-93 KINGS ROAD
READING
ENGLAND
RG1 3DD**

The company confirms that the new registered office address is an appropriate address as outlined in section 86(2) of the Companies Act 2006.

Please Note:

The change in the Registered Office does not take effect until the Registrar has registered this form. For 14 days, beginning with the date that a change of Registered Office is registered, a person may validly serve any documentation on the company at its previous Registered Office.

Authorisation

Authenticated

This form was authorised by one of the following:

Director, Secretary, Person Authorised, Liquidator, Administrator, Administrative Receiver, Receiver, Receiver Manager, Charity Commission Receiver and Manager, CiC Manager, Judicial Factor.

Invoice Number: [REDACTED]
Customer Number: [REDACTED]
Invoice Date: 05/11/2025

TARA SONS ENTERPRISES LTD
91 KING STREET 85

READING, READING
RG1 3DD



Verisure Services (UK) Ltd.
Q12, Quorum Business
Benton Lane
Newcastle Upon Tyne
NE12 8BU

Customer service
Phone: 0333 200 9000
Whatsapp: 07712009000

SET UP AND CONNECTION FEE

AMOUNT

VERISURE GRADE 2 ALARM SYSTEM 1 pcs.	£ 299.00
BUS UPGRADE TO ZEROVISION + ORION 1 pcs.	£ 0.00
VODAFONE SIM MOONSHOT 1 pcs.	£ 0.00
NG STARKEY GREEN 1 pcs.	£ 0.00
NG STARKEY PINK 1 pcs.	£ 0.00
NG STARKEY BLUE 1 pcs.	£ 0.00
VAT 20 % of £ 299.00	£ 59.80

IMPORTANT: If you already paid the Setup Fee, please ignore this invoice.

TOTAL: £ 358.80

How to pay:

1. Internet banking (BACS Transfer). Please make a payment to Sort Code 20-00-00 Account Number 13544974. Please input your account number as a reference.
2. By Cash: Take the invoice to your bank and use our bank account details to pay. Don't forget to add your account number to the payment details.
3. By post. Please send your cheque made payable to Verisure Services UK Ltd, write your account number on the back of your cheque, and send it to Verisure Services (UK) Ltd. Q12, Quorum Business Park, Benton Lane, Newcastle Upon Tyne, NE12 8BU

TARA SONS ENTERPRISES LTD & SATPAL SINGH
91-93 Kings Road
READING
RG1 3DD

Your water and wastewater bill is now due

Your payment of £264.00 is due by the 30 September 2026.

Paying by Direct Debit is the easiest way to pay your bills and spread the cost plus you're covered by the Direct Debit Guarantee scheme. You'll never need to worry about a missed payment again.

Please pay now by bank transfer, debit or credit card or set up a direct debit, you can do this by simply clicking on the payment link or scanning the QR code.

Your Statement

For the period 28 October 2025 - 31 August 2026

Account Summary

Your previous balance	£0.00
Payments received	£0.00
Balance brought forward	£0.00

Your charges this period

Water usage and charges	£101.67
Waste usage and charges	£142.00
Sundry charges	£0.00
Total charge	£243.67
VAT	£20.33
Total Charges	£264.00

Please pay £264.00

Manage your
account online

Anywhere, anytime



Page 5

Account Number

Bill number

Bill Date /
Tax Point

16 September
2026

Purchase
Order Number

Our VAT
Number

Click here or
Scan QR to PAY

£264.00

Your payment of £264.00 is due by
the 30 September 2026

Contact Us

Got a question? we are here to
help, connect with an advisor at
castlewater.co.uk or via the QR:



Webchat



Customer portal



Your charges for the period are
explained on page 3, please contact
us immediately if you have a query

Over 20,000
5-star reviews



Castle Water named top
performing large retailer
for Market Performance
Standards by MOSL

Contact us

Got a question, need our support or have a concern, or complaint, we are here to help, connect with an advisor

Webchat: Visit castlewater.co.uk to chat to an advisor

Portal: Manage your account at portal.castlewater.co.uk

Phone: 01250 718700, Monday to Friday, 9am to 5pm

Write: Castle Water, 1 Boat Brae, Rattray, Blairgowrie, PH10 7BH



Account In Credit?

Claim a credit refund (if available) at castlewater.co.uk/credit-refund

Moving premises

If you are moving, please let us know. You can do this on our website at castlewater.co.uk/mimo or call us on the number above. You must provide at least two days notice prior to your moving date to avoid paying more

Update your details

Please tell us if your details change, including changes to your bank account or Direct Debit details. You can update your contact details on our website at castlewater.co.uk/updatesyourdetails

Emergency?

Call 01250 718700 Monday to Friday, 9am to 5pm or contact your network operator:

Thames Water: 0800 316 9800

Portsmouth Water: 023 9247 7999

South East Water: 0333 000 0365

Find your local water company's contact details by scanning the QR code or visiting castlewater.co.uk/emergencies



Water quality

If you have concerns about your water quality, please contact us, or contact your local water company. The Drinking Water Inspectorate also provide information and advice in their website dwi.gov.uk

Complaints

If you are concerned about something, please let us know by calling 01250 718700 or using the contact details above. We will always try to resolve things straight away. Details of our complaints procedure can be found at castlewater.co.uk/howtocomplain. If you have exhausted our complaints procedure, the Consumer Council for Water offers free independent advice. Visit ccwater.org.uk, call 0300 034 2222 or write to: Consumer Council for Water, 23 Stephenson Street, Birmingham B2 4BJ

Your rights

Customers of water and sewerage companies are entitled to guaranteed minimum standards of service, as laid down by the Government. Find out more at castlewater.co.uk/servicesstandards. Ofwat is the economic regulator of the water sector in England and Wales. Find out more at ofwat.gov.uk

Find out about your right to switch suppliers at open-water.org.uk

Scheme of Terms & Conditions

Can be viewed at castlewater.co.uk/T&Cs. Otherwise, please refer to the agreed contractual terms for your specific agreement agreement

Ways to pay

Simply click Pay now or Scan the payment QR code on page 1 and you'll be taken to our secure payments page, options include setting up a Direct Debit, Pay by Bank and Pay by Card (Not American Express).

You can also pay via the portal at portal.castlewater.co.uk or via our website at castlewater.co.uk/paybill

Set up your Direct Debit now at castlewater.co.uk/dd-setup. Payment can also be made at any bank or via bank transfer using:

Sort Code: 40-11-60

Account Number: 80161942

Account Name: Castie Water

Please quote the following reference on your payment - 3240781

Please write the following reference TARA SONS ENTERPRISES LTD & SATPAL SINGH, 3240781, 10011365523 and RG1 3DD on the back of the cheque and post to Castle Water, 1 Boat Brae, Rattray, Blairgowrie, PH10 7BH

Remittance advice

Help us to allocate your payment accurately by emailing a copy of your remittance to payments@castlewater.co.uk or use our online remittance form castlewater.co.uk/remittance

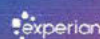
Late Payment Charges

If you do not pay your bill within the agreed payment terms, late payment interest may be applied in line with our Terms and Conditions. The overdue amounts will incur interest charged at 8.00% above the prevailing Bank of England base rate. Late Payment charges will also be applied in line with our Terms and Conditions at the following levels:

Debt amount	Applicable charge
Up to £999.99	£59.00
£1,000 - £9,999.99	£92.00
£10,000 or more	£124.00

From 1 December 2024, Late Payment Charges will include an additional Exceptional Market Disruption Charge of £46.

Please pay promptly. Failure to do so can result in you being reported as overdue with our credit reference agency and may affect your credit rating.



Finding it difficult to pay?

Please call us immediately on 01250 718700 so that we can discuss your options.

Ofwat has required us to notify you of the following:

Advance payment arrangements can provide customers with a useful way to manage their bills and customers may benefit from improved terms if they pay in advance. However, advance payment customers should be aware that any credit accrued for services that have not yet been delivered might not be recoverable in the unlikely event that their Retailer becomes insolvent. Your Retailer may not be able to refund any credit you are owed in the unlikely event that you move into or out of premises, switch to another Retailer or cease trading without notifying your Retailer of your updated contact information and bank details. There are a number of payment arrangements available in the market. Customers can therefore explore what type of available payment arrangement best meets their needs.

Castle Water cheque payment advice slip

(This is not a Giro Slip)

Account Name	TARA SONS ENTERPRISES LTD & SATPAL SINGH
Account Number (add others if multiple)	██████████
Invoice Number (add all if multiple)	██████████
Cheque Number	██████████

Wastewater SPID:**Water SPID:**

SPID Address:

Tariff:

Invoice Period:

91-93, KINGS ROAD, READING, RG1 3DU

Retail Default Water (England)

Retail Default Sewerage (England)

From 28/10/2025 to 31/08/2026

Your meter information

Meter Serial Number	Chargeable Meter Size (mm)	Water Consumption (m3)	Return to Sewer (%)
95T047199	15	16	

Your readings

Meter Serial Number	Previous Reading	Previous Read Date	Current Reading	Current Read Date	Consumption
95T047199	1722 E	28/10/2025	1738 E	01/09/2026	16

Your charges

Volumetric Charges	Unit Rate	Number of Units	Charge (£)	VAT Type	VAT (£)	TOTAL (£)
Metered Foul Sewerage Volumetric	(R) 1.705400	7.649 M3	13.04	Z	0.00	13.04
Metered Foul Sewerage Volumetric	(R) 1.621800	7.551 M3	12.25	Z	0.00	12.25
Potable Water Volumetric (R)	2.589500	8.052 M3	20.85	S	4.17	25.02
Potable Water Volumetric (R)	2.862000	7.948 M3	22.75	S	4.55	27.30

Fixed Charges	Unit Rate	Number of Units	Charge (£)	VAT Type	VAT (£)	TOTAL (£)
Metered Foul Sewerage Metering	(R) 0.226630	155 DAYS	35.13	Z	0.00	35.13
Metered Foul Sewerage Metering	(R) 0.215507	153 DAYS	32.97	Z	0.00	32.97
Metered Foul Sewerage Fixed	(R) 0.154822	155 DAYS	24.00	Z	0.00	24.00
Metered Foul Sewerage Fixed	(R) 0.160822	153 DAYS	24.61	Z	0.00	24.61
Potable Water Fixed	(R) 0.184986	155 DAYS	28.67	S	5.73	34.40
Potable Water Fixed	(R) 0.192164	153 DAYS	29.40	S	5.88	35.28

Bill totals

Net (£)	VAT (£)	Gross (£)
243.67	20.33	264.00

Glossary

SPID Supply Point Identification
m3 Cubic metre is 1,000 litres

VAT Type Rate Applied

Z Zero rate
S Standard rate of 20%

Charge Type

W Wholesale Charges
R Retail Charges

Reading Type

V Visual
E Estimated

Meter readings

We aim to read your meter at least once per year. If the meter read is significantly different to what we expect your next bill may be estimated. You can submit your own meter reading at castlewater.co.uk/meterread

Scheme of Charges

Can be viewed at castlewater.co.uk/scheme-of-charges

Business Assessed

If you are a business assessed customer, please ensure we have your up-to-date details, you can fill this in at castlewater.co.uk/business-assessed

VAT exemption?

You may be entitled to an exception from VAT, subject to HMRC rules. Complete a VAT declaration form with your Standard Industrial Classification (SIC) code at castlewater.co.uk/sicform

For a more detailed explanation of your bill please visit: castlewater.co.uk/billexplained or scan the QR code





Tara S <tarasonsenterprices@gmail.com>

Transaction receipt

1 message

donotreply@elavon.com <donotreply@elavon.com>

Sat, Sep 19, 2026 at 4:25 PM

To: tarasonsenterprices@gmail.com

Thank you for your payment to CASTLE WATER.

Amount: £264.00

Currency: GBP

Description: Online bill payment

Merchant reference: [REDACTED]

This is an automatically generated transaction receipt. If you have any questions, please contact CASTLE WATER at support@smarterpay.com.

SSP Solicitors

From: Malcolm MacDougall [REDACTED]
Sent: 17 September 2026 07:01
To: 'SSP Solicitors'
Cc: Laura Madeleine Cross
Subject: RE: Lease of 91-93 Kings Road, Reading, RG1 3DD - Subject to contract
Attachments: [REDACTED] Lease 91-93 Kings Rd DRAFT updated 10.09.2026.docx; [REDACTED] 91 - 93 Kings Road RDD updated 10.09.2026.docx; [REDACTED] 91 - 93 Kings Rd CPSE.7 17.9.2026.pdf; [REDACTED] 91 - 93 Kings Rd CPSE.3 17.9.2026.pdf; [REDACTED] Marsh Claims Enhance Flyer.pdf; [REDACTED] Aviva Property Owners RNL Accept Notice to Policyholder.pdf; [REDACTED] Aviva Property Owners RNL Accept Policy Summary.pdf; [REDACTED] Aviva Property Owners RNL Accept Policy Wording.pdf; [REDACTED] Aviva Property Owners RNL Quote Cover Enhancements.pdf; [REDACTED] Schedule - Property Owners Renewal Policy from Aviva.pdf; [REDACTED] Invoice.pdf; [REDACTED] 91-93 Kings Rd EPC.pdf

Dear Satpal

I apologise for the delay in responding to you, our Client has been travelling.

1. Please see draft lease and RDD attached;
2. Our Client wishes to have a guarantor with sufficient assets to act as such. Please can you confirm if your Client owns his residential property or if not, who else he may suggest as guarantor?
3. Please see CPSEs attached.
4. Our Client confirms that the extract fans must be relocated prior to lease completion.

With kind regards

Malcolm

W. Davies & Son Limited T/A W Davies Solicitors

SRA Regulated Firm No. 611605

Company No: 08630811 (England and Wales)

VAT Reg. No: 183061618

Acorn House
5 Chertsey Road
Woking
Surrey

Email: enquiries@wdavies.com
Telephone: [REDACTED]
Website: www.wdavies.com

GU21 5AB (Registered Office)

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and other recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information

Confidentiality Notice

DATED

RENT DEPOSIT DEED

relating to

91-93 Kings Road, Reading, RG1 3DD

between

Gill & Co Properties Limited

and

Tara Sons Enterprises Ltd

and

Satpal Singh

This deed is dated

HM Land Registry

Landlord's title number: **BK24102**

Parties

- (1) **Gill & Co Properties Limited** (CRN 2900711) whose Registered Office is at 28 Pheasant Close, Winnersh, Wokingham, RG41 5LS (**Landlord**)
- (2) **Tara Sons Enterprises Ltd** (CRN 16354439) whose registered office is at 54 Meadow Road, Wokingham, RG41 2TD (**Tenant**)
- (3) **Satpal Singh** of [REDACTED], [REDACTED] (**Guarantor**)

BACKGROUND

- (A) This deed is supplemental and collateral to the Lease.
- (B) The Landlord is entitled to the immediate reversion to the Lease.
- (C) The residue of the Term is vested in the Tenant.
- (D) The Guarantor has agreed to guarantee the Tenant's obligations under this deed.

Agreed Terms

1. Interpretation

The following definitions and rules of interpretation apply in this deed.

1.1 Definitions:

Account: a separate, interest bearing deposit account at the Bank.

Bank: means a UK clearing house, bank or building society in England or Wales as the Landlord may from time to time nominate.

Default: any failure by the Tenant to:

- a) pay the whole or any part of the Rents, interest, outgoings and any other sums due to, or recoverable by, the Landlord under the Lease by the due date for such payment, whether or not reserved by way of rent and whether formally demanded or not;
- b) observe and perform any tenant covenants and conditions contained or referred to in the Lease or this deed;
- c) pay any claims, demands, damages, losses, costs or other expenses arising out of, or incidental to, the enforcement of the obligations, covenants and conditions of the Tenant under the Lease or this deed.

Deposit: the Initial Deposit and any other sums from time to time standing to the credit of the Account.

Expenses: all losses arising as a consequence of (or which it is reasonably foreseeable that the Landlord will have to incur as a result of) the forfeiture or disclaimer of the Lease including (but not limited to) the following costs and expenses:

- a) the reasonable costs and expenses payable to legal advisers, surveyors and accountants for advice in connection with such forfeiture or disclaimer;
- b) the reasonable costs and expenses for marketing the Property for reletting purposes;
- c) mesne profits from the date of forfeiture or disclaimer until the date of possession by the Landlord;
- d) a sum in lieu of the Rents at an annual rate equal to the amounts payable by the Tenant under the Lease immediately before the date of forfeiture or disclaimer, in respect of the period beginning on the date that possession is obtained until the earlier of the date on which the Property is relet and the expiry of six months;
- e) the reasonable fees and expenses payable to any agents or surveyors in connection with the reletting or attempted reletting of the Property; and
- f) the reasonable costs and expenses payable to legal advisers in connection with the reletting or attempted reletting of the Property;
- g) VAT (if chargeable) in respect of the above.

Initial Deposit: the sum of £15,000.00 being 6 months Principal Rent.

Interest: any interest accruing on the Deposit.

Lawful Assignment: an assignment of the Lease (other than an assignment in breach of the terms of the Lease).

Lease: the lease of the Property dated the same date as the date of this deed and made between the Landlord and the Tenant and the Guarantor and including all documents supplemental or collateral to that lease except this deed.

Minimum Amount: means a sum equal to the Deposit.

Principal Rent: the annual rent first reserved under the terms of the Lease (ignoring any rent free period allowed to the Tenant at the commencement of the Term) as increased from time to time in accordance with the provisions for review contained in the Lease.

Property: Ground Floor Shop, 91-93 Kings Road, Reading, RG1 3DD and more particularly described in Schedule One of the Lease.

Rents: any sums reserved as rent under the Lease.

Term: has the meaning given to it in the Lease.

VAT: value added tax or any equivalent tax chargeable in the UK.

Working Day: any day which is not a Saturday, a Sunday, a bank holiday or a public holiday in England.

- 1.2 References to the **Landlord** include a reference to the person entitled for the time being to the immediate reversion of the Lease.
- 1.3 References to the **Tenant** include a reference to its successors in title and assigns.
- 1.4 The obligations of the **Guarantor** under this deed are personal to the entity named as the Guarantor in this deed.
- 1.5 The expression **tenant covenant** has the meaning given to it by the Landlord and Tenant (Covenants) Act 1995.
- 1.6 Clause headings shall not affect the interpretation of this deed.
- 1.7 A **person** includes a natural person, corporate or unincorporated body (whether or not having separate legal personality).
- 1.8 Unless the context otherwise requires, words in the singular shall include the plural and in the plural shall include the singular.
- 1.9 Unless the context otherwise requires, a reference to one gender shall include a reference to the other genders.
- 1.10 A reference to a statute or statutory provision is a reference to it as amended, extended or re-enacted from time to time.
- 1.11 A reference to a statute or statutory provision shall include all subordinate legislation made from time to time under that statute or statutory provision.
- 1.12 References to clauses are to the clauses of this deed.

- 1.13 Any words following the terms **including, include, in particular, for example** or any similar expression shall be construed as illustrative and shall not limit the sense of the words, description, definition, phrase or term preceding those terms.
- 1.14 A reference to **writing** or **written** includes fax but not e-mail.

2. Deposit

- 2.1 The Landlord acknowledges receipt of the Initial Deposit from the Tenant and undertakes to place the Initial Deposit in the Account as soon as reasonably possible, but in any event within two Working Days after the date of this deed.
- 2.2 The Landlord undertakes to hold the Deposit in accordance with, and subject to, the terms of this deed.
- 2.3 At all times the Tenant shall maintain the Deposit at a sum not less than the Minimum Amount.
- 2.4 The Deposit belongs to the Tenant subject to the terms of this deed.

3. Charge of the Account

- 3.1 The Tenant warrants to the Landlord that:
- (a) the Deposit is, and shall at all times be, free from any charge, encumbrance or other security interest in favour of any third party, whether legal or equitable;
 - (b) no consent is required from any person for the Tenant to enter into this Deed and the Tenant is not prohibited from entering into this Deed by any covenant or prior security it has entered into;
 - (c) the Tenant shall not assign or otherwise dispose of its interest in, or the benefit of its rights under, this deed, the Deposit or the Account (or any part of them); and
 - (d) the Tenant shall not create any further charge, encumbrance or security interest over the whole, or any part of the Deposit or the Account.
- 3.2 The Tenant, with full title guarantee, charges the Deposit (together with the Tenant's right to the return of the Deposit or such part of the Deposit to which the Tenant is entitled under the terms of this deed), to the Landlord as security for the performance of the Tenant's obligations under the Lease and this deed.

