

Dated

14th December

2012

NUCLEUS MANAGEMENT LIMITED (1)

and

FINETERM PROPERTY MANAGEMENT LIMITED (2)

and

TRUSTEES OF THE VORTEX DESIGNS SSAS (3)

CONSENT TO ASSIGN

re:

**Unit 4, Sutherland Court, Brownfields,
Welwyn Garden City, Hertfordshire**

Machins
Victoria Street
Luton
LU1 2BS
DX 5924 LUTON
TEL: 01582 514000
Ref: NJG/24826/6

This **CONSENT TO ASSIGN** is given the
Thousand and Twelve

14th day of December Two

BETWEEN:

- (1) **The Landlord :** **NUCLEUS MANAGEMENT LIMITED** (Company no.: 2234933) whose registered office is situate at The Tracings 3-5 Dunston Road London E8 4EH (1)
- (2) **The Company :** **FINETERM PROPERTY MANAGEMENT LIMITED** a company incorporated in England and Wales under Company Registration Number 2209239 whose registered office is at Russell Square House 10-12 Russell Square London WC1B 5LF
- (3) **The Tenant :** **MIKE TOZER** of 15 Falconers Field Harpenden, AL5 3EU and **STANDARD LIFE TRUSTEE COMPANY LIMITED** (CRN SCO76046) whose registered office is at 30 Lothian Road, Edinburgh, EH1 2DH as trustees of the **VORTEX DESIGNS SSAS**
- (4) **The Assignee :** **MIKE TOZER** of 15 Falconers Field Harpenden, AL5 3EU

1. Particulars and Interpretation

Throughout this Consent the following words and expressions shall have the following meanings:-

1.1 "the Lease" :

Date : 24th August 1988

Parties : (1) Waxhousegate Developments Limited
(2) Fineterm Property Management Limited
(3) The Tenant

"Term" : 200 years from 24 August 1988

"Rent": A peppercorn

1.2 "the variation": a deed of variation to the Lease dated 20 June 1990 made between (1) Waxhousegate Developments Ltd (2)

Fineterm Property Management Ltd and (3) Nucleus Management Ltd

1.3 "the Premises": Unit 4 Sutherland Court Brownfields Welwyn Garden City Hertfordshire shown for the purpose of identification only edged red on the plan annexed to the Lease and as more particularly described therein

1.4 "the Provisions" the covenants agreements and conditions contained in the Lease to be observed and performed by the Tenant

1.5 "the Term" the term granted by the Lease including any period of holding over or extension or continuance of the term whether by statute or common law

1.6 The headings in this Consent are for convenience only and shall not affect its meaning

2. Title

The reversion immediately expectant upon the term created by the Lease is now vested in the Landlord and the benefit of the Lease remains vested in the Tenant

3. Consent to Assign

In consideration of the covenants on the part of the Assignee contained within a Deed of Covenant dated 25th November 2016 the Landlord grants to the Tenant Consent to Assign to the Assignee the estate and interest of the Tenant in the Lease as varied by the variation

4. Provisos

4.1 This Consent shall become void if the assignment herein referred to shall not have been completed and notice thereof registered with the Landlord within 3 months after the date of this Consent

4.2 Nothing contained in this Consent shall waive or be deemed to waive any breach of the obligations of the Tenant under this Lease which may have occurred prior to the date of the Consent or authorise any further assignment or other act omission or thing other than the assignment and the covenants on the Tenant's part and conditions contained in the Lease shall continue in full force and effect

IN WITNESS whereof this Consent has been executed by the Landlord the day and year
first before written

Executed as a Deed by the said)
NUCLEUS MANAGEMENT)
LIMITED)
acting by Two Directors/One)
Director/Company Secretary)

.....
Director
.....
Director/Secretary