

DATED

24th day of March

2017

**(1) DUARTE MANUEL PIRES LIMA CASTILHO
AND
MARIA DA GRACA PEREIRA COUTINHO CASTILHO**

and

(2) MAISON LINGERIE LIMITED

Rent Deposit Deed

**relating to Ground Floor and front basement floor
53 Ledbury Road, London W11 2AA**

THIS DEED is made the 24th day of March
Seventeen

Two Thousand and

BETWEEN

- 1) **DUARTE MANUEL PIRES LIMA CASTILHO** and **MARIA DA GRACA PEREIRA COUNTINHO CCASTILHO** of 17 Pangbourne Avenue, London W10 6DJ, (hereinafter called "the Landlord" which expression where the context admits include the person or company for the time being entitled to the reversion of the premises demised by the Lease expectant on the term thereby granted) and
- 2) **MAISON LINGERIE LIMITED**, a company duly incorporated under the Laws of England and Wales, under company number 9431323 whose registered office is at First Floor, Roxburgh House, 273-287 Regent Street, London, W1B 2HA (hereinafter called "the Tenant" which expression where the context admits includes the successors in title and permitted assigns of the Tenant)

WHEREAS this Deed is supplemental to a Lease (herein called "the Lease") short particulars of which are set out in the Schedule hereto

NOW THIS DEED WITNESSETH as follows:-

1. The Tenant shall on the date hereof deposit with the Landlord the sum of Twenty-eight Thousand Five Hundred Pounds as a Guarantee that the Tenant will pay the rents and other monies reserved by the Lease and will perform and observe all of the covenants agreements and stipulations on the part of the Tenant contained in the Lease
2. The Landlord shall place the said deposit in a designated interest bearing account with its solicitors' bankers from time to time and all interest received from time to time in respect of the said account shall be credited to the said account
3. If at the time the Tenant shall default in making any payment due under the Lease or shall be in breach of any of the covenants agreements and stipulations on the part of the Tenant contained in the Lease the Landlord may but shall not be obliged to withdraw from the said account and take for its own absolute use and benefit a sum equal to the amount which the Tenant has failed to pay or equal to the amount which the Landlord shall reasonably and properly expend in remedying any breach of the said covenants agreement and stipulations on

a full indemnify basis together in either case with a sum equal to all proper legal and administrative and other costs and expenses reasonably and properly incurred by the Landlord in relation thereto on a full indemnity basis

4. If any sum shall be withdrawn from the said account pursuant to the terms of this Deed the Tenant shall forthwith on written demand from the Landlord make a further payment to the Landlord to restore the deposit held in the account to the said sum of
5. In the event that the rent payable under the terms of the Lease is reviewed in accordance with the provision of the Lease and increased as a result of such review the Tenant shall within 14 days of the conclusion of such rent review deposit with the Landlords Surveyors such additional sum as shall be required in order to ensure that the deposit shall at all times be not less than six months' rent payable under the Lease
6. Neither the deposit nor the provisions of this Deed shall in any way prejudice the rights of the Landlord under the provisions of the Lease in respect of any default by the Tenant in making any payment due under the Lease or any breach of any of the covenants agreements and stipulations on the part of the Tenant contained in the Lease or any document supplemental thereto and the said rights of the Landlord shall apply equally to any breach of the terms of this Deed
7. The terms of this Deed shall cease to have effect and the deposit of (as the case may be) the balance thereof together with accrued interest but less any tax deducted thereon shall be repaid by the Landlord to the Tenant upon the earlier of:
 - 7.1. the assignment of the residue of the term of the Lease (such assignment to be with the prior consent in writing of the Landlord in accordance with the provisions of the Lease)

- 1.1 the expiration of the term (including any statutory continuation thereof) granted by the Lease
 - 1.2 the production of audited accounts by the Tenant showing that the net profits of the Tenant's business were in the preceding three years in excess of the annual rent payable under the Lease
2. The benefit of this Deed shall pass to the successors in title of the Landlord and the Tenant shall on every disposition of the interest of the Landlord in the premises demised by the Lease execute such deed or instrument and do such other acts or may be requisite to pass the benefit of this Deed to the successor in title of the Landlord

IN WITNESS WHEREOF the parties have executed these presents as a Deed the day and year first before written

THE SCHEDULE referred to

(The Lease)

Date:

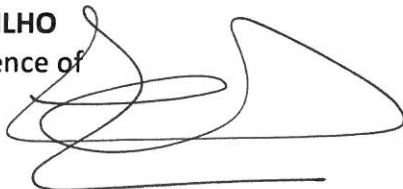
Parties: (1) The Landlord (2) The Tenant

Premises: The Ground Floor and Basement Shop, 53 Ledbury Road, London, W11 2AA

Term: Ten years from 2017

Rent: £57,500 per annum

SIGNED as a DEED by the said
DUARTE MANUEL PIRES
LIMA CASTILHO
in the presence of



) Duarte Manuel C. L. de
)
)
)

MARIA COUTINHO A. A. GARCIA
Suite 4, 202 Kensington Church Street London W8 4DP
Solicitor

SIGNED as a DEED by the said

)

MARIA DA GRACA PEREIRA
COUTINHO CASTILHO

) Gracia P. Coutinho de Castilho
)

in the presence of



MARIA COUTINHO A. A. GARCIA
Suite 4, 202 Kensington Church Street
London W8 4DP Solicitor.

Counterpart

EXECUTED as a DEED by
MAISON LINGERIE LIMITED
Acting by

)

)

Director

Director