- 3.1 The Tenant covenants that it shall execute any document or take any action the Landlord reasonably specifies in order to perfect or preserve the security referred to in clause 3.2.
- 3.2 The security created by clause 3.2 of this deed is in addition to, and shall not affect, any other security of the Landlord as regards the Tenant.
- 3.3 The Tenant confirms that the charge in clause 3.2 does not contravene any of the provisions of the Tenant's memorandum and articles of association and that this deed has been executed in accordance with them.

4. Landlord's Duties

- 4.1 The Landlord is not obliged to secure any particular rate of Interest and shall be entitled to open the Account with the Bank.
- 4.2 The Landlord shall not be liable to the Tenant for any loss to the Deposit arising from any act or default unless such loss arises from the wilful default or negligence of the Landlord.

5. Interest

Except where this deed provides otherwise, any Interest earned on the Deposit shall belong to the Landlord.

6. Withdrawals

- 6.1 Following any Default, the Landlord shall be entitled to withdraw from the Deposit such proportion of the Deposit as may be reasonably necessary to make good that Default.
- 6.2 Subject to clause 6.5, the Landlord may make withdrawals from the Deposit as often as necessary.
- 6.3 If the Lease is forfeited or the liability of the Tenant under the Lease is disclaimed, then as compensation for the Expenses, the Landlord shall be entitled to withdraw from the Deposit such sums as may be reasonably necessary to satisfy the Expenses.
- 6.4 Any bank charges levied on the Account may be charged to the Account and met from the Deposit. If such bank charges are paid by the Landlord, the Landlord shall be entitled to withdraw from the Deposit a sum equivalent to those charges.

- 6.5 The Landlord shall give written notice to the Tenant within five Working Days following each and every withdrawal made under clause 6.1 specifying the amount of the withdrawal, the date of the withdrawal and the invoice or liability to which the withdrawal relates.
- 6.6 Any sums withdrawn from the Deposit by the Landlord pursuant to this clause 6 shall become the property of the Landlord.

7. Top up of the Deposit

- 7.1 Without prejudice, and in addition to the Tenant's other obligations in this deed, the Tenant shall pay to the Landlord such sum or sums as shall be necessary to ensure that the Deposit is not less than the Minimum Amount within ten Working Days after each of the following:
- (a) the date of every occasion upon which the Landlord serves notice in writing on the Tenant that the Landlord has made a withdrawal from the Account; and
 - (b) the date upon which each and every review of the Principal Rent is settled in accordance with the terms of the Lease.
- 7.2 Where the Landlord serves notice in writing on the Tenant that the Landlord has exercised the option to tax under Schedule 10 of the Value Added Tax Act 1994 in respect of the Property, then the Tenant shall pay to the Landlord within ten Working Days from, but not including, the date of the notice, such sum as shall be necessary to ensure that the Deposit is not less than the Minimum Amount.
- 7.3 Where the Landlord has exercised its option to tax under Schedule 10 of the Value Added Tax Act 1994 and the rate of VAT applicable to the Principal Rent is increased, then the Tenant shall pay to the Landlord within ten Working Days such sum as shall be necessary to ensure that the Deposit is not less than the Minimum Amount.
- 7.4 The Landlord undertakes to place any monies paid to it under this clause 7, into the Account as soon as reasonably possible, but in any event within two Working Days following receipt.

8. Repayment of the Deposit

- 8.1 Subject to the rights of the Landlord under this deed, the Landlord shall repay the Deposit to the Tenant (less any outstanding bank charges, including any charges payable on closure of the Account) on the earlier of:

- (a) Two months from the date on which the Tenant yields up the Property to the Landlord with vacant possession following the expiry or sooner determination of the Term; or
- (b) 20 Working Days from the date the Landlord receives written notice of a Lawful Assignment of the Lease by the Tenant.

8.2 The Landlord shall be entitled to retain from the Deposit so much of the Deposit as may in the Landlord's opinion be reasonably necessary to make good any Default.

8.3 Where the Deposit is paid to the Tenant pursuant to Clause 8.1(b) the Landlord shall be entitled to retain from the Deposit as much of the Deposit as may be reasonably necessary to make good any Default that occurred prior to the date of Lawful Assignment.

9. Sale of reversion

9.1 The Tenant agrees that the Landlord may assign the benefit of this Deed (including the charge referred to in clause 3) simultaneously with a disposal of the reversion to the Lease and the Landlord shall transfer the Deposit to its successor on completion of such assignment

9.2 The Tenant shall not unreasonably withhold consent to a request made by the Landlord under section 8 of the Landlord and Tenant (Covenants) Act 1995 for a release from all or any of the covenants in this deed falling to be complied with by the Landlord.

10. The right of re-entry in the Lease

The right of re-entry in the Lease shall be exercisable if any covenant or condition contained in this deed falling to be complied with by the Tenant is breached, as well as if any of the events stated in the provision for re-entry in the Lease occur.

11. Guarantor's Obligations

11.1 The Guarantor consents to the Tenant entering into this deed and confirms that their liability under the guarantee given by them in the Lease is not diminished by this deed and extends to the obligations of the Tenant in this deed.

11.2 In the event of any breach of any covenant or condition falling to be complied with by the Tenant in this deed, the Guarantor shall remedy any such breach and make good to the

Landlord on demand and indemnify the Landlord against all liabilities, costs, expenses, damages and losses suffered or incurred by the Landlord arising out of or in connection with any such breach.

12. Indemnity

The Tenant shall make good to the Landlord on demand, and indemnify the Landlord against, all liabilities, costs, expenses, damages and losses suffered or incurred by the Landlord arising out of or in connection with any breach of the terms of this deed.

13. Notices

Any notice given under or in connection with this deed must be in writing and must be delivered by hand, or sent by pre-paid first class post or other next working day delivery service or by any other means permitted by the Lease. A correctly addressed notice delivered by hand shall be deemed to have been delivered at the time the notice is left at the proper address. A correctly addressed notice sent by pre-paid first class post or other next working day delivery service shall be deemed to have been delivered on the second Working Day after posting.

14. Third party rights

A person who is not a party to this deed shall not have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this deed.

15. Governing law

This deed and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims) shall be governed by and construed in accordance with the law of England and Wales.

16. Jurisdiction

The parties irrevocably agree that the courts of England and Wales shall have exclusive jurisdiction to settle any dispute or claim that arises out of or in connection with this deed or its subject matter or formation (including non-contractual disputes or claims).

This document has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it.

Executed as a deed by **Gill & Co Properties Limited**
acting by Surinder Singh Gill as a director in the
presence of a witness:

.....
Director

Witness signature:

Witness name:

Witness address:

.....

.....

Executed as a deed by **Tara Sons Enterprises Ltd**
acting by Satpal Singh as a director in the presence of a
witness:

.....
Director

Witness signature:

Witness name:

Witness address:

.....

.....

Signed as a deed by **Satpal Singh** in the presence of a
witness:

.....
Satpal Singh

Witness signature:

Witness name:

Witness address:

.....

.....

DATED

LEASE

relating to

91-93 Kings Road, Reading, RG1 3DD

between

Gill & Co Properties Limited

and

Tara Sons Enterprises Ltd

and

Satpal Singh

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LR1. Date of lease**LR2. Title number(s)****LR2.1 Landlord's title number(s)**

BK24102

LR2.2 Other title numbers

None

LR3. Parties to this lease**Landlord**

Gill & Co Properties Limited (CRN: 2900711)

Sandlea Farm, London Road, Wokingham, RG40 1PD

Tenant

Tara Sons Enterprises Ltd (CRN 16354439)

54 Meadow Road, Wokingham, RG41 2TD

Other parties**Guarantor**

Satpal Singh

LR4. Property

In the case of a conflict between this clause and the remainder of this lease then, for the purposes of registration, this clause shall prevail.

See the definition of "Property" in Clause 1.1 and Schedule 1 of this lease.

The Property is let without the benefit of any existing easements or other rights which are appurtenant to the whole or any part of the Building.

LR5. Prescribed statements etc.

LR5.1 Statements prescribed under rules 179 (dispositions in favour of a charity), 180 (dispositions by a charity) or 196 (leases under the Leasehold Reform, Housing and Urban Development Act 1993) of the Land Registration Rules 2003.

None.

LR5.2 This lease is made under, or by reference to, provisions of:

None.

LR6. Term for which the Property is leased

The term specified in the definition of "Contractual Term" in Clause 1.1 of this lease.

LR7. Premium

None.

LR8. Prohibitions or restrictions on disposing of this lease

This lease contains a provision that prohibits or restricts dispositions.

LR9. Rights of acquisition etc.

LR9.1 Tenant's contractual rights to renew this lease, to acquire the reversion or another lease of the Property, or to acquire an interest in other land

None.

LR9.2 Tenant's covenant to (or offer to) surrender this lease

None.

LR9.3 Landlord's contractual rights to acquire this lease

None.

LR10. Restrictive covenants given in this lease by the Landlord in respect of land other than the Property

None.

LR11. Easements

LR11.1 Easements granted by this lease for the benefit of the Property

The easements set out in paragraph 1 of Schedule 2 to this lease are granted by this lease for the benefit of the Property.

LR11.2 Easements granted or reserved by this lease over the Property for the benefit of other property

The easements set out in paragraph 1 of Schedule 3 to this lease are granted or reserved over the Property for the benefit of other property.

LR12. Estate rentcharge burdening the Property

None.

LR13. Application for standard form of restriction

None

LR14. Declaration of trust where there is more than one person comprising the Tenant

N/A

This lease is dated

PARTIES

- (1) **Gill & Co Properties Limited** (CRN 2900711) whose Registered Office is at Sandlea Farm, London Road, Wokingham, RG40 1PD (**Landlord**)
- (2) **Tara Sons Enterprises Ltd** (CRN 16354439) whose registered office is at 54 Meadow Road, Wokingham, RG41 2TD (**Tenant**)
- (3) **Satpal Singh** of [REDACTED] (**Guarantor**)

BACKGROUND

- (A) The Landlord is the freehold owner of the Building.
- (B) The Property forms part of the Building.
- (C) The Landlord has agreed to grant a lease of the Property to the Tenant on the terms set out in this lease.
- (D) The Guarantor has agreed to guarantee the Tenant's obligations under this lease.

AGREED TERMS

1. Interpretation

The following definitions and rules of interpretation apply in this lease.

1.1 Definitions:

Annual Rent: rent at an initial rate of £30,000.

Authorised Person: any:

- a) workers, contractors or agents of the Tenant or of any person referred to in paragraph (a) of this definition; or
- b) person at the Property or the Building with the actual or implied authority of the Tenant or any person referred to in paragraph (a) or paragraph (b) of this definition.

Building: is the land and buildings known as 91 and 93 Kings Road, Reading, RG1 3DD registered under title number BK24102.

Building Damage: damage to or destruction of the Building (excluding the Excluded Insurance Items) that makes the Property wholly or partially unfit for occupation and use or inaccessible.

CDM Regulations: the Construction (Design and Management) Regulations 2015 (SI 2015/51).

Contractual Term: a term of 15 years from Term Commencement Date.

Default Interest Rate: 4% per annum above the Interest Rate.

Energy Assessor: an individual who is a member of an accreditation scheme approved by the Secretary of State in accordance with regulation 22 of the EPC Regulations.

Energy Performance Certificate: a certificate as defined in regulation 2(1) of the EPC Regulations.

EPC Regulations: Energy Performance of Buildings (England and Wales) Regulations 2012 (SI 2012/3118).

Excluded Insurance Items: any:

- a) glass in the shopfronts of the Lettable Units; and
- b) tenant's fixtures that are installed by or for the tenant, any undertenant or occupier of any Lettable Unit and that form part of the Building.

Expert: an independent surveyor:

- a) who is a Member or Fellow of the Royal Institution of Chartered Surveyors;
- b) with at least ten years' post-qualification experience including relevant experience in the subject matter of the dispute; and
- c) appointed in accordance with paragraph 2 of Part 5 of Schedule 5.

Group Company: a company within the same group of companies as the Tenant within the meaning of section 42(1) of the LTA 1954.

Insolvency Event: subject to clause 1.15, any one or more of the following:

- a) the taking of any step in connection with any voluntary arrangement or any other compromise or arrangement for the benefit of any creditors of the Tenant or any guarantor;
- b) the making of an application for an administration order or the making of an administration order in relation to the Tenant or any guarantor;
- c) the giving of any notice of intention to appoint an administrator, or the filing at court of the prescribed documents in connection with the appointment of an administrator, or the appointment of an administrator, in any case in relation to the Tenant or any guarantor;
- d) the appointment of a receiver or manager or an administrative receiver in relation to any property or income of the Tenant or any guarantor;
- e) the commencement of a voluntary winding-up in respect of the Tenant or any guarantor, except a winding-up for the purpose of amalgamation or reconstruction of a solvent company in respect of which a statutory declaration of solvency has been filed with the Registrar of Companies;

- f) the making of a petition for a winding-up order or a winding-up order in respect of the Tenant or any guarantor;
- g) the striking-off of the Tenant or any guarantor from the Register of Companies or the making of an application for the Tenant or any guarantor to be struck-off;
- h) the Tenant or any guarantor otherwise ceasing to exist (but excluding where the Tenant or any guarantor dies);
- i) the making of an application for a bankruptcy order, the presentation of a petition for a bankruptcy order or the making of a bankruptcy order against the Tenant or any guarantor; or
- j) the making of an application to court for, or obtaining, a moratorium under Part A1 of the Insolvency Act 1986 in relation to the Tenant or any guarantor; or
- k) the levying of any execution or other such process on or against, or taking control or possession of, the whole or any part of the Tenant's assets.

Insurance Rent: the aggregate in each year of:

- a) The Tenant's Proportion of the gross cost of any premiums that the Landlord expends (before any discount or commission is allowed or paid to the Landlord) and any fees and other expenses that the Landlord reasonably incurs in insuring the Building (excluding the Excluded Insurance Items) against the Insured Risks for the Reinstatement Cost in accordance with this lease;
- b) The Tenant's Proportion of the gross cost of the premium that the Landlord expends in effecting public liability insurance in relation to the Retained Parts in accordance with this lease (before any discount or commission is allowed or paid to the Landlord);
- c) the gross cost of the premium before any discount or commission for insurance for loss of Annual Rent from the Property for three years; and
- d) any IPT and any VAT (except to the extent that the Landlord obtains credit for such VAT as input tax or otherwise recovers it) payable on any sum set out in paragraphs (a) to (c) of this definition.

Insured Risks: (except to the extent any of the following are not insured against at the date of the relevant damage or destruction because of an exclusion imposed by the insurers or insurance for such risks was not available in the London insurance market on reasonable terms acceptable to the Landlord at the time the insurance policy was entered into) fire, explosion, lightning, earthquake, tempest, storm, flood, bursting and overflowing of water tanks, apparatus or pipes, damage to underground water, oil or gas pipes or electricity wires or cables, impact by aircraft and aerial devices and articles dropped from them, impact by vehicles, terrorism, subsidence, ground slip, heave, riot, civil commotion, strikes, labour or political disturbances, malicious damage, and any other risks against which the Landlord decides to insure against from time to time and **Insured Risk** means any one of the Insured Risks.

Interest Rate: the base rate from time to time of Barclays Bank plc or, if that base rate stops being used or published, a comparable commercial rate specified by the Landlord (acting reasonably).

IPT: Insurance Premium Tax chargeable under the Finance Act 1994 or any similar replacement or additional tax.

Lettable Unit: any part of the Building which from time to time is, or is intended to be, let or occupied.

LPA 1925: Law of Property Act 1925.

LTA 1927: Landlord and Tenant Act 1927.

LTA 1954: Landlord and Tenant Act 1954.

LTCA 1995: Landlord and Tenant (Covenants) Act 1995.

Permitted Use: use as a retail shop within Use Class E(b) of the Town and Country Planning (Use Classes) Order 1987 (as it applied in England at the date this lease was granted) or such other use within Use Class E(a) of the Town and Country Planning (Use Classes) Order 1987 (as it applied in England at the date this lease was granted) to which the Landlord has given consent (such consent not to be unreasonably withheld).

Property: the property described in **Schedule 1**.

Rates and Taxes: all present and future rates, taxes and other impositions and outgoings payable in respect of the Property, its use and any works carried out there (or a fair proportion of the total cost of those rates, taxes, impositions and outgoings if any are payable in respect of the Property together with any other property) but excluding any taxes:

- a) payable by the Landlord in connection with any dealing with or disposition of the reversion to this lease; or
- b) (except VAT) payable by the Landlord by reason of the receipt of any of the Rents due under this lease.

Recommendation Report: a report as defined in regulation 4 of the EPC Regulations.

Reinstatement Cost: the full cost of reinstatement of the Building (excluding the Excluded Insurance Items) taking into account inflation of building costs and including any costs of demolition, site clearance, site protection, shoring up, professionals' and statutory fees and incidental expenses and any other work to the Building that may be required by law and any VAT on all such costs, fees and expenses.

Rents: the rents set out in clause **2.2**.

Rent Commencement Date: 15 December 2023.

Rent Payment Dates: first day of each month.

Reservations: the rights excepted and reserved in paragraph **1** of **Schedule 3**.

Retained Parts: all parts of the Building including (but not limited to) all of:

- a) the structural parts of the Building; and
- b) the Service Media;

but excluding the Lettable Units.

Rights: the rights granted in paragraph 1 of Schedule 2.

Services: are:

- a) repairing, maintaining, lighting, decorating and cleaning the Retained Parts;
- b) any other service, amenity or facility that the Landlord may in its reasonable discretion (acting in accordance with the principles of good estate management) provide for the benefit of the tenants and occupiers of the Building.
- c) Common Items.

but excluding any of the services listed above that are provided by reason of damage to or destruction of the Retained Parts by an Insured Risk.

Service Charge: a fair proportion of the reasonable and proper costs incurred from time to time by the Landlord in providing the Services including the total of the reasonable and properly incurred costs, fees and disbursements of any managing agent or person employed by the Landlord, or by the managing agents, or otherwise retained by the Landlord to act on the Landlord's behalf (or, where no such person is employed or retained, the Landlord itself) in relation to the carrying out and provision of the Services, and the administration of the Service Charge.

Service Media: all media for the supply or removal of Utilities and all structures, machinery and equipment ancillary to those media.

Signs: signs, fascia, awnings, placards, boards, posters and advertisements.

Tenant's Proportion: 50%.

Term: the Contractual Term and any statutory continuation of this lease.

Term Commencement Date: 15 December 2023.

Termination Date: the date on which this lease determines (however it determines).

Third Party Rights: the matters set out in Schedule 4.

Transaction: is:

- a) any dealing with this lease or the devolution or transmission of or parting with possession of any interest in it;
- b) the creation of any underlease or other interest out of this lease or out of any interest or underlease derived from it and any dealing, devolution or transmission of or parting with possession of any such interest or underlease; or
- c) the making of any other arrangement for the occupation of the Property.

Utilities: electricity, gas, water, sewage, air-conditioning, heating, energy, telecommunications, data and all other services and utilities.

Utility Costs: all costs in connection with the supply or removal of Utilities to or from the Property (or a fair proportion of the total cost if any of those costs are payable in respect of the Property together with any other property).

VAT: value added tax.

- 1.2 A reference to this **lease**, except a reference to the date of this lease or to the grant of this lease, is a reference to this deed and any deed, licence, consent, approval or other instrument supplemental or collateral to it.
- 1.3 The Schedules form part of this lease and shall have effect as if set out in full in the body of this lease. Any reference to **this lease** includes the Schedules.
- 1.4 Unless the context otherwise requires, references to clauses, Schedules and Annexes are to the clauses, Schedules and Annexes of this lease and references to paragraphs are to paragraphs of the relevant Schedule.
- 1.5 Clause, Schedule and paragraph headings shall not affect the interpretation of this lease.
- 1.6 A reference to:
 - (a) the **Landlord** includes a reference to the person entitled to the immediate reversion to this lease;
 - (b) the **Tenant** includes a reference to its successors in title and assigns; and
 - (c) a **guarantor** is a reference to any guarantor of the tenant covenants of this lease including a guarantor who has entered into an authorised guarantee agreement.
- 1.7 In relation to any payment, a reference to a **fair proportion** is to a fair proportion of the total amount payable, determined conclusively (except as to questions of law) by the Landlord.
- 1.8 A **person** includes a natural person, corporate or unincorporated body (whether or not having separate legal personality).
- 1.9 Unless the context otherwise requires, a reference to one gender shall include a reference to the other genders.
- 1.10 The expressions **authorised guarantee agreement**, **landlord covenant** and **tenant covenant** each has the meaning given to it by the LTCA 1995.
- 1.11 Any obligation on the Tenant not to do something includes an obligation not to allow that thing to be done and an obligation to use best endeavours to prevent that thing being done by another person.

