



THE THACKERAY ESTATE

SINCE 1963

28 Ives Street
London SW3 2ND

100 George Street,
London W1U 8NU

Tel: +44 20 3005 2877

Email: management@thackeray-estates.co.uk

Website: www.thackeray-estates.co.uk

Molton Brown Limited
(Company Registration Number 02414997)
130 Shaftesbury Avenue
London
W1D 5EU

12 September 2019

Dear Sirs

Premises: Ground Floor Shop, 142-144 High Street, Guildford, Surrey

Lease: a lease of the Premises dated *12 September* 2019 and entered into between (1) TEGG 1 Limited and (2) Molton Brown Limited

1. Background

- 1.1 This side letter is supplemental to the Lease.
- 1.2 The parties to this side letter agree that this side letter is not intended to and does not effect a variation of the terms of the Lease.
- 1.3 Any terms with capital letters not defined in this side letter shall have the meanings attributed to them in the Lease.

2. Key Terms

- 2.1 This side letter shall be effective from the date hereof until the expiry of the Term subject always to clause 2.7 of this letter.
- 2.2 In consideration of Molton Brown Limited ("**you**") today completing the Lease, TEGG 1 Limited ("**we/us**") agree that the Annual Rent in the Lease shall be payable by you by equal monthly payments paid in advance on the first calendar day of each month Provided that the first payment shall be made on 1 October 2019.
- 2.3 All of the obligations in the Lease will apply with full force and effect.
- 2.4 The arrangements set out in this letter are for the benefit of Molton Brown Limited only and are personal to you and shall endure only for so long as you remain the tenant of the Premises and in actual occupation of the Premises.
- 2.5 For the avoidance of doubt this letter may not be assigned at any time by you and will cease immediately in the event of an assignment of the Lease (whether with or without the consent of the Landlord).
- 2.6 You agree that you will not communicate nor permit your employees to communicate details of any terms of this letter to any third party including (without prejudice to the



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generality of the foregoing) the press or news media without our consent (unless disclosure is required by law).

- 2.7 For the avoidance of doubt this letter shall not bind our successors in title to the reversion of the Lease.

Please acknowledge receipt and acceptance of this letter by signing, dating and returning the enclosed copy.

Yours faithfully

Signed for and on behalf of **TEGG 1 Limited**

We hereby confirm our agreement of the above

Signed for and on behalf of **Molton Brown Limited**