

BETWEEN THE BRITISH SOCIETY FOR INTERNATIONAL UNDERSTANDING whose principal office is at 36 Craven Street in the City of Westminster (hereinafter called "the Landlord") of the one part and Association for Spina Bifida and Hydrocephalus Limited whose registered office is situate at 11 Meeting House Lane Sheffield Yorks (hereinafter called "the Tenant") of the other part

WHEREBY IT IS AGREED as follows :-

1. The Landlord lets and the Tenant takes ALL THAT one room on the third floor (known as the third floor back room) of the building known as 36 Craven Street in the said City of Westminster Together with the furniture and effects therein as more particularly specified in the Schedule hereto And Together with the use at the risk of the Tenant in common with the Landlord and the other occupants of the building of the entrance hall passages water closet and conveniences on the same floor And Together Also with the right to ^{the} use of the electricity and electric light laid on in the said Room
2. The tenancy shall commence as from the Twenty fourth day of July 1967 for a period of six months and thereafter shall continue until determined by either party giving six calendar months notice in writing to the other or otherwise as hereinafter mentioned
3. The rent shall be Four hundred pounds per annum payable quarterly on the usual quarter days in advance the first of such payments or a proportionate part up to the next quarter day to be paid on the signing hereof
4. The Tenant agrees with the Landlord as follows :
 - (a) To pay the rent on the days and in manner aforesaid
 - (b) To use the Room only as an office in connection with the purposes of the Association
 - (c) Not to assign underlet or part with the possession of the Room or any part thereof
 - (d) To replace or make good or (at the option of the Landlord) pay reasonable compensation for all damage done to the Room and for all breakages deficiencies and damage to the said furniture and effects during this Agreement
 - (e) To keep the interior of the Room in as good a state of decoration and repair as it now is and so to yield up at the end or sooner determination of this Agreement including the aforesaid furniture and effects
 - (f) To permit the Landlord or Superior Landlord and their respective servants or agents at all reasonable times to enter the Room and perform any of the covenants or agreements on the part of the Landlord contained in the Superior Lease
 - (g) Not to do or permit or suffer to be done in the Room anything



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which may be or become a nuisance or annoyance or cause damage or inconvenience to the Landlord and other tenants or occupants

(h) Not to take or allow to be taken out of the Room any of the said furniture and effects

5. That the Tenant paying the rent and performing and observing the agreements on its part hereinafter contained shall peaceably enjoy the Room without interruption by the Landlord or any person lawfully claiming under it

6. If any part of the said rent at any time be in arrear for 21 days (whether formally demanded or not) or if the Tenant shall neglect to perform or observe any agreement on its part hereinbefore contained the Landlord may at any time thereafter determine this agreement and re-enter upon the Room but without prejudice to the right of action of the Landlord in respect of any breach of obligations and agreements on the part of the Tenant herein contained

7. If the Superior Landlord shall at any time during the said term require the Room or any part thereof for the purpose of their undertaking (as to which requirement the decision of the Superior Landlord shall be final and conclusive) it shall be lawful for the Landlord to determine this Agreement at any time by giving to the Tenant six months' previous notice in writing and in giving such notice the Landlord shall produce to the Tenant if demanded a copy of the Notice to quit given by the Superior Landlord to the Landlord

8. If the Room or the adjoining or adjacent property of the Superior Landlord shall be destroyed or damaged by fire explosion or aircraft (other than hostile aircraft) to such an extent that in the opinion of the Superior Landlord the building (of which the Room forms part) demised by the said Superior Lease to the Landlord or a substantial part thereof should be demolished or reconstructed either separately or as part of a larger property it shall be lawful for the Landlord to determine this Agreement by giving to the Tenant within one month from the date of the damage six months' previous notice in writing

9. That at the expiration of any such notice as shall be given under either of the last two preceding clauses this Agreement shall cease and determine but without prejudice to any rights or remedies of the Landlord then subsisting and that where at the date on which the Tenant is to quit the Room they have been occupied for a period less than five years immediately preceding that date for the purposes of the business carried on by the Tenant or other the occupier the right to compensation conferred by Sections 37 and 39 of the Landlord and Tenant Act 1954 shall be wholly excluded

AS WITNESS the hands of Maurice Lovell on behalf of the
Landlord and Frank George Armour on behalf of the Tenant heret

THE SCHEDULE above referred to

- One wooden filing cabinet (four drawers)
- One wooden filing cabinet (two drawers)
- One electric fire (two bars)

SIGNED by the said Maurice)
Lovell in the presence of :-)

Maurice Lovell

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Name

Address

Occupation

John Arncliffe
9 St Peter's Hill, Caversham
Reading
Editor

DATED

24th July

1967

THE BRITISH SOCIETY FOR
INTERNATIONAL UNDERSTANDING

and

ASSOCIATION FOR SPINA BIFIDA
AND HYDROCEPHALUS LIMITED

A G R E E M E N T

for

letting one room on the third
floor of 36 Craven Street in
the City of Westminster.