1.12 References to:

- (a) the consent of the Landlord are to the consent of the Landlord given in accordance with clause 48.1;
- (b) the approval of the Landlord are to the approval of the Landlord given in accordance with clause 48.3; and
- (c) any consent or approval required from the Landlord shall be construed as also including a requirement to obtain the consent or approval of any mortgagee of the Landlord where such consent or approval is required under the terms of the mortgage. Except that nothing in this lease shall be construed as imposing on any mortgagee any obligation (or indicating that such an obligation is imposed on any mortgagee by the terms of the mortgage) not unreasonably to refuse any such consent.

1.13 Unless the context otherwise requires, references to the **Building**, a **Lettable Unit**, the **Property** and the **Retained Parts** are to the whole and any part of them or it.

1.14 Unless the context otherwise requires, any words following the terms **including**, **include**, **in particular**, **for example** or any similar expression shall be construed as illustrative and shall not limit the sense of the words, description, definition, phrase or term preceding those terms.

1.15 For the purposes of the definition of **Insolvency Event**:

- (a) where any of the paragraphs in that definition apply in relation to:
 - (i) a partnership or limited partnership (as defined in the Partnership Act 1890 and the Limited Partnerships Act 1907 respectively), that paragraph shall apply subject to the modifications referred to in the Insolvent Partnerships Order 1994 (SI 1994/2421) (as amended); and
 - (ii) a limited liability partnership (as defined in the Limited Liability Partnerships Act 2000), that paragraph shall apply subject to the modifications referred to in the Limited Liability Partnerships Regulations 2001 (SI 2001/1090) (as amended); and
- (b) **Insolvency Event** includes any analogous proceedings or events that may be taken pursuant to the legislation of another jurisdiction in relation to a tenant or guarantor incorporated or domiciled in such relevant jurisdiction.

1.16 Except in relation to clause 1.21, a reference to **writing** or **written** excludes fax and email.

1.17 Unless the context otherwise requires, words in the singular shall include the plural and in the plural shall include the singular.

1.18 A **working day** is any day which is not a Saturday, a Sunday, a bank holiday or a public holiday in England.

- 1.19 Unless expressly provided otherwise in this lease, a reference to legislation or a legislative provision is a reference to it as amended, extended or re-enacted from time to time.
- 1.20 Unless expressly provided otherwise in this lease, a reference to legislation or a legislative provision shall include all subordinate legislation made from time to time under that legislation or legislative provision.
- 1.21 **Written Replies** and **written enquiries** include any pre-contract enquiries and any replies to pre-contract enquiries that are requested or given by reference to the Commercial Property Standard Enquiries.
- 1.22 If any provision or part-provision of this lease is or becomes invalid, illegal or unenforceable, it shall be deemed deleted, but that shall not affect the validity and enforceability of the rest of this lease.

2. Grant

- 2.1 At the request of the Guarantor the Landlord lets the Property to the Tenant:
- (a) for the Contractual Term;
 - (b) with full title guarantee;
 - (c) together with the Rights;
 - (d) excepting and reserving the Reservations; and
 - (e) subject to the Third Party Rights.
- 2.2 The grant in clause 2.1 is made with the Tenant paying as rent to the Landlord:
- (a) the Annual Rent;
 - (b) the Insurance Rent;
 - (c) the Service Charge;
 - (d) all interest payable under this lease;
 - (e) all other sums payable under this lease; and
 - (f) all VAT chargeable on the other rents set out in this clause 2.2.

3. Tenant covenants

The Tenant covenants with the Landlord to observe and perform the tenant covenants of this lease during the Term or (if earlier) until the Tenant is released from the tenant covenants of this lease by virtue of the LTCA 1995.

4. Payment of Annual Rent

The Tenant must pay the Annual Rent by twelve equal monthly instalments in advance on or before the Rent Payment Dates except that:

- (a) the Tenant must pay the first instalment of Annual Rent on the Rent Commencement Date; and
- (b) that first instalment of Annual Rent shall be the proportion of the Annual Rent calculated on a daily basis for the period from and including the Rent Commencement Date to and including the day before the next Rent Payment Date after the Rent Commencement Date.

5. Payment of Service Charge

The Tenant must pay to the Landlord within 14 days of demand the Service Charge.

6. Payment method

The Tenant must pay the Annual Rent and all other sums payable under this lease by direct debit from an account held in the name of the Tenant to the account notified from time to time to the Tenant by the Landlord.

7. No set-off

The Tenant must pay the Annual Rent and all other sums payable under this lease in full without any set-off, counterclaim, deduction or withholding (other than any deduction or withholding of tax as required by law).

8. Interest

- 8.1 If any of the Annual Rent or any other sum payable by the Tenant under this lease has not been paid by its due date (whether it has been formally demanded or not), the Tenant must pay to the Landlord interest on that amount at the Default Interest Rate (both before and after any judgment). Such interest shall accrue on that amount on a daily basis for the period beginning on and including its due date to and including the date of payment.

- 8.2 If the Landlord does not demand or accept any of the Annual Rent or any other sum due from, or tendered by, the Tenant under this lease because the Landlord reasonably believes that the Tenant is in breach of any of the tenant covenants of this lease, then, when that amount is accepted by the Landlord, the Tenant must pay to the Landlord interest on that amount at the Interest Rate. Such interest shall accrue on that amount on a daily basis for the period beginning on and including its due date to and including the date it is accepted by the Landlord.

9. Rates and Taxes

- 9.1 The Tenant must pay all Rates and Taxes.
- 9.2 The Tenant must not make any proposal to alter the rateable value of the Property (or that value as it appears on any draft rating list) without the approval of the Landlord.
- 9.3 If, after the Termination Date, the Landlord loses rating relief (or any similar relief or exemption) because it has been allowed to the Tenant, the Tenant must pay the Landlord an amount equal to the relief or exemption that the Landlord has lost.

10. Utilities

- 10.1 The Tenant must pay all Utility Costs.
- 10.2 The Tenant must comply with all laws and with any recommendations of the relevant suppliers relating to the supply and removal of Utilities to or from the Property.

11. Common items

Except to the extent that such costs are included within the Service Charge, the Tenant must pay to the Landlord on demand a fair proportion of all costs payable by the Landlord for the maintenance, repair, lighting, cleaning and renewal of all Service Media, structures and other items not on or in the Building but used or capable of being used by the Building in common with other land.

12. Costs

The Tenant must pay on demand and on a full indemnity basis the reasonably incurred costs and expenses of the Landlord including any solicitors' or other professionals' costs and expenses (whether incurred before or after the Termination Date) in connection with, or in contemplation of, any of the following:

- (a) the enforcement of the tenant covenants of this lease;
- (b) serving any notice or taking any proceedings in connection with this lease under section 146 or 147 of the LPA 1925 (notwithstanding that forfeiture is avoided otherwise than by relief granted by the court);
- (c) serving any notice in connection with this lease under section 17 of the LTCA 1995;
- (d) the preparation and service of a schedule of dilapidations in connection with this lease; or
- (e) any consent or approval applied for under this lease, whether or not it is granted (unless the consent or approval is unreasonably withheld by the Landlord).

13. Prohibition of dealings

Except as expressly permitted by clauses 14 and 15 the Tenant must not:

- (a) assign, underlet, charge, part with or share possession or occupation of the whole or part of either this lease or the Property; or
- (b) assign, part with or share any of the benefits or burdens of this lease, or in any interest derived from it, whether by a virtual assignment or other similar arrangement; or
- (c) hold the lease on trust for any person (except pending registration of a dealing permitted by this lease at HM Land Registry or by reason only of joint legal ownership).

14. Assignments

14.1 The Tenant may assign the whole of this lease with the consent of the Landlord (such consent not to be unreasonably withheld), but shall not be allowed to assign part only.

14.2 The Landlord and the Tenant agree that, for the purposes of section 19(1A) of the LTA 1927, the Landlord may give its consent to an assignment subject to all or any of the following conditions:

- (a) a condition that the assignor enters into an authorised guarantee agreement in favour of the Landlord which:
 - (i) is in respect of all the tenant covenants of this lease;
 - (ii) is in respect of the period beginning with the date the assignee becomes bound by those covenants and ending on the date when the assignee is released from those covenants by virtue of section 5 of the LTCA 1995;

- (iii) imposes principal debtor liability on the assignor;
 - (iv) requires (in the event of a disclaimer of this lease) the assignor to enter into a new tenancy for a term equal to the unexpired residue of the Contractual Term; and
 - (v) is otherwise in a form reasonably required by the Landlord;
- (b) a condition that any guarantor of the assignor (other than a guarantor under an authorised guarantee agreement) enters into a guarantee in favour of the Landlord in a form reasonably required by the Landlord guaranteeing that the assignor will comply with the terms of the authorised guarantee agreement; or
- (c) a condition that a person of standing acceptable to the Landlord (acting reasonably) enters into a guarantee and indemnity of the tenant covenants of this lease in such form as the Landlord may reasonably require; or
- (d) a condition that the assignee enters into a rent deposit deed with the Landlord in a form reasonably required by the Landlord and for an initial deposit of six months' Annual Rent (as at the date of assignment) plus a sum equivalent to VAT on that Annual Rent.

14.3 The Landlord and the Tenant agree that, for the purposes of section 19(1A) of the LTA 1927, the Landlord may refuse its consent to an assignment if any of the following circumstances exist:

- (a) the Annual Rent or any other sum due under this lease (where that other sum is not the subject of a genuine dispute with the Landlord) is outstanding;
- (b) there is a material breach of covenant by the Tenant that has not been remedied; or
- (c) in the Landlord's reasonable opinion the assignee is not of sufficient financial standing to enable it to comply with the Tenant's covenants and conditions contained in this lease.

Nothing in this clause shall prevent the Landlord from giving consent subject to any other reasonable condition nor from refusing consent to an assignment in any other circumstance where it is reasonable to do so.

15. Charging

The Tenant may charge the whole of this lease with the consent of the Landlord (such consent not to be unreasonably withheld).

16. Notification and registration of dealings

16.1 Within one month of any Transaction, the Tenant must:

- (a) give the Landlord notice of the Transaction;
- (b) deliver a certified copy of any document effecting or evidencing the Transaction to the Landlord (including a certified copy of any notice served under, or any declaration or statutory declaration made in accordance with, section 38A of the LTA 1954 as part of such Transaction); and
- (c) pay the Landlord a registration fee of £50 (plus VAT).

16.2 In respect of every Transaction that is registrable at HM Land Registry, the Tenant must:

- (a) apply to register a Transaction promptly following completion of that Transaction;
- (b) respond promptly and properly to any requisitions raised by HM Land Registry in connection with an application to register a Transaction; and
- (c) send the Landlord official copies of its title (and where applicable of the undertenant's title) within one month of completion of the registration.

For the purpose of clause 16.2, any obligation on the Tenant to do something includes an obligation to procure that the thing is done.

16.3 If requested by the Landlord, the Tenant must promptly supply the Landlord with full details of the occupiers of the Property and the terms on which they occupy it.

17. Repair

17.1 The Tenant must:

- (a) subject to clause 17.2, keep the Property in good and substantial repair and condition;
- (b) ensure that any Service Media forming part of the Property is kept in good working order;
- (c) keep the Property clean, tidy and clear of rubbish; and
- (d) replace as soon as possible with glass of similar appearance and of similar or better quality any glass forming part of the Property that becomes cracked or broken.

17.2 The Tenant shall not be liable to repair the Property (excluding any Excluded Insurance Items forming part of the Property) to the extent that any disrepair has been caused by an Insured Risk unless and to the extent that:

- (a) the policy of insurance of the Property has been vitiated or any insurance proceeds withheld in consequence of any act or omission of the Tenant or any Authorised Person (except where the Tenant has paid an amount equal to any insurance money that the insurers refuse to pay in accordance with paragraph 3.2(f) of Schedule 5); or
- (b) the insurance cover in relation to that disrepair is limited as referred to in paragraph 1.3 of Schedule 5.

18. Decoration

The Tenant must:

- (a) decorate the Property as often as is reasonably necessary and also in the last three months before the Termination Date;
- (b) carry out all decoration (including all appropriate preparatory work) in a good and proper manner using good quality materials that are appropriate to the Property and the Permitted Use; and
- (c) carry out the decoration required in the last three months before the Termination Date to the reasonable satisfaction of the Landlord and using materials, designs and colours approved by the Landlord (acting reasonably).

19. Alterations

19.1 Except as permitted by this clause 19, the Tenant must not make any:

- (a) alteration or addition to the Property; or
- (b) opening in any boundary of the Property.

19.2 Any alterations permitted by this clause are subject to clause 19.7.

19.3 The Tenant may make internal non-structural alterations to the Property with the consent of the Landlord (such consent not to be unreasonably withheld or delayed).

19.4 The Tenant may:

- (a) make any alterations to the shopfront of the Property; or
- (b) attach a shop fascia to the Property;

with the consent of the Landlord (such consent not to be unreasonably withheld or delayed).

19.5 The Tenant may carry out minor alterations that consist of making minor perforations in any boundary of the Property or in the structural elements of the Building that are at the Property provided that:

- (a) those alterations are reasonably required in connection with any works permitted under this clause 19;
 - (b) those alterations do not adversely impact on the structural integrity of the Building; and
 - (c) the Tenant obtains the consent of the Landlord (such consent not to be unreasonably withheld or delayed).
- 19.6 With the consent of the Landlord (such consent not to be unreasonably withheld or delayed), the Tenant may:
 - (a) install any Service Media at the Property; or
 - (b) alter the route of any Service Media at the Property.
- 19.7 The Tenant must not carry out any alteration to the Property which would, or may reasonably be expected to, have an adverse effect on the asset rating in any Energy Performance Certificate for the Property or the Building.

20. Signs

- 20.1 The Tenant must not:
 - (a) except as permitted by clause 20.2, display any Signs inside the Property that are visible from outside the Property; or
 - (b) except as permitted by clause 19.4(b), attach any Signs to the exterior of the Property.
- 20.2 The Tenant may display such trade posters and advertisements at the Property of a design, size and number and in positions that are appropriate to the nature and location of the Property and to the Permitted Use provided that the Tenant may does not obscure more than 50% of any shop window of the Property.
- 20.3 The Tenant must allow the Landlord to fix to and keep at the Property:
 - (a) during the six month period before the Termination Date, any re-letting board as the Landlord reasonably requires; and
 - (b) at any time during the Term, any sale board as the Landlord reasonably requires.

21. Window displays and window cleaning

The Tenant must:

- (a) keep the shopfront of the Property and any windows at the Property (whether or not those windows form part of the Property) appropriately lit and dressed during the hours that the Property is open for trade; and
- (b) as often as reasonably necessary, clean the internal and external surfaces of the glass in the shopfront of the Property and any windows and other glass at the Property (whether or not such windows and other glass form part of the Property).

22. Returning the Property to the Landlord

22.1 The Tenant must return the Property to the Landlord on the Termination Date with vacant possession and in the repair and condition required by this lease.

22.2 Subject to clause 22.3, the Tenant must by the Termination Date:

- (a) remove:
 - (i) any tenant's fixtures from the Property;
 - (ii) any alterations to the Property undertaken by or for any tenant, undertenant or occupier during or in anticipation of this lease; and
 - (iii) any Signs erected by the Tenant at the Building; and
- (b) make good any damage caused to the Building by the removal of those items and alterations.

22.3 If the Landlord gives notice to the Tenant no later than two months before the Termination Date specifying which of the tenant's fixtures, alterations and other matters set out in clause 22.2(a)(i) and clause 22.2(a)(ii) shall not be removed pursuant to clause 22.2, the Tenant must not remove the specified tenant's fixtures, alterations or other matters pursuant to that clause.

22.4 On or before the Termination Date, the Tenant must remove from the Property all chattels belonging to or used by it.

22.5 The Tenant:

- (a) irrevocably appoints the Landlord to be the Tenant's agent to store or dispose of any chattels or items fixed to the Building by the Tenant and left by the Tenant for more than ten working days after the Termination Date; and
- (b) must indemnify the Landlord in respect of any claim made by a third party in relation to that storage or disposal.

The Landlord shall not be liable to the Tenant by reason of that storage or disposal.

23. Use

23.1 The Tenant must not use the Property for any purpose other than the Permitted Use.

23.2 The Tenant must not:

- (a) use the Property for any illegal purposes nor for any purpose or in a manner that would cause loss, damage, injury, nuisance or inconvenience to the Landlord, the other tenants or occupiers of the Building or any property that neighbours the Building;
- (b) use the Property as a betting shop or an amusement arcade or otherwise for the purposes of gaming or gambling;
- (c) hold any auction at the Property;
- (d) allow any noise, music, flashing lights, fumes or smells to emanate from the Property so as to cause a nuisance or annoyance to any other tenants or occupiers of the Building or any property that neighbours the Building;
- (e) overload any part of the Building nor overload or block any Service Media at or serving the Property;
- (f) store, sell or display any offensive, dangerous, illegal, explosive or highly flammable items at the Property;
- (g) place or keep any items on any external part of the Property (whether or not such items are for sale);
- (h) (except as permitted by the Rights and clause 19.6) interfere with any Service Media at the Building;
- (i) keep any pets or any other animal, bird, fish, reptile or insect at the Property (except guide dogs or other animals used as aids provided they are not kept at the Property overnight or left unattended);
- (j) allow any person to sleep at or reside on the Property; or
- (k) use the external yard area to the rear of the Property.

24. Regulations

The Tenant must observe all reasonable and proper regulations made by the Landlord from time to time in accordance with the principles of good estate management and notified to the Tenant relating to the use of the Building, the Landlord's Neighbouring Property and any other neighbouring or adjoining property.

25. Exercise of the Rights

25.1 The Tenant must exercise the Rights:

- (a) only in connection with the Tenant's use of the Property for the Permitted Use;
- (b) in accordance with any regulations made by the Landlord under clause 24; and
- (c) in compliance with all laws relating to the Tenant's use of the Building and any other neighbouring or adjoining property pursuant to the Rights.

25.2 In exercising any right of entry on to any of the Retained Parts or any Lettable Unit pursuant to paragraph 1.3 of Schedule 2, the Tenant must:

- (a) except in case of emergency, give reasonable notice of its intention to exercise that right to the Landlord and any occupiers of the relevant Lettable Unit;
- (b) where reasonably required by the Landlord or the occupier of the relevant Lettable Unit, exercise that right only if accompanied by a representative of the Landlord, the tenant or the occupier of the relevant Lettable Unit;
- (c) cause as little damage as possible to the Retained Parts and any other Lettable Unit and to any property belonging to or used by the Landlord or the tenants or occupiers of any other Lettable Unit;
- (d) cause as little inconvenience as reasonably possible to the Landlord and the tenants and occupiers of the other Lettable Units; and
- (e) promptly make good any damage caused by reason of the Tenant exercising that right.

26. Allow entry

26.1 Subject to clause 26.2, the Tenant must allow all those entitled to exercise any right to enter the Property to enter the Property:

- (a) except in the case of an emergency (when no notice shall be required), after having given reasonable notice (which need not be in writing) to the Tenant;
- (b) at any reasonable time (whether or not during usual business hours); and
- (c) with their workers, contractors, agents and professional advisers.

26.2 The Tenant must allow any person authorised by the terms of a Third Party Right to enter the Property in accordance with that Third Party Right.

27. Keyholders and emergency contact details

The Tenant must provide to the Landlord in writing the names, addresses, email addresses and telephone numbers of at least two people who each:

- (a) hold a full set of keys for the Property;

- (b) hold all the access codes for the Tenant's security systems (if any) at the Property; and
- (c) may be contacted in case of emergency at any time outside the Tenant's usual business hours.

28. Compliance with laws

28.1 The Tenant must comply with all laws relating to:

- (a) the Property and the occupation and use of the Property by the Tenant;
- (b) the use or operation of all Service Media and any other machinery and equipment at or serving the Property whether or not used or operated;
- (c) any works carried out at the Property; and
- (d) all materials kept at or disposed of from the Property.

28.2 Within five working days of receipt of any notice or other communication affecting the Property or Building (and whether or not served pursuant to any law) the Tenant must:

- (a) send a copy of the relevant document to the Landlord; and
- (b) to the extent that it relates to the Property take all steps necessary to comply with the notice or other communication and take any other action in connection with it as the Landlord may require.

28.3 The Tenant must not:

- (a) apply for any planning permission for the Property without the Landlord's consent (such consent not to be unreasonably withheld where the application relates to works or a change of use permitted or required under this lease); or
- (b) implement any planning permission for the Property without the Landlord's consent (such consent not to be unreasonably withheld).

28.4 Unless the Landlord otherwise notifies the Tenant, before the Termination Date the Tenant must carry out and complete any works stipulated to be carried out to the Property (whether before or after the Termination Date) as a condition of any planning permission for the Property that is implemented before the Termination Date by the Tenant, any undertenant or any other occupier of the Property.

28.5 The Tenant must:

- (a) comply with its obligations under the CDM Regulations;
- (b) maintain the health and safety file for the Property in accordance with the CDM Regulations;
- (c) give that health and safety file to the Landlord at the Termination Date;

- (d) procure, and give to the Landlord at the Termination Date, irrevocable, non-exclusive, non-terminable, royalty-free licence(s) for the Landlord to copy and make full use of that health and safety file for any purpose relating to the Building. Those licence(s) must carry the right to grant sub-licences and be transferable to third parties without the consent of the grantor; and
 - (e) supply all information to the Landlord that the Landlord reasonably requires from time to time to comply with the Landlord's obligations under the CDM Regulations.
- 28.6 As soon as the Tenant becomes aware of any defect in the Property, the Tenant must give the Landlord notice of it.
- 28.7 The Tenant must indemnify the Landlord against any liability under the Defective Premises Act 1972 in relation to the Property by reason of any failure of the Tenant to comply with any of the tenant covenants in this lease.
- 28.8 The Tenant must keep:
 - (a) the Property equipped with all fire prevention, detection and fighting machinery and equipment and fire alarms which are required under all relevant laws or required by the insurers of the Property or recommended by them or reasonably required by the Landlord; and
 - (b) that machinery, equipment and alarms properly maintained and available for inspection.

29. Energy Performance Certificates

- 29.1 The Tenant must:
 - (a) co-operate with the Landlord so far as is reasonably necessary to allow the Landlord to obtain an Energy Performance Certificate and Recommendation Report for the Property or the Building including providing the Landlord with copies of any plans or other information held by the Tenant that would assist in obtaining an Energy Performance Certificate and Recommendation Report; and
 - (b) allow such access to any Energy Assessor appointed by the Landlord as is reasonably necessary to inspect the Property for the purposes of preparing an Energy Performance Certificate and Recommendation Report for the Property or the Building.
- 29.2 The Tenant must not commission an Energy Performance Certificate for the Property unless required to do so by the EPC Regulations.

- 29.3 Where the Tenant is required by the EPC Regulations to commission an Energy Performance Certificate for the Property, the Tenant must at the request of the Landlord either:
- (a) commission an Energy Performance Certificate from an Energy Assessor approved by the Landlord; or
 - (b) pay the costs of the Landlord of commissioning an Energy Performance Certificate for the Property.
- 29.4 The Tenant must deliver to the Landlord a copy of any Energy Performance Certificate and Recommendation Report for the Property that is obtained or commissioned by the Tenant or any other occupier of the Property.

30. Third Party Rights

- 30.1 The Tenant must:
- (a) comply with the obligations on the Landlord relating to the Third Party Rights to the extent that those obligations relate to the Property; and
 - (b) not do anything that may interfere with any Third Party Right.
- 30.2 The Rights are granted subject to the Third Party Rights to the extent that the Third Party Rights affect the parts of the Building over which the Rights are granted.

31. Encroachments and preservation of rights

- 31.1 The Tenant must not permit any encroachment over the Property or permit any easements or other rights to be acquired over the Property.
- 31.2 If any encroachment over the Property is made or attempted or any action is taken by which an easement or other right may be acquired over the Property, the Tenant must:
- (a) immediately inform the Landlord and give the Landlord notice of that encroachment or action; and
 - (b) at the request and cost of the Landlord, adopt such measures as may be reasonably required or deemed proper for preventing any such encroachment or the acquisition of any such easement or other right.
- 31.3 The Tenant must preserve all rights of light and other easements enjoyed by the Property.
- 31.4 The Tenant must not prejudice the acquisition of any right of light or other easement for the benefit of the Property by obstructing any window or opening or giving any

acknowledgement that the right is enjoyed with the consent of any third party or by any other act or default of the Tenant.

31.5 If any person takes or threatens to take any action to obstruct or interfere with any easement or other right enjoyed by the Property or any such easement in the course of acquisition, the Tenant must:

- (a) immediately inform the Landlord and give the Landlord notice of that action; and
- (b) at the request and cost of the Landlord, adopt such measures as may be reasonably required or deemed proper for preventing or securing the removal of the obstruction or the interference.

32. Replacement guarantor

32.1 Subject to clause 32.2, if:

- (a) an Insolvency Event occurs in relation to a guarantor; or
- (b) any guarantor (being an individual) dies or becomes incapable of managing their affairs;

the Tenant must, if the Landlord so requests, procure that a person of standing acceptable to the Landlord (acting reasonably), within ten working days of that request enters into a replacement or additional guarantee and indemnity of the tenant covenants of this lease in the same form as that entered into by that guarantor.

32.2 clause 32.1 shall not apply in the case of a person who is a guarantor by reason of having entered into an authorised guarantee agreement.

33. Procure guarantor consent

For so long as any guarantor remains liable to the Landlord, the Tenant must, if the Landlord so requests, procure that that guarantor does all or any of the following:

- (a) joins in any consent or approval required under this lease; and
- (b) consents to any variation of the tenant covenants of this lease.

34. Indemnity

The Tenant must keep the Landlord indemnified against all liabilities, expenses, costs (including, but not limited to, any solicitors' or other professionals' costs and expenses), claims, damages and losses (including, but not limited to, any diminution in the value

of the Landlord's interest in the Building and loss of amenity of the Building) suffered or incurred by the Landlord arising out of or in connection with:

- (a) any breach of any tenant covenants in this lease;
- (b) any use or occupation of the Property or the carrying out of any works permitted or required to be carried out under this lease; or
- (c) any act or omission of the Tenant or any Authorised Person.

35. Landlord covenants

The Landlord covenants with the Tenant to observe and perform the landlord covenants of this lease during the Term.

36. Quiet enjoyment

The Landlord covenants with the Tenant that the Tenant shall have quiet enjoyment of the Property without any interruption by the Landlord or any person claiming under the Landlord except as otherwise permitted by this lease.

37. Obligation to provide Services

37.1 Subject to clause 37.2, the Landlord must use reasonable endeavours to provide the Services.

37.2 The Landlord shall not be:

- (a) obliged to replace or renew any part of the Building or any item or system within the Building unless it is beyond economic repair; or
- (b) liable for any interruption in, or disruption to, the provision of any of the Services for any reason that is outside the reasonable control of the Landlord.

38. Exercise of right of entry

In exercising any right of entry on to the Property pursuant to paragraph 1.2 of Schedule 3, the Landlord must:

- (a) except in case of emergency, give reasonable notice of its intention to exercise that right to the Tenant;
- (b) where reasonably required by the Tenant, exercise that right only if accompanied by a representative of the Tenant;

- (c) cause as little damage as possible to the Property and to any property belonging to or used by the Tenant;
- (d) cause as little inconvenience as reasonably possible to the Tenant; and
- (e) promptly make good any physical damage caused to the Property by reason of the Landlord exercising that right.

39. Scaffolding

In relation to any scaffolding erected pursuant to paragraph 1.5 of Schedule 3, the Landlord must:

- (a) ensure that the scaffolding causes the least amount of obstruction to the entrance to the Property as is reasonably practicable;
- (b) remove the scaffolding as soon as reasonably practicable;
- (c) following removal of the scaffolding, make good any damage to the exterior of the Property caused by the scaffolding; and
- (d) allow the Tenant to display on the exterior of the scaffolding one sign of a size and design and in a location approved by the Landlord (such approval not to be unreasonably withheld or delayed).
- (e) The Landlord shall use reasonable endeavours to ensure that, save in the case of emergency, the Tenant is given at least one month's prior written notice of the date upon which the Landlord intends to erect such scaffolding.

40. Guarantor covenants

The Guarantor covenants with the Landlord on the terms set out in Schedule 6.

41. Re-entry and forfeiture

41.1 The Landlord may re-enter the Property (or any part of the Property in the name of the whole) at any time after any of the following occurs:

- (a) the whole or any part of the Rents is unpaid 21 days after becoming payable (whether it has been formally demanded or not);
- (b) any breach of any condition of, or tenant covenant in, this lease; or
- (c) an Insolvency Event.

41.2 If the Landlord re-enters the Property (or any part of the Property in the name of the whole) pursuant to this clause, this lease shall immediately end but without prejudice to any right or remedy of the Landlord in respect of any breach of covenant by the Tenant or any guarantor.

42. Section 62 of the LPA 1925, implied rights and existing appurtenant rights

- 42.1 The grant of this lease does not create by implication any easements or other rights for the benefit of the Property or the Tenant and the operation of section 62 of the LPA 1925 is excluded.
- 42.2 The Property is let without the benefit of any existing easements or other rights which are appurtenant to the whole or any part of the Building.

43. Compensation on vacating

Any right of the Tenant (or anyone deriving title under the Tenant) to claim compensation from the Landlord on leaving the Property under the LTA 1954 is excluded (except to the extent that the legislation prevents that right being excluded).

44. No restriction on Landlord's use

Nothing in this lease shall impose or be deemed to impose any restriction on the use by the Landlord of the Building (excluding the Property), the Landlord's Neighbouring Property or any other neighbouring or adjoining property.

45. Limitation of liability

The Landlord shall not be liable to the Tenant for any failure of the Landlord to perform any landlord covenant in this lease unless the Landlord knows it has failed to perform the covenant (or reasonably should know this) and has not remedied that failure within a reasonable time.

46. Breach of repair and maintenance obligation

- 46.1 The Landlord may enter the Property to inspect its condition and state of repair and give the Tenant a notice of any breach of any of the tenant covenants in this lease relating to the condition or repair of the Property.

- 46.2 Following the service of a notice pursuant to clause 46.1, the Landlord may enter the Property and carry out the required works if the Tenant:
- (a) has not begun any works required to remedy any breach specified in that notice within two months of the notice or, if works are required as a matter of emergency, immediately; or
 - (b) is not carrying out the required works with all due speed.
- 46.3 The costs incurred by the Landlord in carrying out any works pursuant to clause 46.2 (and any professional fees and any VAT in respect of those costs) shall be a debt due from the Tenant to the Landlord and payable on demand.
- 46.4 Any action taken by the Landlord pursuant to this clause 46 shall be without prejudice to the Landlord's other rights (including those under clause 41).

47. Notices

- 47.1 Except where this lease specifically states that a notice need not be in writing, any notice given under or in connection with this lease shall be in writing and given:
- (a) by hand:
 - (i) if the party is a company incorporated in the United Kingdom, at that party's registered office address;
 - (ii) if the party is a company not incorporated in the United Kingdom, at that party's principal place of business in the United Kingdom; or
 - (iii) in any other case, at that party's last known place of abode or business in the United Kingdom; or
 - (b) by pre-paid first-class post or other next working day delivery service:
 - (i) if the party is a company incorporated in the United Kingdom, at that party's registered office address;
 - (ii) if the party is a company not incorporated in the United Kingdom, at that party's principal place of business in the United Kingdom; or
 - (iii) in any other case, at that party's last known place of abode or business in the United Kingdom.
- 47.2 If a notice complies with the criteria in clause 47.1, whether or not this lease requires that notice to be in writing, it shall be deemed to have been received if:
- (a) delivered by hand, at the time the notice is left at the proper address; or
 - (b) sent by pre-paid first-class post or other next working day delivery service, on the second working day after posting.

- 47.3 This clause does not apply to the service of any proceedings or other documents in any legal action or, where applicable, any arbitration or other method of dispute resolution.

48. Consents and approvals

- 48.1 Where the consent of the Landlord is required under this lease, a consent shall only be valid if it is given by deed unless:
- (a) it is given in writing and signed by the Landlord or a person duly authorised on its behalf; and
 - (b) it expressly states that the Landlord waives the requirement for a deed in that particular case.
- 48.2 If a waiver is given pursuant to clause 48.1, it shall not affect the requirement for a deed for any other consent.
- 48.3 Where the approval of the Landlord is required under this lease, an approval shall only be valid if it is in writing and signed by or on behalf of the Landlord unless:
- (a) the approval is being given in a case of emergency; or
 - (b) this lease expressly states that the approval need not be in writing.
- 48.4 If the Landlord gives a consent or approval under this lease, the giving of that consent or approval shall not:
- (a) imply that any consent or approval required from a third party has been obtained; or
 - (b) obviate the need to obtain any consent or approval from a third party.
- 48.5 Where the Tenant requires the consent or approval of any mortgagee to any act or omission under this lease, then (subject to clause 1.12) at the cost of the Tenant the Landlord must use reasonable endeavours to obtain that consent or approval.
- 48.6 Where:
- (a) the consent of a mortgagee is required under this lease, a consent shall only be valid if it would be valid as a consent given under the terms of the mortgage; or
 - (b) the approval of a mortgagee is required under this lease, an approval shall only be valid if it would be valid as an approval given under the terms of the mortgage.

49. VAT

- 49.1 All sums payable by either party under or in connection with this lease are exclusive of any VAT that may be chargeable.
- 49.2 A party to this lease must pay VAT in respect of all taxable supplies made to that party in connection with this lease on the due date for making any payment or, if earlier, the date on which that supply is made for VAT purposes.
- 49.3 Every obligation on either party, under or in connection with this lease, to pay any sum by way of a refund or indemnity, includes an obligation to pay an amount equal to any VAT incurred on that sum by the receiving party (except to the extent that the receiving party obtains credit for such VAT).
- 49.4 It is agreed that the Landlord is to provide the Tenant with a VAT invoice for rent and all other sums chargeable under the terms of this Lease so that the Tenant may reclaim such VAT as it is allowed in its returns to HMRC.

50. Joint and several liability

Where a party comprises more than one person, those persons shall be jointly and severally liable for the obligations and liabilities of that party arising under this lease. The party to whom those obligations and liabilities are owed may take action against, or release or compromise the liability of, or grant time or other indulgence to, any one of those persons without affecting the liability of any other of them.

51. Entire agreement

- 51.1 This lease constitutes the whole agreement between the parties and supersedes all previous discussions, correspondence, negotiations, arrangements, understandings and agreements between them relating to its subject matter.
- 51.2 Each party acknowledges that in entering into this lease it does not rely on, and shall have no remedies in respect of, any representation or warranty (whether made innocently or negligently) other than those contained in any Written Replies.
- 51.3 Nothing in this lease constitutes or shall constitute a representation or warranty that the Property may lawfully be used for any purpose allowed by this lease.
- 51.4 Nothing in this clause shall limit or exclude any liability for fraud.

52. Contracts (Rights of Third Parties) Act 1999

This lease does not give rise to any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this lease.

53. Governing Law

This lease and any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with it or its subject matter or formation shall be governed by and construed in accordance with the law of England and Wales.

54. Jurisdiction

Each party irrevocably agrees that the courts of England and Wales shall have exclusive jurisdiction to settle any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with this lease or its subject matter or formation.

This document has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it.

Schedule 1 Property

1. All that property known as the ground floor retail unit at 91-93 Kings Road, Reading, RG1 3DD as follows;

1.1 Including:

- (a) the shopfront, shopfront glass and fascia of those premises;
- (b) the whole of any non-structural walls and columns wholly within those premises;
- (c) one-half severed vertically of any interior non-structural walls and columns separating those premises from any adjoining Lettable Unit;
- (d) the interior plaster and other interior surface finishes on the:
 - (i) exterior non-structural walls and columns bounding those premises;
 - (ii) interior non-structural walls and columns separating those premises from any adjoining Retained Parts; and
 - (iii) structural walls and columns within or bounding those premises;
- (e) the interior plaster and other interior surface finishes on the ceilings within those premises;
- (f) the floor screed and other interior surface finishes on the floors within those premises;
- (g) the doors, door frames and fittings within all the walls within and bounding those premises;
- (h) the windows, window frames and fittings within all the walls within and bounding those premises (except the exterior walls);
- (i) all Service Media and any other media, plant, machinery and equipment within and exclusively serving those premises;
- (j) all landlord's fixtures and fittings within those premises; and
- (k) all additions and improvements to those premises.

1.2 Excluding:

- (a) subject to paragraph 1.1(d), paragraph 1.1(g) and paragraph 1.1(h) of this Schedule, the whole of the:
 - (i) exterior non-structural walls and columns bounding those premises;
 - (ii) interior non-structural walls and columns separating those premises from any adjoining Retained Parts; and
 - (iii) structural walls and columns within or bounding those premises;
- (b) the windows, window frames and fittings within the exterior walls bounding those premises;

- (c) subject to paragraph 1.1(e) and paragraph 1.1(f) of this Schedule, the floors and ceilings within those premises;
- (d) all Service Media and any other media, plant, machinery and equipment within but not exclusively serving those premises;
- (e) all structural parts of the Building (except any set out in paragraph 1.1 of this Schedule); and
- (f) the external yard area to the rear of the Property.

Schedule 2 Rights

1. In common with the Landlord and any other person authorised by the Landlord, the Landlord grants to the Tenant the following easements (for the benefit of the Property) and the following other rights:
 - 1.1 The right to support and protection for the Property from the other parts of the Building to the extent that those parts of the Building provide support and protection to the Property at the date of this lease.
 - 1.2 The right to use and to connect into any Service Media at the Building that belong to the Landlord and serve (but do not form part of) the Property which are in existence at the date of this lease or are installed or constructed during the Term. Provided that the Landlord may, at its discretion and at any time, re-route or replace any Service Media at the Building pursuant to paragraph 1.3(c) of Schedule 3 and this right shall then apply in relation to the Service Media as re-routed or replaced.
 - 1.3 Subject to the Tenant complying with clause 25.2, the right to enter other parts of the Building so far as is reasonably necessary to carry out any works to the Property required or permitted by this lease.
 - 1.4 The right to enter onto and use the Common Parts, provided that in doing so they do not obstruct them, make them dirty, untidy or leave any rubbish on or in them.
 - 1.5 For the avoidance of doubt, the Tenant has no right to enter or use the rear yard area to the rear of the Property other than for emergency exit.

Schedule 3 Reservations

1. Subject to paragraph 2 and paragraph 3 of this Schedule, the Landlord excepts and reserves from this lease the following easements (for the benefit of the Building (excluding the Property) and the following other rights:
 - 1.1 Rights of light, air, support and protection to the extent those rights are capable of being enjoyed at any time during the Term.
 - 1.2 Subject to the Landlord complying with clause 38, the right to enter the Property:
 - (a) to repair, maintain, install, construct, re-route or replace any Service Media or structure relating to any of the Reservations;
 - (b) to carry out any works to any other part of the Building; and
 - (c) for any other purpose mentioned in or connected with:
 - (i) this lease;
 - (ii) the Reservations; or
 - (iii) the Landlord's interest in the Building, the Landlord's Neighbouring Property any neighbouring or adjoining property in which the Landlord acquires an interest during the Term.
 - 1.3 The right to:
 - (a) use and connect into Service Media at, but not forming part of, the Property which are in existence at the date of this lease or which are installed or constructed during the Term;
 - (b) install and construct Service Media at the Property to serve any other part of the Building or any neighbouring or adjoining property in which the Landlord acquires an interest during the Term; and
 - (c) re-route and replace any Service Media referred to in this paragraph.
 - 1.4 At any time during the Term, the full and free right to build, rebuild, alter or develop the Building or any neighbouring or adjoining property in which the Landlord acquires an interest during the Term as the Landlord may think fit.
 - 1.5 Subject to the Landlord complying with clause 39, the right to erect scaffolding at the Property and attach it to any part of the Property in connection with any of the Reservations.
2. The Reservations:
 - 2.1 Are excepted and reserved notwithstanding that the exercise of any of the Reservations or the works carried out pursuant to them result in a reduction in the flow of light or air to the Property or loss of amenity for the Property provided that they do

not materially adversely affect the use and enjoyment of the Property for the Permitted Use.

2.2 May be exercised by:

- (a) the Landlord;
- (b) anyone else who is or becomes entitled to exercise them; and
- (c) anyone authorised by the Landlord.

2.3 Are excepted and reserved to the extent possible for the benefit of any neighbouring or adjoining property in which the Landlord acquires an interest during the Term.

3. No party exercising any of the Reservations, nor its workers, contractors, agents and professional advisers, shall be liable to the Tenant or to any undertenant or other occupier of or person at the Property for any loss, damage, injury, nuisance or inconvenience arising by reason of its exercising any of the Reservations except for:

3.1 Physical damage to the Property.

3.2 Any loss, damage, injury, nuisance or inconvenience in relation to which the law prevents the Landlord from excluding liability.

Schedule 4 Third Party Rights

1. All easements and other rights, covenants and restrictions affecting the Building and any land over which the Rights are granted as set out or referred to in the register entry of BK24102 as at the date of this lease.

Schedule 5 Rent Review

Part 1 Definitions

1. Definitions

The following definitions apply in this Schedule.

Assumptions: the assumptions set out in Part 2 of this Schedule..

Disregards: the disregards set out in Part 3 of this Schedule.

Hypothetical Lease: the lease described in Part 4 of this Schedule.

Open Market Rent: the best annual rent (exclusive of VAT) at which the Property could reasonably be expected to be let:

- a) in the open market;
- b) at the Review Date; and
- c) applying the Assumptions and Disregards.

Review Date: 5th, 10th and every 5th anniversary of the Term Commencement Date.

Shortfall Payment Date: the date which is ten working days from and including the date that the revised Annual Rent is agreed or determined.

Part 2 Assumptions

1. The matters to be assumed are:

1.1 The Property is available to let in the open market:

- (a) on the terms of the Hypothetical Lease;
- (b) by a willing landlord to a willing tenant;
- (c) with vacant possession; and
- (d) without a fine or a premium.

1.2 The willing tenant has had the benefit of any rent-free or other concession or contribution which would be offered in the open market at the Review Date in relation to fitting-out works at the Property.

1.3 The Property may lawfully be used, and is in a physical state to enable it to be lawfully used, by the willing tenant (or any potential undertenant or assignee of the willing tenant) for any use permitted by this lease.

1.4 The Tenant and the Landlord have fully complied with their obligations in this lease.

1.5 If the Property or any means of access to it or any Service Media serving the Property has been destroyed or damaged, it has been fully restored.

- 1.6 No work has been carried out on the Property that has diminished its rental value.
- 1.7 Any fixtures, fittings, machinery or equipment supplied to the Property by the Landlord that have been removed by or at the request of the Tenant, or any undertenant or their respective predecessors in title (otherwise than to comply with any law) remain at the Property.

Part 3 Disregards

- 1. The matters to be disregarded are:
 - 1.1 Any effect on rent of the fact that the Tenant or any authorised undertenant has been in occupation of the Property.
 - 1.2 Any goodwill attached to the Property by reason of any business carried out there by the Tenant or by any authorised undertenant or by any of their predecessors in business.
 - 1.3 Any effect on rent attributable to any physical improvement to the Property carried out before or after the date of this lease (including any physical improvement to any Service Media servicing the Property), by or at the expense of the Tenant or any authorised undertenant with all necessary consents, approvals and authorisations and not pursuant to an obligation to the Landlord (other than an obligation to comply with any law).
 - 1.4 Any effect on rent of any obligation on the Tenant to reinstate the Property to the condition or design it was in before any alterations or improvements were carried out.

Part 4 Hypothetical Lease

- 1. A lease:
 - 1.1 Of the whole of the Property.
 - 1.2 For a term of 5 years commencing on the Review Date.
 - 1.3 Otherwise on the terms of this lease (other than the amount of the Annual Rent and the provision in this lease for a rent-free period).

Part 5 Review of the Annual Rent

1. Review

- 1.1 The Annual Rent shall be reviewed on the Review Date to equal:
 - (a) the amount agreed between the Landlord and Tenant at any time (whether or not that amount is the Open Market Rent); or
 - (b) in the absence of such agreement, the greater of:

- (i) the Annual Rent payable immediately before the Review Date (or which would then be payable but for any abatement, suspension, concession or reduction of the Annual Rent or restriction on the right to collect it); and
- (ii) the Open Market Rent agreed or determined pursuant to this Schedule.

1.2 The Landlord and Tenant may agree the revised Annual Rent at any time before it is determined by the Expert.

1.3 As soon as practicable after the amount of the revised Annual Rent has been agreed or determined, a memorandum recording the amount shall be signed by or on behalf of the Landlord, the Tenant and the guarantor. The parties shall each bear their own costs in connection with the memorandum.

2. Determination by the Expert

2.1 If the Landlord and Tenant have not agreed the revised Annual Rent by the date three months before the Review Date, then either party may at any time refer the revised Annual Rent for determination by the Expert in accordance with this paragraph 2 of this Part of this Schedule. The Expert can be appointed in accordance with the terms of this lease irrespective of whether the Landlord and Tenant have tried to first reach an agreement on the revised Annual Rent.

2.2 The Landlord and Tenant shall agree on the appointment of an Expert and shall agree with the Expert the terms of their appointment.

2.3 If the Landlord and Tenant are unable to agree on an Expert or the terms of their appointment within ten working days of either party serving details of a suggested expert on the other, either party shall then be entitled to request the President to appoint an Expert and agree with the Expert the terms of appointment.

2.4 The Expert shall be required to prepare a written decision including reasons and give notice (including a copy) of the decision to the parties within a maximum of ten working days of the matter being referred to the Expert.

2.5 If the Expert dies or becomes unwilling or incapable of acting, or does not deliver the decision within the time required by this clause, then:

- (a) either party may apply to the President to discharge the Expert and to appoint a replacement Expert with the required expertise; and
- (b) this paragraph 2 of this Part of this Schedule shall apply to the new Expert as if they were the first Expert appointed.

2.6 The parties are entitled to make submissions to the Expert and must provide (or procure that others provide) the Expert with such assistance and documents as the Expert reasonably requires for the purpose of reaching a decision.

- 2.7 The Expert shall act as an expert and not as an arbitrator. The Expert shall determine the matter referred to the Expert under this lease. The Expert may award interest as part of their decision. The Expert's written decision on the matters referred to them shall be final and binding on the parties in the absence of manifest error or fraud.
- 2.8 The Landlord and Tenant must bear their own costs in relation to the reference to the Expert.
- 2.9 The Landlord and Tenant must bear the Expert's fees and any costs properly incurred by them in arriving at their determination (including any fees and costs of any advisers appointed by the Expert) equally or in such other proportions as the Expert shall direct.
- 2.10 If either the Landlord or the Tenant does not pay its part of the Expert's fees and expenses within ten working days of demand by the Expert, then:
- (a) the other party may pay instead; and
 - (b) the amount so paid shall be a debt of the party that should have paid and shall be due and payable on demand to the party that made the payment pursuant to paragraph 2.10(a) of this Part of this Schedule.
- 2.11 The Landlord and Tenant must act reasonably and co-operate to give effect to the provisions of this paragraph 2 of this Part of this Schedule and otherwise do nothing to hinder or prevent the Expert from reaching their determination.

3. Late review of Annual Rent

- 3.1 If the revised Annual Rent has not been agreed or determined on or before the Review Date, the Tenant must:
- (a) continue to pay the Annual Rent at the rate payable immediately before that Review Date; and
 - (b) on or before the Shortfall Payment Date, pay:
 - (i) the shortfall (if any) between the amount of Annual Rent that the Tenant has paid for the period from and including that Review Date and the amount of Annual Rent for that period that would have been payable had the revised Annual Rent been agreed or determined on or before that Review Date; and
 - (ii) interest at the Interest Rate on that shortfall. That interest shall be calculated on a daily basis by reference to the Rent Payment Dates on which parts of the shortfall would have been payable if the revised Annual Rent had been agreed or determined on or before that Review Date and the Shortfall Payment Date (or, if the Tenant pays the shortfall earlier than the Shortfall Payment Date, the date of that payment).

4. Time not of the essence

Time is not of the essence for the purposes of this Schedule.

Schedule 6 Guarantee and indemnity

1. Guarantee and indemnity

1.1 The Guarantor guarantees to the Landlord that the Tenant shall:

- (a) pay the Rents and observe and perform the tenant covenants of this lease and that if the Tenant fails to pay any of those Rents or to observe or perform any of those tenant covenants, the Guarantor shall pay or observe and perform them; and
- (b) observe and perform any obligations the Tenant enters into in an authorised guarantee agreement made in respect of this lease (the **AGA**) and that, if the Tenant fails to do so, the Guarantor shall observe and perform those obligations.

1.2 The Guarantor covenants with the Landlord as principal obligor and as a separate and independent obligation and liability from its obligations and liabilities under paragraph 1.1 of this Schedule to indemnify and keep indemnified the Landlord against any failure by the Tenant:

- (a) to pay any of the Rents or any failure to observe or perform any of the tenant covenants of this lease; or
- (b) to observe or perform any of the obligations the Tenant enters into in the AGA.

2. Guarantor's liability

2.1 The liability of the Guarantor under paragraph 1.1(a) and paragraph 1.2(a) of this Schedule shall continue until the Termination Date, or until the Tenant is released from the tenant covenants of this lease by virtue of the LTCA 1995, if earlier.

2.2 The liability of the Guarantor shall not be reduced, discharged or otherwise adversely affected by:

- (a) any time or indulgence granted by the Landlord to the Tenant;
- (b) any delay or forbearance by the Landlord in enforcing the payment of any of the rents or the observance or performance of any of the tenant covenants of this lease (or the Tenant's obligations under the AGA) or in making any demand in respect of any of them;
- (c) any refusal by the Landlord to accept any rent or other payment due under this lease where the Landlord believes that the acceptance of such rent or payment may prejudice its ability to re-enter the Property;
- (d) the Landlord exercising any right or remedy against the Tenant for any failure to pay the Rents or to observe or perform the tenant covenants of this lease (or the Tenant's obligations under the AGA);
- (e) the Landlord taking any action or refraining from taking any action in connection with any other security held by the Landlord in respect of the

Tenant's liability to pay the Rents or observe and perform the tenant covenants of the lease (or the Tenant's obligations under the AGA) including the release of any such security;

- (f) a release or compromise of the liability of any one of the persons who is the Guarantor, or the grant of any time or concession to any one of them;
- (g) any legal limitation or disability on the Tenant or any invalidity or irregularity of any of the tenant covenants of the lease (or the Tenant's obligations under the AGA) or any unenforceability of any of them against the Tenant;
- (h) the Tenant being dissolved, or being struck off the register of companies or otherwise ceasing to exist, or, if the Tenant is an individual, by the Tenant dying or becoming incapable of managing its affairs;
- (i) without prejudice to paragraph 4 of this Schedule, the disclaimer of the Tenant's liability under this lease or the forfeiture of this lease;
- (j) the surrender of the lease in respect of part only of the Property, except that the Guarantor shall not be under any liability in relation to the surrendered part in respect of any period after the surrender; or
- (k) any other act or omission except an express written release by deed of the Guarantor by the Landlord.

- 2.3 Any sum payable by the Guarantor must be paid without any set-off or counterclaim, deduction or withholding (other than any deduction or withholding of tax as required by law) against the Landlord or the Tenant.

3. Variations and supplemental documents

- 3.1 The Guarantor must, at the request of the Landlord, join in and give its consent to the terms of any consent, approval, variation or other document that may be entered into by the Tenant in connection with this lease (or the AGA).
- 3.2 The Guarantor shall not be released by any variation of the rents reserved by, or the tenant covenants in, this lease (or the Tenant's obligations under the AGA) whether or not:
- (a) the variation is material or prejudicial to the Guarantor;
 - (b) the variation is made in any document; or
 - (c) the Guarantor has consented, in writing or otherwise, to the variation.
- 3.3 The liability of the Guarantor shall apply to the rents reserved by and the tenant covenants in this lease (and the Tenant's obligations under the AGA) as varied except to the extent that the liability of the Guarantor is affected by section 18 of the LTCA 1995.

4. Guarantor to take a new lease or make payment

- 4.1 If this lease is forfeited or the liability of the Tenant under this lease is disclaimed and the Landlord gives the Guarantor notice not later than six months after the forfeiture or the Landlord having received notice of the disclaimer, the Guarantor must enter into a new lease of the Property on the terms set out in paragraph 4.2 of this Schedule.
- 4.2 The rights and obligations under the new lease shall take effect beginning on the date of the forfeiture or disclaimer and the new lease shall:
- (a) be granted subject to the right of any person to have this lease vested in them by the court and to the terms on which any such order may be made and subject to the rights of any third party existing at the date of the grant;
 - (b) be for a term that expires on the same date as the end of the Contractual Term of this lease had there been no forfeiture or disclaimer;
 - (c) reserve as an initial annual rent an amount equal to the Annual Rent payable under this lease at the date of the forfeiture or disclaimer; and
 - (d) be excluded from sections 24 to 28 of the LTA 1954; and
 - (e) otherwise be on the same terms as this lease (as varied if there has been any variation).
- 4.3 The Guarantor must pay the Landlord's solicitors' costs and disbursements (on a full indemnity basis) and any VAT in respect of them in relation to the new lease and must execute and deliver to the Landlord a counterpart of the new lease within one month of service of the Landlord's notice.
- 4.4 The grant of a new lease and its acceptance by the Guarantor shall be without prejudice to any other rights that the Landlord may have against the Guarantor or against any other person or in respect of any other security that the Landlord may have in connection with this lease.
- 4.5 The Landlord may, instead of giving the Guarantor notice pursuant to paragraph 4.1 of this Schedule but in the same circumstances and within the same time limit, require the Guarantor to pay an amount equal to six months' Annual Rent and the Guarantor must pay that amount on demand.

5. Payments in gross and restrictions on the Guarantor

- 5.1 Any payment or dividend that the Landlord receives from the Tenant (or its estate) or any other person in connection with any insolvency proceedings or arrangement involving the Tenant shall be taken and applied as a payment in gross and shall not prejudice the right of the Landlord to recover from the Guarantor to the full extent of the obligations that are the subject of this guarantee and indemnity.
- 5.2 The Guarantor must not claim in competition with the Landlord in any insolvency proceedings or arrangement of the Tenant in respect of any payment made by the

Guarantor pursuant to this guarantee and indemnity. If it otherwise receives any money in such proceedings or arrangement, it must hold that money on trust for the Landlord to the extent of its liability to the Landlord.

- 5.3 The Guarantor must not, without the consent of the Landlord, exercise any right or remedy that it may have (whether against the Tenant or any other person) in respect of any amount paid or other obligation performed by the Guarantor under this guarantee and indemnity unless and until all the obligations of the Guarantor under this guarantee and indemnity have been fully performed.

6. Other securities

- 6.1 The Guarantor warrants that it has not taken and covenants that it shall not take any security from or over the assets of the Tenant in respect of any liability of the Tenant to the Guarantor. If it does take or hold any such security it shall hold it for the benefit of the Landlord.
- 6.2 This guarantee and indemnity is in addition to and independent of any other security that the Landlord may from time to time hold from the Guarantor or the Tenant or any other person in respect of the liability of the Tenant to pay the Rents and to observe and perform the tenant covenants of this lease. It shall not merge in or be affected by any other security.
- 6.3 The Guarantor shall not be entitled to claim or participate in any other security held by the Landlord in respect of the liability of the Tenant to pay the Rents or to observe and perform the tenant covenants of this lease.

Schedule 7 Insurance

1. Landlord's obligation to insure

- 1.1 Subject to paragraph 1.2 and paragraph 1.3 of this Schedule, the Landlord must insure (and keep insured):
- (a) the Building on normal market terms against loss or damage by the Insured Risks for the Reinstatement Cost;
 - (b) against public liability of the Landlord in relation to the Retained Parts in such amount and on such terms as the Landlord shall reasonably consider appropriate; and
 - (c) loss of Annual Rent from the Property for three years.
- 1.2 The Landlord shall not be obliged to insure:
- (a) the Excluded Insurance Items or repair any damage to or destruction of the Excluded Insurance Items. References to the Property and the Building in this Schedule 5 shall exclude the Excluded Insurance Items;
 - (b) any alterations to the Property that form part of the Property unless:
 - (i) those alterations are permitted or required under this lease;
 - (ii) those alterations have been completed in accordance with this lease and (where applicable) in accordance with the terms of any consent or approval given under this lease; and
 - (iii) the Tenant has notified the Landlord of the amount for which those alterations should be insured and provided evidence of that amount that is satisfactory to the Landlord (acting reasonably); or
 - (c) the Building when the insurance is vitiated by any act or omission of the Tenant or any Authorised Person.
- 1.3 The Landlord's obligation to insure is subject to any limitations, excesses and conditions that may be imposed by the insurers.

2. Landlord to provide insurance details

- 2.1 In relation to any insurance effected by the Landlord under this Schedule 5, the Landlord must:
- (a) at the request of the Tenant (such request not to be made more frequently than once a year) supply the Tenant with:
 - (i) full details of the insurance policy;
 - (ii) evidence of payment of the current year's premiums; and
 - (iii) details of any commission paid to the Landlord by the Landlord's insurer;

- (b) procure that the Tenant is informed of any change in the scope, level or terms of cover as soon as reasonably practicable after the Landlord or its agents becoming aware of the change; and
- (c) use reasonable endeavours to procure that the Landlord's insurer:
 - (i) waives its rights of subrogation against the Tenant and any lawful undertenants or occupiers of the Property;
 - (ii) includes in the insurance policy a non-invalidating provision in respect of any act or default of the Tenant; and
 - (iii) permits the interest of the Tenant to be noted on the policy of insurance either specifically or by way of a general noting of tenants' interests under the conditions of the insurance policy.

3. Tenant's obligations

3.1 The Tenant must pay to the Landlord on demand:

- (a) the Insurance Rent;
- (b) a fair proportion of any amount that is deducted or disallowed by the insurers pursuant to any excess provision in the insurance policy; and
- (c) a fair proportion of any costs that the Landlord incurs in obtaining a valuation of the Building for insurance purposes.

3.2 The Tenant must:

- (a) immediately inform the Landlord if any matter occurs in relation to the Tenant or the Property that any insurer or underwriter may treat as material in deciding whether or on what terms to insure or to continue to insure the Building and must also give the Landlord notice of that matter;
- (b) not do or omit to do anything as a result of which:
 - (i) any insurance policy for the Building may become void or voidable or otherwise prejudiced;
 - (ii) the payment of any policy money may be withheld; or
 - (iii) any increased or additional insurance premium may become payable (unless the Tenant has previously notified the Landlord and has paid any increased or additional premium (including any IPT due on that amount));
- (c) comply at all times with the requirements and recommendations of the insurers relating to the Property and the use by the Tenant of any other part of the Building;
- (d) give the Landlord immediate notice of the occurrence of:
 - (i) any damage or loss relating to the Property arising from an Insured Risk; or

- (ii) any other event that might affect any insurance policy relating to the Property;
- (e) except for the Excluded Insurance Items forming part of the Property, not effect any buildings insurance of the Property but, if the Tenant becomes entitled to the benefit of any buildings insurance proceeds in respect of the Property, pay those proceeds or cause them to be paid to the Landlord;
- (f) pay the Landlord an amount equal to any insurance money that the insurers of the Building refuse to pay in relation to the Building by reason of any act or omission of the Tenant or any Authorised Person; and
- (g) insure (and keep insured) against public liability of the Tenant in relation to the Property in such amount as the Landlord shall reasonably consider appropriate and, at the request of the Landlord, supply the Landlord with:
 - (i) full details of that insurance policy; and
 - (ii) evidence of payment of the current year's premiums.

4. Rent suspension

- 4.1 Subject to paragraph 4.2 of this Schedule, if any Building Damage by an Insured Risk occurs, payment of the Annual Rent (or a fair proportion of it according to the nature and extent of that Building Damage) shall be suspended until the earlier of:
- (a) the date on which the Building has been reinstated so as to make the Property fit for occupation and use and accessible; and
 - (b) the date which is three years from and including the date on which that Building Damage occurred.
- 4.2 The Annual Rent shall not be suspended under paragraph 4.1 of this Schedule if the Building Damage is caused by an Insured Risk and:
- (a) the policy of insurance in relation to the Building has been vitiated in whole or in part as a result of any act or omission of the Tenant or any Authorised Person; and
 - (b) the Tenant has not complied with paragraph 3.2(f) of this Schedule.

5. Landlord's obligation to reinstate following damage or destruction by an Insured Risk

- 5.1 Following any damage to or destruction of the Building by an Insured Risk, the Landlord must:
- (a) use reasonable endeavours to obtain all necessary planning and other consents to enable the Landlord to reinstate the relevant parts of the Building; and

- (b) reinstate the relevant parts of the Building except that the Landlord shall not be obliged to:
 - (i) reinstate unless all necessary planning and other consents are obtained;
 - (ii) reinstate unless the Tenant has paid the sums due under paragraph 3.1(b) and paragraph 3.2(f) of this Schedule;
 - (iii) provide accommodation or facilities identical in layout or design so long as accommodation reasonably equivalent to that previously at the Property and its access, services and amenities is provided; or
 - (iv) reinstate after a notice to terminate has been served pursuant to this Schedule 5.

5.2 If the Landlord is obliged to reinstate the relevant parts of the Building pursuant to paragraph 5.1(b) of this Schedule, the Landlord must:

- (a) use all insurance money received (other than for loss of rent) and all sums received under paragraph 3.1(b) and paragraph 3.2(f) of this Schedule for the purposes of that reinstatement; and
- (b) make up any shortfall out of its own funds.

6. Termination if reinstatement impossible or impractical following Building Damage by an Insured Risk

6.1 Following Building Damage by an Insured Risk, if the Landlord (acting reasonably) considers that it is impossible or impractical to reinstate the relevant parts of the Building, the Landlord may terminate this lease by giving notice to the Tenant within six months from and including the date on which that Building Damage occurred.

7. Termination if reinstatement not complete by expiry of rent suspension

7.1 If Building Damage by an Insured Risk occurs and the relevant parts of the Building have not been reinstated so as to make the Property fit for occupation and use and accessible by the date which is three years after the date on which that Building Damage occurred, either party may at any time thereafter terminate this lease by giving notice to the other provided that:

- (a) such notice is served before the relevant parts of the Building have been reinstated so as to make the Property fit for occupation and use and accessible; and
- (b) where the Tenant serves the notice, the failure to reinstate so that the Property is fit for occupation and use is not caused by a breach of the Tenant's obligations under clause 17 or this Schedule 5.

8. Consequences of termination

8.1 If either party gives a notice to terminate this lease in accordance with this **Schedule 5**:

- (a) this lease shall terminate with immediate effect from the date of the notice;
- (b) none of the parties shall have any further rights or obligations under this lease except for the rights of any party in respect of any earlier breach of this lease; and
- (c) any proceeds of the insurance for the Building shall belong to the Landlord.

9. Landlord not obliged to reinstate other Lettable Units

9.1 Nothing in this **Schedule 5** shall oblige the Landlord to reinstate any Lettable Unit (except the Property).

Executed as a deed by **Gill & Co Properties Limited**
acting by Surinder Singh Gill as a director in the
presence of a witness:

.....

Director

Witness signature:

Witness name:

Witness address:

.....

.....

Executed as a deed by **Tara Sons Enterprises Ltd**
acting by Satpal Singh as a director in the presence of a
witness:

.....

Director

Witness signature:

Witness name:

Witness address:

.....

.....

Signed as a deed by **Satpal Singh** in the presence of a
witness:

.....

Satpal Singh

Witness signature:

Witness name:

Witness address:

.....

.....



Dhamecha Hayes

243 Blyth Road

null UB3 1RY

T: 02085735757

CASHIER

ID: 445

Till ID: 6099

RECEIPT TYPE

SALE

Receipt No:

BILLED TO

KING FOOD & WINE

91/93 KINGS ROAD READING

RG1 3DD

CUSTOMER

Satpal Singh

ID: [REDACTED]

Transaction Date :

03 Apr 2026, 16:52

B / Fwd IOU's

£ 1.00

New IOU Issue

£ 0.00

C / Fwd IOU's

£ 0.00

TYPE	AMOUNT
APP PAYMENT	£ 2,254.62
Total Amount	£ 2,254.62
Customer Paid	£ 2,254.62
Change	£ 0.00
Wallet Balance	£ 0.00

#	INVOICE NO:	TYPE	AMOUNT	VAT	TOTAL INC VAT
1	[REDACTED]	SALE	£ 710.35	£ 142.07	£ 852.42
2	[REDACTED]	SALE	£ 162.05	£ 32.41	£ 194.46
3	[REDACTED]	SALE	£ 239.33	£ 37.19	£ 276.52
4	[REDACTED]	SALE	£ 492.15	£ 98.43	£ 590.58
5	[REDACTED]	SALE	£ 283.87	£ 56.77	£ 340.64
Total			£ 1,887.75	£ 366.87	£ 2,254.62





243 Blyth Road Hayes UB3 1RY
T: 02085735757

Satpal Singh
KING FOOD & WINE
91/93 KINGS ROAD READING
RG1 3DD

VAT Reg No:

Customer ID

INVOICE

Date/Time
03 Apr 2026, 12:38

Till ID: 4
Cashier ID: 445

Item #	Product Description	UOP	UOS	Qty	Price(£)	Ext.Price(£)	RRP(£)	POR	VAT
833621	ASAHI	620ML	-	12	1	20.99	20.99 P	0.00	0.0% A
710465	ESTRELLA	660ML	-	12	1	22.99	22.99 P	0.00	0.0% A
79999	JACOBS CREEK CHARDONNAY	75CL	6x	1	1	29.99	29.99 P	0.00	0.0% A
78440	KWV CHARDONNAY	75CL**	6x	1	1	35.99	35.99 P	0.00	0.0% A
978694	ECHO FALLS FRUITS STRAWBERRY & LIME 9%	75CL	-	6	1	23.99	23.99 P	0.00	0.0% A
190898	JACK DANIELS & COKE £2.59	330ML	-	12	1	12.99	12.99 P	2.59	49.80% A
171940	CAPT MORG & PEPSI MAX £2.25	250ML	-	12	1	12.99	12.99 P	2.25	42.30% A
171940	CAPT MORG & PEPSI MAX £2.25	250ML	-	12	1	12.99	12.99 P	2.25	42.30% A
190898	JACK DANIELS & COKE £2.59	330ML	-	12	1	12.99	12.99 P	2.59	49.80% A
171940	CAPT MORG & PEPSI MAX £2.25	250ML	-	12	1	12.99	12.99 P	2.25	42.30% A
171940	CAPT MORG & PEPSI MAX £2.25	250ML	-	12	1	12.99	12.99 P	2.25	42.30% A
3110	MALIBU PINEAPPLE £2.19	25CL	-	12	1	12.99	12.99 P	2.19	40.70% A
116197	BUZZ BALLZ PORN STAR MARTINI	200ML	-	12	1	24.99	24.99 P	0.00	0.0% A
116197	BUZZ BALLZ PORN STAR MARTINI	200ML	-	12	1	24.99	24.99 P	0.00	0.0% A
155270	KA PINEAPPLE 6%	330ML	-	12	1	14.99	14.99 P	0.00	0.0% A
32820	MALIBU PINEAPPLE £2.19	25CL	-	12	1	12.99	12.99 P	2.19	40.70% A
956410	MR MUSCLE DRAIN GEL £4.49	500ML	-	6	1	15.79	15.79 P	4.49	29.70% A
865030	KLEENEX BALSAM POCKET TISSUES	9'S	-	18	1	4.49	4.49 P	0.00	0.0% A
865030	KLEENEX BALSAM POCKET TISSUES	9'S	-	18	1	4.49	4.49 P	0.00	0.0% A
76271	BLOSSOM HILL WHITE ZINFANDEL	75CL	6x	1	1	21.99	21.99 P	0.00	0.0% A
978694	ECHO FALLS FRUITS STRAWBERRY & LIME 9%	75CL	-	6	1	23.99	23.99 P	0.00	0.0% A
192574	STAROPRAMEN £6.25 PM	440ML	-	24	1	20.99	20.99 P	6.25	- A
710465	ESTRELLA	660ML	-	12	1	22.99	22.99 P	0.00	0.0% A
833621	ASAHI	620ML	-	12	1	20.99	20.99 P	0.00	0.0% A
198401	INCHS £5.99	440ML	-	24	1	17.99	17.99 P	5.99	- A
193680	JACOBS CREEK PINOT GRIGIO	75CL	6x	1	1	29.99	29.99 P	0.00	0.0% A
248581	CAMPO VIEJO TEMPRANILLO	75CL	6x	1	1	31.99	31.99 P	0.00	0.0% A
11170	DAZ WASHING LIQUID 20 WASHES £3.79	20W	-	4	1	9.59	9.59 P	3.79	24.10% A
141891	HUGGIES PURE PF BABY WIPES £1.00	48S	-	6	1	3.95	3.95 P	1.00	21.00% A
71121	MR MUSCLE PLAT BATHROOM £2.75	750ML	-	6	1	9.79	9.79 P	2.75	28.80% A
170210	JACK DANIELS £14.29	35CL	6x	1	1	45.99	45.99 P	14.29	35.60% A
956410	MR MUSCLE DRAIN GEL £4.49	500ML	-	6	1	15.79	15.79 P	4.49	29.70% A
36474	PERSIL CAPS NON BIO 15W £4.95	15PC	-	4	1	12.89	12.89 P	4.95	21.90% A
139579	BUSTER BATHROOM PLUGHOLE UNBLOCKER £4.39	300ML	-	6	1	13.99	13.99 P	4.39	36.30% A





243 Blyth Road Hayes UB3 1RY
T: 02085735757

Satpal Singh
KING FOOD & WINE
91/93 KINGS ROAD READING
RG1 3DD

VAT Reg No:

Customer ID:

INVOICE:

Date/Time
03 Apr 2026, 13:23

Till ID:
Cashier ID:

4
445

Item #	Product Description	UOP	UOS	Qty	Price(£)	Ext.Price(£)	RRP(£)	POR	VAT
934620	APPLETISER CAN	250ML	-	24	1	10.99	10.99 P	0.00	0.0% A
934620	APPLETISER CAN	250ML	-	24	1	10.99	10.99 P	0.00	0.0% A
678396	VITA COCO NATURAL COCONUT WATER	330ML	-	12	1	8.99	8.99 P	0.00	0.0% A
175695	MONSTER ENERGY RIPPER £1.85	500ML	-	12	1	10.99	10.99 P	1.85	40.60% A
174929	MONSTER ENERGY MONARCH £1.85	500ML	-	12	1	10.99	10.99 P	1.85	40.60% A
116559	MONSTER ULTRA ROSA £1.65	500ML*	-	12	1	9.69	9.69 P	1.65	41.30% A
190902	RUBICON SPARKLING GUAVA £1.29	500ML	-	12	1	7.69	7.69 P	1.29	40.40% A
116559	MONSTER ULTRA ROSA £1.65	500ML*	-	12	1	9.69	9.69 P	1.65	41.30% A
894631	ARIZONA KIWI STRAWBERRY TEA	500ML	-	6	1	4.69	4.69 P	0.00	0.0% A
379066	APPLETISER GLASS BOTTLE	275ML	-	12	1	10.49	10.49 P	0.00	0.0% A
379066	APPLETISER GLASS BOTTLE	275ML	-	12	1	10.49	10.49 P	0.00	0.0% A
190902	RUBICON SPARKLING MANGO £1.29	500ML	-	12	1	7.69	7.69 P	1.29	40.40% A
172034	IRN BRU ZERO PET £1.29	500ML	-	12	1	7.99	7.99 P	1.29	38.10% A
163754	ARIZONA ICE TEA WATERMELON	500ML	-	6	1	4.69	4.69 P	0.00	0.0% A
32945	RUBICON STILL MANGO PET £1.39	500ML	-	12	1	9.59	9.59 P	1.39	31.00% A
924055	POWERADE PET	500ML	-	12	1	10.69	10.69 P	0.00	0.0% A
191974	RED BULL EDITIONS SPRING CHERRY £1.75	250ML	-	12	1	11.69	11.69 P	1.75	33.20% A
155110	OASIS SUMMER FRUITS £1.40 PET	500ML	-	12	1	9.49	9.49 P	1.40	32.20% A
192030	RED BULL SUGARFREE £2.15	355ML	-	12	1	13.49	13.49 P	2.15	37.30% A
192030	RED BULL SUGARFREE £2.15	355ML	-	12	1	13.49	13.49 P	2.15	37.30% A
83526	LUCOZADE ENERGY CHERRY PET £1.50	500ML	-	12	1	7.99	7.99 P	1.50	46.70% A
83499	LUCOZADE ENERGY CARIBBEAN PET £1.50	500ML	-	12	1	7.99	7.99 P	1.50	46.70% A
733020	ARIZONA MUCHO MANGO	500ML	-	6	1	4.69	4.69 P	0.00	0.0% A
711319	ARIZONA POMEGRANATE GREEN TEA	500ML	-	6	1	4.69	4.69 P	0.00	0.0% A
80894	TRIP ELDERFLOWER CBD CAN	250ML	-	12	1	10.79	10.79 P	0.00	0.0% A
Trolley: 1		Cases: 0	Singles: 25	Total: 25	Sub Total: £ 230.65		Inc. Vat: £ 46.13		
186485	MONSTER ULTRA GREEN £1.75	500ML	-	12	1	10.29	10.29 P	1.75	41.20% A
80894	LUCOZADE ALERT BLUE RUSH £1	500ML	-	12	1	4.99	4.99 P	1.00	50.10% A
667430	RELENTLESS ENERGY ORIGINAL £1	500ML	-	12	1	6.29	6.29 P	1.00	37.10% A
63464	LUCOZADE ALERT PEACHADE £1	500ML	-	12	1	4.99	4.99 P	1.00	50.10% A
193168	BARR COLA £1.39/ 2 FOR £2.50	2LTR	-	6	1	4.49	4.49 P	2.50	64.10% A
191446	VIMTO ORIGINAL FIZZY £1.69 PM	2LTR	-	6	1	5.39	5.39 P	1.69	36.20% A
192761	BARR ORANGEADE £1.39/2 FOR £2.50	2LTR	-	6	1	4.49	4.49 P	2.50	64.10% A
170335	KA STILL PINEAPPLE £1.39 TETRA	1LTR	-	12	1	9.89	9.89 P	1.39	28.80% A
119790	BARR COLA CANS 69P	330ML	-	24	1	8.39	8.39 P	0.69	39.20% A





243 Blyth Road Hayes UB3 1RY
T: 02085735757

Satpal Singh
KING FOOD & WINE
91/93 KINGS ROAD READING
RG1 3DD

VAT Reg No:

Customer ID

INVOICE:

Date/Time

03 Apr 2026, 13:48

Till ID:

4

Cashier ID:

445

Item #	Product Description	UOP	UOS	Qty	Price(£)	Ext.Price(£)	RRP(£)	POR	VAT
124399	FANTA ORANGE PET £1.40	500ML	-	12	1	6.49	6.49 P	1.40	53.60% A
290990	FANTA LEMON	2LTR	-	6	1	9.89	9.89 P	0.00	0.0% A
124403	FANTA FRUIT TWIST PET £1.40	500ML	-	12	1	6.49	6.49 P	1.40	53.60% A
124534	FANTA ORANGE PET £2.15	2LTR	-	6	1	5.99	5.99 P	2.15	44.30% A
464386	FANTA MANGO CANS	330ML	-	24	1	9.99	9.99 P	0.00	0.0% A
124382	DR PEPPER PET £1.40	500ML	-	12	1	9.15	9.15 P	1.40	34.60% A
124382	DR PEPPER PET £1.40	500ML	-	12	1	9.15	9.15 P	1.40	34.60% A
164150	PEPSI MAX PET £1.39	500ML	-	12	1	9.29	9.29 P	1.39	33.20% A
184400	FANTA GRAPE PET	2LTR	-	6	1	7.29	7.29 P	0.00	0.0% A
170119	MOUNT D CITRU BLST£1.69	500ML	-	12	1	9.99	9.99 P	1.69	40.90% A
T&S:HL14790S BUY5C/S PEP/TANG/7UP/LIPT&GET C/S TANGO PM FRE									
464386	FANTA MANGO CANS	330ML	-	24	1	9.99	9.99 P	0.00	0.0% A
164150	PEPSI MAX PET £1.39	500ML	-	12	1	9.29	9.29 P	1.39	33.20% A
170119	MOUNT D CITRU BLST£1.69	500ML	-	12	1	9.99	9.99 P	1.69	40.90% A
170069	PEPSI MAX LIME PET £1.39	500ML	-	12	1	9.29	9.29 P	1.39	33.20% A
170119	MOUNT D CITRU BLST£1.69	500ML	-	12	1	9.99	9.99 P	1.69	40.90% A
170160	TANGO CHERRY SF PET £1.30	500ML	-	12	1	8.49	8.49 P	1.30	34.70% A
170177	TANGO ORANGE PET £1.30	500ML	-	12	1	8.49	8.49 P	1.30	34.70% A
Trolley: 4 Cases: 0 Singles: 17 Total: 17 Sub Total: £ 140.76 Inc. Vat: £ 28.15									
196340	DIET COKE CHERRY	500ML	-	12	1	5.99	5.99 P	0.00	0.0% A
196340	DIET COKE CHERRY	500ML	-	12	1	5.99	5.99 P	0.00	0.0% A
164020	PEPSI MAX 6 PACK £3.29	330ML	-	4	1	7.99	7.99 P	3.29	27.10% A
164020	PEPSI MAX 6 PACK £3.29	330ML	-	4	1	7.99	7.99 P	3.29	27.10% A
64898	PEPSI REFORM CAN 90p PM	330ML	-	24	1	8.99	8.99 P	0.90	50.10% A
22994	7UP ZERO CANS 75p PM	330ML	-	24	1	7.69	7.69 P	0.75	48.70% A
24454	TANGO ORANGE CANS 75p PM	330ML	-	24	1	7.69	7.69 P	0.75	48.70% A
155103	FANTA LEMON £1.40 PET	500ML	-	12	1	6.49	6.49 P	1.40	53.60% A
370	FANTA MANGO	500ML	-	12	1	6.49	6.49 P	0.00	0.0% A
464370	FANTA MANGO	500ML	-	12	1	6.49	6.49 P	0.00	0.0% A
124403	FANTA FRUIT TWIST PET £1.40	500ML	-	12	1	6.49	6.49 P	1.40	53.60% A
163912	PEPSI DIET PET £2.19	2LTR	-	6	1	6.99	6.99 P	2.19	36.20% A
124534	FANTA ORANGE PET £2.15	2LTR	-	6	1	5.99	5.99 P	2.15	44.30% A
163912	PEPSI DIET PET £2.19	2LTR	-	6	1	6.99	6.99 P	2.19	36.20% A
145429	PEPSI DIET PET £1.39	500ML	-	12	1	9.29	9.29 P	1.39	33.20% A
T&S:HL14790S BUY5C/S PEP/TANG/7UP/LIPT&GET C/S TANGO PM FRE									
164173	PEPSI MAX CHR PET £1.39	500ML	-	12	1	9.29	9.29 P	1.39	33.20% A
164173	PEPSI MAX CHR PET £1.39	500ML	-	12	1	9.29	9.29 P	1.39	33.20% A



243 Blyth Road Hayes UB3 1RY
T: 02085735757

Satpal Singh
KING FOOD & WINE
91/93 KINGS ROAD READING
RG1 3DD

VAT Reg No:

Customer ID:

INVOICE:

Date/Time
03 Apr 2026, 13:27

Till ID:
Cashier ID:

4
445

Item #	Product Description	UOP	UOS	Qty	Price(£)	Ext.Price(£)	RRP(£)	POR	VAT
76980	EVIAN STILL WATER PET	500ML	-	24	1	7.49	7.49 P	0.00	0.0% A
76980	EVIAN STILL WATER PET	500ML	-	24	1	7.49	7.49 P	0.00	0.0% A
379696	EVIAN STILL WATER S/CAP	750ML	-	12	1	6.99	6.99 P	0.00	0.0% A
128011	VOLVIC WATER STILL SPORT CAP	1LTR C	-	12	1	5.99	5.99 P	0.00	0.0% A
74044	SUPERMALT NRB 6 PACK	330ML	-	4	1	16.79	16.79 P	0.00	0.0% A
595239	SAKA WATER STILL PET	500ML	-	24	1	3.59	3.59 P	0.00	0.0% A
128011	VOLVIC WATER STILL SPORT CAP	1LTR C	-	12	1	5.99	5.99 P	0.00	0.0% A
379696	EVIAN STILL WATER S/CAP	750ML	-	12	1	6.99	6.99 P	0.00	0.0% A
379696	EVIAN STILL WATER S/CAP	750ML	-	12	1	6.99	6.99 P	0.00	0.0% A
15465	HIGHLAND SPRING STILL	1.5LTR	-	12	1	6.29	6.29 P	0.00	0.0% A
15465	HIGHLAND SPRING STILL	1.5LTR	-	12	1	6.29	6.29 P	0.00	0.0% A
595239	SAKA WATER STILL PET	500ML	-	24	1	3.59	3.59 P	0.00	0.0% A
677540	SAKA WATER STILL PET	5LTR	-	2	1	2.99	2.99 P	0.00	0.0% A
29205	NESTLE PURE LIFE SPORTS CAP	75CL	-	15	1	5.89	5.89 P	0.00	0.0% A
29205	NESTLE PURE LIFE SPORTS CAP	75CL	-	15	1	5.89	5.89 P	0.00	0.0% A
29205	NESTLE PURE LIFE SPORTS CAP	75CL	-	15	1	5.89	5.89 P	0.00	0.0% A
128011	VOLVIC WATER STILL SPORT CAP	1LTR C	-	12	1	5.99	5.99 P	0.00	0.0% A
128011	VOLVIC WATER STILL SPORT CAP	1LTR C	-	12	1	5.99	5.99 P	0.00	0.0% A
379696	EVIAN STILL WATER S/CAP	750ML	-	12	1	6.99	6.99 P	0.00	0.0% A
379696	EVIAN STILL WATER S/CAP	750ML	-	12	1	6.99	6.99 P	0.00	0.0% A
379696	EVIAN STILL WATER S/CAP	750ML	-	12	1	6.99	6.99 P	0.00	0.0% A
76980	EVIAN STILL WATER PET	500ML	-	24	1	7.49	7.49 P	0.00	0.0% A
76980	EVIAN STILL WATER PET	500ML	-	24	1	7.49	7.49 P	0.00	0.0% A
128011	VOLVIC WATER STILL SPORT CAP	1LTR C	-	12	1	5.99	5.99 P	0.00	0.0% A
677540	SAKA WATER STILL PET	5LTR	-	2	1	2.99	2.99 P	0.00	0.0% A

Trolley: 2

Cases: 0

Singles: 25

Total: 25

Sub Total: £ 162.05

Inc. Vat: £ 32.41

Items Total: 25

Cases: 0

Singles: 25

Code	Rate	Value of Goods	VAT
A	20	£ 162.05	£ 32.41
B	5	£ 0.00	£ 0.00
Z	0	£ 0.00	£ 0.00

Total Goods:	£ 162.05
VAT:	£ 32.41
Total incl VAT:	£ 194.46

Please note that due to the unprecedented trading conditions we will not accept any goods being returned until further notice.





243 Blyth Road Hayes UB3 1RY
T: 02085735757

Satpal Singh
KING FOOD & WINE
91/93 KINGS ROAD READING
RG1 3DD

VAT Reg No:

Customer ID:

INVOICE:

Date/Time
03 Apr 2025, 14:30

Till ID:
Cashier ID:

4
445

Item #	Product Description	UOP	UOS	Qty	Price(£)	Ext.Price(£)	RRP(£)	POR	VAT
105854	OREO DOUBLE CREAM £1.29	157G	-	16	1	15.99	15.99 P	1.29	22.50% Z
22886	MILKYBAR MINI EGG BLOCK	100G	-	19	1	13.99	13.99 P	0.00	0.0% A
141790	KITKAT CHUNKY MILK £0.89	40G	-	24	1	10.69	10.69 P	0.89	39.90% A
588425	FERRERO ROCHER FLOW PACK T3	37.5G	-	16	1	15.19	15.19 P	0.00	0.0% A
189890	YAZOO STRAWBERRY MILKSHAKE £1.39 PM	400ML	-	10	1	7.69	7.69 P	1.39	44.70% Z
156730	WALKERS SALT VINEGAR CRISP £1.35	70G	-	18	1	13.89	13.89 P	1.35	31.40% A
130544	DORITOS COOL ORIGINAL £1.35	70G	-	18	1	15.69	15.69 P	1.35	35.40% Z
128629	MONSTER MUNCH SWEET&SPICY HOT £1.35	72G	-	18	1	13.89	13.89 P	1.35	31.40% A
937730	KETTLE SEA SALT & PEPP £1.29	80G	-	12	1	6.99	6.99 P	1.29	45.80% A
128398	MONSTER MUNCH PICKLED ONION £1.35	72G	-	18	1	13.89	13.89 P	1.35	31.40% A
145861	REESES PEANUT BUTTER BAR £1.95	90G	-	16	1	17.49	17.49 P	1.95	32.70% A
13412	REESES WHITE BAR	90G	-	16	1	18.29	18.29 P	0.00	0.0% A
146455	KINDER BUENO DARK £0.89	T2	-	30	1	16.99	16.99 P	0.89	23.60% A
145668	KINDER BUENO WHITE £0.89	T2	-	30	1	16.99	16.99 P	0.89	23.60% A
140110	KITKAT CHUNKY PEANUT BUTTER £0.89	42G	-	24	1	10.69	10.69 P	0.89	39.90% A
145651	KINDER BUENO CLASSIC £0.89	T2	-	30	1	16.99	16.99 P	0.89	23.60% A
132590	McVITIES JAFFA CAKES £1.49	110G	-	12	1	13.99	13.99 P	1.49	21.80% Z

Trolley: 3

Cases: 0

Singles: 17

Total: 17

Sub Total: £ 239.33

Inc. Vat: £ 37.19

Items Total: 17

Cases: 0

Singles: 17

Code	Rate	Value of Goods	VAT
A	20	£ 185.97	£ 37.19
B	5	£ 0.00	£ 0.00
Z	0	£ 53.36	£ 0.00

Total Goods:

£ 239.33

VAT:

£ 37.19

Total incl VAT:

£ 276.52

Please note that due to the unprecedented trading conditions we will not accept any goods being returned until further notice.



166582008410919296

spousal levy #0A



Reading Business Improvement District BID Levy Bill

Issued to:

Tara Sons Enterprises Ltd
91-93 Kings Road
Reading
RG1 3DD

READBID
0040/00003

Date of issue: 15.09.2026

BID account ref [REDACTED]

Bill number: 2

BID ballot approval date: 23.02.2024

Property ref: [REDACTED]

In respect of:
91-93 KINGS ROAD
READING
RG1 3DD

Levy Charge Details

Calculation for Period 01.04.2026 to 31.03.2027 (365 days)	£
RV for Period = 21250 (Fixed)	297.50
Bid Levy = 21250 x 1.400 %	297.50
BID Levy for Period 01.04.2026 to 31.03.2027 (365 days)	
Total BID Levy for Period	297.50

Total Balance Due 297.50

Reading BID Levy Payment Voucher

Method of payment: cash/cheque, once yearly.
Payment of the outstanding amount of £297.50
should be paid by 28.09.2026

BID account reference	Amount to pay
[REDACTED]	297.50

Property details:
91-93 KINGS ROAD
READING
RG1 3DD

0130004 / 752501 / 000003 / 01 of 02 / 000000

Page 1 of 1 000003

National Non-Domestic Rate Demand Notice
P.O.Box 26
Civic Offices
Reading RG1 2LU
Email: business.rates@reading.gov.uk



Date of Issue 14.09.2026

Please quote your account number on all communications

Address of relevant property (if different)

91-93 KINGS ROAD
READING
RG1 3DD

Tara Sons Enterprises Ltd
91-93 Kings Road
Reading
RG1 3DD

READNDRDS18
0046000172

This notice requires you to pay Non-Domestic Rates for the property above, according to the Local Government Finance Act 1988. The amount you must pay is shown below. Please read the information which accompanies this notice.

Rateable value £26500

Property reference

Description of property SHOP AND PREMISES

The standard non-domestic multiplier is 0.480
The standard RHL multiplier is 0.430
The high value multiplier is 0.508

The small business rate multiplier is 0.432
The small business RHL multiplier is 0.382

Calculation from 01.04.2026 to 31.03.2027 (365 days)

Rv for period is 26500
Non Domestic Debit = $26500 \times 0.432 \times 365/365 =$

Transitional Relief Supplement = $26500 \times 0.010 \times 365/365 =$

TOTAL CHARGE FOR PERIOD =

METHOD OF PAYMENT: Cash/Cheque

DETAILS OF INSTALMENTS

Date:	Amount Due:
01.10.2026	2341.00
01.11.2026	2343.00
01.12.2026	2343.00
01.01.2027	2343.00
01.02.2027	2343.00

£

11448.00

265.00

11713.00

£ 11713.00

From: [Moore, Ella](#)
To: [Butler, Nicola](#)
Subject: Kings Food and Wine Hearing
Date: 28 September 2026 12:00:11
Attachments: [wd1 Lifting Vol closure Kings Food & Wine.pdf](#)
[Revisit Kings Food and Wine 9.9.26.pdf](#)
[KingsFood&Wine_91_93KingsRd_FH_IRF_27Feb2026.pdf](#)
[Kings Food and Wine revisit 31.7.26.pdf](#)
[IRF Kings Food & Wine lifting of voluntary closure.pdf](#)
[Food Business Registration FS-Case-806193322.msg](#)
[KingsFood&Wine_91_93KingsRd_VolClosure_27Feb2026.pdf](#)

Hi Nicola,

Please find attached documents as additional information for the Kings Food and Wine Hearing.

Kind regards,

Ella

Legislation covered by Inspection: Food Safety & Hygiene (England) Regulations 2013 ☒ Food Safety Act 1990 (as amended) ☒ Health & Safety at Work etc. Act 1974 ☐ Other legislation ☐
Reason for Visit: Proactive ☐ Reactive ☐ Advisory ☐ Sample Taken (detailed below) ☐ Revisit ☐

Name of Premises: Kings Food and Wine Business Type: Retail Business
Address: 91-93 High Road Reading RG1 3AD
Registered Office Address: 54 Meadow Road Wokingham RG41 2TD
Email: [redacted] Tel/mobile: [redacted]
Person Seen: Mr. Subal Singh (Director) Position: Director
Name of Food Business Operator/Dutyholder: Tara Sun Enterprises Ltd
Business days & hours: 6am - 11am Areas Checked: shop + store

List of Documents checked ✓ = Yes x = Not available \ = not applicable Written FSMS ☐ Cleaning Log ☐
FH Training Policy / records ☐ Fridge/Freezer Temperature Log ☐ Hot Food Temperature Log ☐ Pest Control ☐
Health and Safety: Policy ☐ Risk Assessments ☐ (Details: _____)
Comments: Matters Arising (L = Legal Requirement + Timescale and R = Recommendation) (Food Only: S = Structure, FH = Food Hygiene/Practices, CIM = Confidence in Management; FStd: Food Standards; H&S: Health & Safety)

L/R S/FH/CIM
FStd/H&S

During Food Hygiene inspection carried out
Found evidence of pest activity within the main shop and store
- droppings, (rats), nibbled foods and packs of food damaged
In store room, stock and waste piled such that areas are inaccessible
Bags of damaged foods nibbled/gnawed stored here.
Have taken evidence of rat droppings, damaged nibbled foods,
photos of droppings and access, possible through rear door.
You have agreed to voluntarily close the business until the premises are
risk of presence of rats has been removed.
Engage pest contractor to pest proof, then visit to assess if any further
action and activity - at this point Reading BC will agree whether premises can reopen.
Contact RBC once the works have been completed. Voluntary Closure Agreement Signed

Action Proposed: Inspection report form left ☐ Letter to follow ☐ Formal notices(s) ☐ Revisit ☐

Food Hygiene Rating Criteria Assessed	Good	SCORE	Poor	Your Premises Rating is
Compliance with food safety procedures	0 5 10 15 20 25	15	20 25	0
Compliance with structural requirements	0 5 10 15 20 25	20	20 25	
Confidence in management /control procedures	0 5 10 20 30	20	20 30	

Business Reply Expected: e-mail officer with your plan of action to address requirements Yes ☐ No ☐

Officer Name: Maria Jones Signature: [Signature] Designation: SEHO
2nd Officer Name: Mathie Pollock, EHA Moore Signature: [Signature] Designation: FSC EHA
Date & Time: 27/2/26 1 am/pm. Telephone No: 0118 937 [redacted] Date of Next Visit: by agreement

As the person seen at the visit, I have taken note and understand all aspects of work discussed with the Inspecting Officer OR I have received this form and I will ensure this inspection report form is passed to the Manager.

Signed: Sam Subal Singh Name: Subal Singh Job Title: Director

Note: This report describes those matters requiring attention. The report only covers the areas inspected at the time of the visit. Any queries about this report or you do not agree with your food rating, please contact the officer named above in the first instance. If it is not resolved then write to the Licensing, Food & Safety Manager at: Environmental Health (Food & Safety), Reading Borough Council, Civic Offices, Bridge Street, Reading. RG1 2LU or email: consumerprotection@reading.gov.uk

CONTINUATION SHEET

Name of Premises 91 Kings Food & Wine Address 91 Kings Road 3PD

COMMENTS Matters Arising (L= Legal Requirement + Timescale R= Recommendations)

(FOOD HYGIENE ONLY: CIM=confidence in management, FH=food hygiene & safety practices, S=structure)

FStd: Food Standards; H&S: Health & Safety

L/R	CIM/S FH/ FStd H&S	
L	CIM	We attended today to carry out your food hygiene inspection. You are not currently registered as a food business. We found evidence of rat activity and suspected knawed food.
L	CIM	You do not have a waste contract. In the store room there are multiple areas of piled up food business waste stored loosely and among food for sale. You must have a waste contract in place. Timescale: Immediate / ongoing
L	CIM	You do not have a Food Safety Management System (FSMS) in place or any suitable checks to identify and maintain your food hygiene. You do not have any verifiable checks in place for the temperature monitoring, cleaning, or date / shelf-life management of the foods on sale. You must have a FSMS inclusive of this. immediate / ongoing
L	CIM	You do not have any staff training in place. You must ensure staff are suitable trained and/or supervised at all times. Timescale immediate / ongoing
L	CIM	Staff are unaware of food allergens. You must train your staff on food allergens. immediate / ongoing

Action Proposed: See Sheet One

Name of Officer Maria Prudence Signature [Signature] Date & Time 27/12/26

I have taken note and understand all aspects of work discussed with the Inspecting Officer

Name Sabbal Gur Signed Sabbal Gur Job Title Director

Note: This report only covers the areas inspected at the time of the visit and is an informal indication of areas of the business requiring attention. If you have any queries regarding this report, please contact the officer named above in the first instance. If it is not resolved then write to: Food & Safety or Trading Standards, Reading Borough Council, Civic Offices, Reading RG1 2LU or email: consumerprotection@reading.gov.uk

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CONTINUATION SHEET

Name of Premises King's Food + Wine Address 91 Kings Road RG1 3DD

COMMENTS Matters Arising (L= Legal Requirement + Timescale R= Recommendations)

(FOOD HYGIENE ONLY: CIM=confidence in management, FH=food hygiene & safety practices, S=structure)

FStd: Food Standards; H&S: Health & Safety

L/R	CIM/S FH/ FStd H&S	
L	FH	It is an offence to sell food beyond its use by date. 11 good items were found as for sale in the fridge beyond the use by date including meat items. Use by dates should be checked regularly as part of the opening and closing procedures. Immediate + ongoing
L	FH	Food passed its use by date was partially bagged in the fridge but there was no labelling to state that this was not for sale so could easily be picked up by customers. Food beyond use by date should be stored separately and labelled before disposal. Immediate + ongoing
L	S	You must carry out a thorough deep clean of the premises. Particularly areas with identified pest activity. Immediate + ongoing
L	S	You must fill all wholes or gaps in the floor, walls, doors and ceiling as these could allow pest entry.
L	S	Some of the floor tiles are broken which do not allow for proper cleaning. These should be in good repair and easily cleanable. Immediate

Action Proposed: See Sheet One

Name of Officer Maria Griffin Signature [Signature] Date & Time 27/12/26

I have taken note and understand all aspects of work discussed with the Inspecting Officer

Name Sch Pal Sui Signed Sch Pal Sui Job Title D.I.P.Tor

CONTINUATION SHEET

Name of Premises King's Food & Wine Address 91 Kings Road, RA13DD

COMMENTS Matters Arising (L = Legal Requirement + Timescale R = Recommendations)

(FOOD HYGIENE ONLY: CIM=confidence in management, FH=food hygiene & safety practices, S=structure)

FStd: Food Standards; H&S: Health & Safety

L/R	CIM/S FH/ FStd H&S	
L	H&S	There is a large area of flooring (near the Freezers) where the floor has sunken, there is a hole in the foundation and a board (lined with mats) is being used to cover the area. This is unsafe. You must stop/prevent all access to the area until a full repair has been implemented. You must repair the flooring. Across the premises there are several tiles with cracks and that are loose. Timescale: immediate.
R L	S	You must always stock your hand wash basin with soap and means of hygienic hand drying. Implement a cleaning schedule to ensure this is always maintained. Restock your hand wash. Timescale: immediate
L	S	The staff bathroom is obstructed by surplus stock and it is difficult to move around. You must reduce your stock to permit general hygiene and cleaning practices. immediate.
L	S/FH	You do not currently have a suitable chemical / sanitizer for cleaning and disinfection. You must implement use of a sanitizer compliant with British Standards. [BS EN 1276: 1999 or BS EN 13697: 2001]. immediate/ongoing.

Action Proposed: See Sheet One

Name of Officer Maria Griffin Signature [Signature] Date & Time 27/12/26

I have taken note and understand all aspects of work discussed with the Inspecting Officer Ella Moore

Name Satpal Singh Signed Satpal Singh Job Title Director

Note: This report only covers the areas inspected at the time of the visit and is an informal indication of areas of the business requiring attention. If you have any queries regarding this report, please contact the officer named above in the first instance. If it is not resolved then write to: Food & Safety or Trading Standards, Reading Borough Council, Civic Offices, Reading RG1 2LU or email: consumerprotection@reading.gov.uk

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VOLUNTARY CLOSURE/PROHIBITION OF PROCESS/TREATMENT OR PIECE OF EQUIPMENT AGREEMENT

<u>Kings Food and Wine</u>	Name of Business Establishment
<u>91 - 93 Kings Road, Reading RG1 3DD</u>	Address of Food Business Establishment
<u>Tara Sans Enterprises Ltd</u>	Name of Food Business Operator
<u>54 Meadow Road, Wokingham RG41 2TD</u>	Address of Food Business Operator

I UNDERTAKE:

1. To ensure that the above-named premises will, from the date and time of this Agreement, not be used for the preparation, storage, sale or offer or exposure for sale of open food intended for human consumption.
2. That the premises will not be used for such purposes until the authority certifies in writing that measures sufficient to secure the removal of the imminent risk of injury to health described below have been taken.
3. To take sufficient measures to secure the removal of the imminent risk of injury to health, namely:

- Pest proofing of premises to prevent access by pests (rats)
- engagement of competent pest control company to ensure pest proofing of premises, including rear door and any holes and gaps to wall junctions
- Removal of waste and damaged (by pests) food from the premises
- thorough clean and disinfection of premises, ensuring areas can be accessed to check for pest activity and can be closed

I UNDERSTAND THAT:

1. Although I have undertaken not to use the premises described, I may be prosecuted for failure to comply with the requirements of the legislation and that formal prohibition procedures may be used if an imminent risk of injury to health exists after this agreement has terminated.
2. I will not be entitled to compensation for any loss which I may suffer due to the premises being closed
3. It is my responsibility to notify the Council when the measures required to remove the imminent risk of injury to health have been taken.

Signed: Satpal Singh Date and Time of Agreement: 27th Feb 2026 13:35
 Full Name: Satpal Singh Position in Company: Director
 Authorised Officer Signature: [Signature] Full Name: Maria Griffin

Address: Environmental Health (Food & Safety)
Regulatory Services
Civic Offices, Reading RG1 2LU

Telephone 0118 937 (direct line)
Admin 0118 937 2465
Email: consumerprotection@reading.gov.uk

Please read the notes carefully.

If you are not sure of your rights or the implications of this notice, you may want to seek legal advice.

27th February 2026

Legislation covered by Inspection: Food Safety & Hygiene (England) Regulations 2013 ☐ Food Safety Act 1990 (as amended) ☒ Health & Safety at Work etc. Act 1974 ☐ Other legislation.....☐
Reason for Visit: Proactive ☐ Reactive ☐ Advisory ☐ Sample Taken (detailed below) ☐ Revisit ☒

Name of Premises: King's Food & Wine Business Type: Convenience Store

Address: 91-93 Kings Road, Reading, RG31 3DD

Name of Food Business Operator/Dutyholder: Tara Sons Enterprises Ltd

Registered Office Address: 54 Meadow Road, Wokingham, England, RG41 2TD

Person Seen: Satpal Singh Position: Director

Ema: [REDACTED] Tel/mobile: 01753 306 3285

Business days & hours: Areas Checked: Shop floor storage, under Shelving

List of Documents checked ✓ = Yes x = Not available \ = not applicable Written FSMS ☐ Cleaning Log ☐
FH Training Policy / records ☐ Fridge/Freezer Temperature Log ☐ Hot Food Temperature Log ☐ Pest Control ☐
Health and Safety: Policy ☐ Risk Assessments ☐ (Details.....)

Comments: Matters Arising (L = Legal Requirement + Timescale and R = Recommendation) (Food Only: S=Structure, FH=Food Hygiene/Practices, CIM=Confidence in Management; FStd: Food Standards; H&S: Health & Safety)

L/R S/FH/CIM

FStd/H&S

Revisit to assess health risk condition following Voluntary Closure on 27/10/2025.

You have had an initial pest visit on 28/02/26 and a second visit on 02/03/2026 detailing that the premises had no rodent activity.

Today I did not see any signs of rodent activity and I have been shown all of the sealed pest ingress points. You have also carried out repairs to the large damaged area of flooring and several broken tiles throughout the premises.

Action Proposed: Inspection report form left ☒ Letter to follow ☐ Formal notices(s) ☐ Revisit ☐

Food Hygiene Rating Criteria Assessed	SCORE						Your Premises Rating is
Compliance with food safety procedures	0	5	10	15	20	25	
Compliance with structural requirements	0	5	10	15	20	25	
Confidence in management / control procedures	0	5	10		20	30	

Business Reply Expected: e-mail officer with your plan of action to address requirements Yes ☒ No ☐

Officer Name: Marnia Providence Signature: [Signature] Designation: FSO

2nd Officer Name: Signature: Designation:

Date & Time: 23/03/2026 12:30 am Telephone No: 0118 937..... Date of Next Visit:

As the person seen at the visit, I have taken note and understand all aspects of work discussed with the Inspecting Officer OR I have received this form and I will ensure this inspection report form is passed to the Manager.

Name: Satpal Singh Signed: Satpal S. 181 Job Title:

Note: This report describes those matters requiring attention. The report only covers the areas inspected at the time of the visit. Any queries about this report or you do not agree with your food rating, please contact the officer named above in the first instance. If it is not resolved then write to the Licensing, Food & Safety Manager at: Environmental Health (Food & Safety), Reading Borough Council, Civic Offices, Bridge Street, Reading, RG1 2LU or email: consumerprotection@reading.gov.uk

CONTINUATION SHEET

Name of Premises Kings Food Wine Address 91-93 Kings Road

COMMENTS Matters Arising (L= Legal Requirement + Timescale R= Recommendations)

(FOOD HYGIENE ONLY: CIM=confidence in management, FH=food hygiene & safety practices, S=structure)

FStd: Food Standards; H&S: Health & Safety

L/R	CIM/S FH/ FStd H&S	
		katie heath, Principal EHO attended premises at 3/3/26 @ 12.15 to assess premises for re-opening following voluntary closure. At visit no signs of current activity repair works to floor have been carried out NO longer health risk condition presented at premises Store can <u>RE-OPEN</u> Document follow by email. U/L: 3/3/26 - Advised officer. There is a national sampling study 83 of Dried fruits and nuts: I have taken the following samples: KFW 2: Healthy Mix 140g Gincio KFW 2: Whole Almonds 140g Gincio KFW 3: Whole cashews 140g Gincio I will email you with the results. Thank you for your co-operation.

Action Proposed: See Sheet One

Name of Officer Martha Prudence Signature [Signature] Date & Time 03/03/26/12:30

I have taken note and understand all aspects of work discussed with the Inspecting Officer

Name Salfal Buntl Signed Salfal Buntl Job Title

Note: This report only covers the areas inspected at the time of the visit and is an informal indication of areas of the business requiring attention. If you have any queries regarding this report, please contact the officer named above in the first instance. If it is not resolved then write to: Food & Safety or Trading Standards, Reading Borough Council, Civic Offices, Reading RG1 2LU or email: consumerprotection@reading.gov.uk

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LIFTING OF VOLUNTARY CLOSURE/PROHIBITION OF PROCESS/TREATMENT OR PIECE OF EQUIPMENT AGREEMENT

Kings Food and Wine	<i>Name of Business Establishment</i>
91-93 Kings Road Reading, RG1 3DD	<i>Address of Food Business Establishment</i>
Tara Sons Enterprises Ltd	<i>Name of Food Business Operator</i>
54 Meadow Road, Wokingham, RG41 2TD	<i>Address of Food Business Operator</i>

The enforcement authority certifies that
it is satisfied that you have taken sufficient measures to
secure the removal of the imminent risk of injury to health
at the above-named premises
following the

VOLUNTARY CLOSURE AGREEMENT

With you on 27/02/2026

Date and Time of Agreement: 03/03/2026 12.20.

Authorised Officer Signature: [Signature] Full Name: KATE HEATH

Address: Environmental Health (Food Safety)
Civic Offices, Reading, RG1 2LU

Telephone 0118 937 2254 (direct line)
Email: consumerprotection@reading.gov.uk

From: [DoNotReply](#)
To: [Consumer Protection](#)
Subject: Food Business Registration FS-Case-806193322
Date: 03 March 2026 12:42:30

Trading name: Kings food and wine

Flat name or number:

House name or number: 91-93

Street: Kings road

Locality:

Town: Reading

Postcode: RG1 3DD

Phone number: [REDACTED]

Please tick all that apply: Small retailer

Type of Business: Limited Company

Please give details of days open: Sunday, Monday, Tuesday, Wednesday, Thursday, Friday, Saturday

Sunday start time: 06:00

Sunday close time: 23:00

Monday start time: 06:00

Monday close time: 23:00

Tuesday start time: 06:00

Tuesday close time: 23:00

Wednesday start time: 06:00

Wednesday close time: 23:00

Thursday start time: 06:00

Thursday close time: 23:00

Friday start time: 06:00

Friday close time: 23:00

Saturday start time: 18:00

Saturday close time: 23:00

Is this a seasonal business: No

Do you supply your food via any third party platform?: No

Are you a member of a trade association or consultancy?: No

Limited company name: Tara sons enterprises ltd

Flat name or number:

House name or Number: 91-93

Street: Kings road

Locality:

Town: Reading

Postcode: RG1 3DD

Name of contact: SATPAL SINGH

Role of contact: Director

Email of contact: [REDACTED]

Phone number of contact: [REDACTED]

Operators Name: SATPAL SINGH

Flat name or number:

House name or Number: 91-93

Street: Kings road

Locality:

Town:

Postcode: RG1 3DD

Email: [REDACTED]

Mobile Number: [REDACTED]

Phone: [REDACTED]

Number of vehicles: 5 or less

Please give the vehicle registration number, colour, make and model of each vehicle used: Not applicable

How is water supplied to the food business establishment: Public (Mains) supply

Are you taking over an existing business?: No

Full name of manager:

Is this a new business: Yes

What date do you intend to open?: 2026-03-03

I confirm details are true to the best of my knowledge: Please tick box

Title: Mr

Surname: Satpla

First name: Singh

Position in company: Director

Email: [REDACTED]

Phone number: [REDACTED]



Working better with you

Legislation covered by inspection: Food Safety & Hygiene (England) Regulations 2013 ☒ Food Safety Act 1990 (as amended) ☒ Health & Safety at Work etc. Act 1974 ☐ Other legislation ☐
Reason for Visit: Proactive ☐ Reactive ☐ Advisory ☐ Sample Taken (detailed below) ☐ Revisit ☒

Name of Premises: Kings Food and Wine Business Type: Convenience Store
Address: 91-93 Kings Road, Reading, RG1 3DD

Name of Food Business Operator/Dutyholder: Tara Sans Enterprise
Registered Office Address: 54 Meadow Road, Wokingham, RG41 2TD

Person Seen: [Redacted] Position: [Redacted]
Email: [Redacted] Tel/mobile: [Redacted]

Business days & hours: 6-11pm Every day Areas Checked: Shop floor + Storage

List of Documents checked ☒ = Yes ☒ = Not available ☐ = not applicable Written FSMS ☒ Cleaning Log ☐
FH Training Policy /records ☐ Fridge/Freezer Temperature Log ☐ Hot Food Temperature Log ☐ Pest Control ☐
Health and Safety: Policy ☐ Risk Assessments ☐ (Details.....)
Comments: Matters Arising (L = Legal Requirement + Timescale and R = Recommendation) (Food Only: S=Structure, FH = Food Hygiene/Practices, CIM=Confidence in Management; FStd: Food Standards; H&S: Health & Safety)

L/R S/FH/CIM FStd/H&S
L FH All food and drink must be kept off of the floor at all times. Immediate + ongoing
L FH/CIM You must put in place a stock rotation system. Some of the fruit and vegetables on display have deteriorated and are now unsellable. Immediate + ongoing. You must put monitor the fruit and vegetables daily and put in place a system to maintain and manage pests.
L FH/CIM There were large amounts of fruit, slies by the fruit and vegetables. Immediate ongoing

Action Proposed: Inspection report form left ☒ Letter to follow ☐ Formal notices(s) ☐ Revisit ☒

Food Hygiene Rating Criteria Assessed	SCORE						Your Premises Rating is
Compliance with food safety procedures	0	5	10	15	20	25	☒
Compliance with structural requirements	0	5	10	15	20	25	
Confidence in management / control procedures	0	5	10		20	30	

Business Reply Expected: e-mail officer with your plan of action to address requirements Yes ☒ No ☐
Officer Name: Martha Pindances Signature: [Redacted] Designation: FSO
2nd Officer Name: Ella Moore Signature: [Redacted] Designation: EHA
Date & Time: 31/7/25 12:20 am/pm Telephone No: [Redacted] Date of Next Visit: [Redacted]

As the person seen at the visit, I have taken note and understand all aspects of work discussed with the Inspecting Officer OR I have received this form and I will ensure this inspection report form is passed to the Manager/Owner.

Name: [Redacted] Signed: [Redacted] Job Title: Team Member

Note: This report describes those matters requiring attention. The report only covers the areas inspected at the time of the visit. If you have any queries about this report or you do not agree with your food rating, please contact the officer named above in the first instance. If it is not resolved then write to the Food & Safety Lead Officer at: Food & Safety, Reading Borough Council, Civic Offices, Bridge Street, Reading, RG1 2LU or email: consumerprotection@reading.gov.uk or visit www.reading.gov.uk.

CONTINUATION SHEET

Name of Premises Kings Food and Wine Address 571-93 Kings Road

COMMENTS Matters Arising (L= Legal Requirement + Timescale R= Recommendations)

(FOOD HYGIENE ONLY: CIM=confidence in management, FH=food hygiene & safety practices, S=structure)

FStd: Food Standards; H&S: Health & Safety

L/R	CIM/S FH/ FStd H&S	
L	S H+S	Some of the flooring in the shop area is sinking. This poses a risk of slips and falls. The gaps in the flooring mean that it cannot be adequately cleaned. Repair or replace the flooring so that it is smooth, non-porous and easily cleanable. 2 months
L	CIM	You must put in place and implement a Food Safety Management System based on the HACCP principles. This must include pre-requisites and staff training. This must cover good safety policies for all food activities. This has been brought to your attention on your last 2 inspections. 2 weeks
L	CIM	Staff must be suitably trained and/or supervised at all times. Staff were unaware of the correct temperature of your griddles. No evidence of training records was provided. Immediate + ongoing

Action Proposed: See Sheet One

Name of Officer Ella Moore Signature E. Moore Date & Time 31/7/26

I have taken note and understand all aspects of work discussed with the Inspecting Officer

Name [Redacted] Job Title Team member

Note: This report only covers the areas inspected at the time of the visit and is an informal indication of areas of the business requiring attention. If you have any queries regarding this report, please contact the officer named above in the first instance. If it is not resolved then write to: Food & Safety or Trading Standards, Reading Borough Council, Civic Offices, Reading RG1 2LU or email: consumerprotection@reading.gov.uk
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CONTINUATION SHEET

Name of Premises Kings Food & Wine Address 91-93 King Street

COMMENTS Matters Arising (L= Legal Requirement + Timescale R= Recommendations)

(FOOD HYGIENE ONLY: CIM=confidence in management, FH=food hygiene & safety practices, S=structure)

FStd: Food Standards; H&S: Health & Safety

L/R	CIM/S FH/ FStd H&S	
H&S	L	you must not store the vapes, located at the counter, on top of each other or at a height above the shoulders. This presents a risk of falling onto the public and or staff. You must remove the excess vapes. 1 day.
E	S/FH	You must put in place a waste contract for both general waste and recycling. You must not store waste inside or on the ground outside the rear exit. This presents a risk of pest harborage. You must remove the waste immediately/ongoing.
L	S	There is a hole at the rear door between the wooden door and the concrete. You must ensure there are no holes in the structure, this presents a risk of cross-contamination and pest ingress. 1 day 1 week.
L	S	The most recent pest report, dated 30/6/2026 states minor pest activity and an access point under a shelving unit. The report states foam is not suitable for pest proofing. You must increase the frequency of your pest checks to prevent activity immediate/ongoing

Action Proposed: See Sheet One

Name of Officer Martha Pridmore Signature [Signature] Date & Time 31/07/2025

I have taken note and understand all aspects of work discussed with the Inspecting Officer

Name [Redacted] Signed [Signature] Job Title Team member

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CONTINUATION SHEET

Name of Premises Kings food wine Address 91-93 Kings Street

COMMENTS Matters Arising (L= Legal Requirement + Timescale R= Recommendations)

(FOOD HYGIENE ONLY: CIM=confidence in management, FH=food hygiene & safety practices, S=structure)

FStd: Food Standards; H&S: Health & Safety

L/R	CIM/S FH/ FStd H&S	
L	FH	During today's inspection the business was found to have 3 x. Freshways whole milk on display for sale. This was separated and showed signs of deterioration. This is not suitable for sale. You MUST remove all products which show signs of deterioration before each shift. You must ensure all staff are suitably trained and supervised on food safety matters commensurate to their work. The staff member, Pralayenker Triwari, was unable to identify that the milk was past it's durability other than by checking the printed date label. You must re-train all staff on food hygiene and safety matters. Timescale: 1 week.
immediate/ongoing		
L	CIM	

R	FStd	L	During the inspection part 11 'Meltz Dubai' chocolate bars were found on display for sale with an expiry of 11/ April/2026. The date did not specify Best Before or Use by. You must ensure any products on sale are labelled in line with the labelling requirements. Immediate/ongoing.
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Action Proposed: See Sheet One

Name of Officer Martina Prudence Signature [Signature] Date & Time 31/07/2026

I have taken note and understand all aspects of work discussed with the Inspecting Officer

Name [Redacted] Job Title Team Member

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CONTINUATION SHEET

Name of Premises Kings Food and Wine Address 91 Kings Road

COMMENTS Matters Arising (L= Legal Requirement + Timescale R= Recommendations)

(FOOD HYGIENE ONLY: CIM=confidence in management, FH=food hygiene & safety practices, S=structure)

FStd: Food Standards; H&S: Health & Safety

L/R	CIM/S	FH/ FStd	H&S
L	S/CIM		
			the business does not have any sanitiser spray that the staff member could show me. the staff member was unsure on what is used for cleaning and unable to provide me with a sanitiser. A sanitiser must be used to clean food contact surfaces and counters. It must be BS EN certified 1276 or 13697. This has been raised on your last three inspections. 1 day

Action Proposed: See Sheet One

Name of Officer Ellie Moore Signature [Signature] Date & Time 31/7/26

I have taken note and understand all aspects of work discussed with the Inspecting Officer

Name [Redacted] Signed [Signature] Job Title Team Member

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Legislation covered by Inspection: Food Safety & Hygiene (England) Regulations 2013 ☒ Food Safety Act 1990 (as amended) ☒ Health & Safety at Work etc. Act 1974 ☐ Other legislation ☐
Reason for Visit: Proactive ☐ Reactive ☐ Advisory ☐ Sample Taken (detailed below) ☐ Revisit ☒

Name of Premises: Kings Food & Wine Business Type: Convenience Store
Address: 91-93 King Street RG1 3DD
Name of Food Business Operator/Dutyholder: Tara Sans Enterprise
Registered Office Address: Asabone
Person Seen: Satpal Singh Position: Manager
Email: [REDACTED] /mobile: [REDACTED]
Business days & hours: [REDACTED] Areas Checked: [REDACTED]

List of Documents checked ✓ = Yes x = Not available \ = not applicable Written FSMS ☐ Cleaning Log ☐
FH Training Policy /records ☐ Fridge/Freezer Temperature Log ☐ Hot Food Temperature Log ☐ Pest Control ☒
Health and Safety: Policy ☐ Risk Assessments ☐ (Details.....)
Comments: Matters Arising (L = Legal Requirement + Timescale and R = Recommendation) (Food Only: S=Structure, FH =Food Hygiene/Practices, CIM=Confidence in Management; FStd: Food Standards; H&S: Health & Safety)

L/R S/FH/CIM FStd/H&S
Revisit carried out today.
Your pest report from 26-08-2026 continues to reference rat activity and bait treatments. These reports continue to request that cleaning is maintained.
L CIM/ S You must review these pest reports and contact your pest controller to discuss where the reduced activity is. 1 week.
L CIM The Standard of food safety, maintaining, cleaning and knowledge of has improved. Thank you. you must record your staff training records.

Action Proposed: Inspection report form left ☒ Letter to follow ☐ Formal notices(s) ☐ Revisit ☐

Food Hygiene Rating Criteria Assessed	Good	SCORE	Poor	Your Premises Rating is
Compliance with food safety procedures	0	5 10 15 20 25	25	
Compliance with structural requirements	0	5 10 15 20 25	25	
Confidence in management /control procedures	0	5 10 20 30	30	

Business Reply Expected: e-mail officer with your plan of action to address requirements Yes ☒ No ☐
Officer Name: Martina Poulton Signature: [Signature] Designation: ASO
2nd Officer Name: [REDACTED] Signature: [REDACTED] Designation: [REDACTED]
Date & Time: 9/9/26 13:30 am/pm Telephone No: [REDACTED] Date of Next Visit: Revisit
As the person seen at the visit, I have taken note and understand all aspects of work discussed with the Inspecting Officer OR I have received this form and I will ensure this inspection report form is passed to the Manager/Owner.
Name: Satpal Singh Signed: [Signature] Job Title: [REDACTED]

Note: This report describes those matters requiring attention. The report only covers the areas inspected at the time of the visit. If you have any queries about this report or you do not agree with your food rating, please contact the officer named above in the first instance. If it is not resolved then write to the Food & Safety Lead Officer at: Food & Safety, Reading Borough Council, Civic Offices, Bridge Street, Reading, RG1 2LU or email: consumerprotection@reading.gov.uk or visit www.reading.gov.uk.

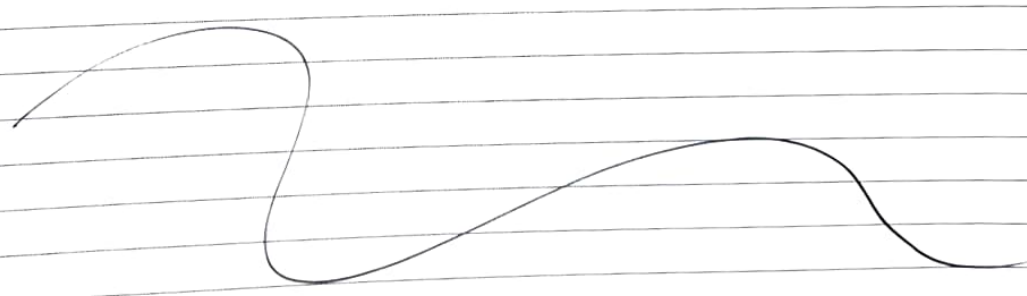
CONTINUATION SHEET

Name of Premises Kings Food & Wine Address 91-93 King Street

COMMENTS Matters Arising (L= Legal Requirement + Timescale R= Recommendations)

(FOOD HYGIENE ONLY: CIM=confidence in management, FH=food hygiene & safety practices, S=structure)

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L/R	CIM/S FH/ FStd H&S	
Continued		and implement a food safety management system inclusive of food safety policies, pre-requisite controls, staff training and a cleaning schedule. Timescale: 14 days
L	CIM	You must address all outstanding items from the report dated 31-07-2026. Timescale: 14 days.
		Please email me with your plan of action to implement and maintain your food safety management system. Timescale: 14/09/2026.
		I will be considering further enforcement action.
		

Action Proposed: See Sheet One

Name of Officer: Nathan Prudence Signature: [Signature] Date & Time: 9/9/2026 13:25

I have taken note and understand all aspects of work discussed with the Inspecting Officer

Name: Sabbal Sun Signed: [Signature] Job Title:

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