

FROM:

Louise Ursula Watt of George Ide LLP, 52 North Street, Chichester, PO19 1NQ, **Lynne Mary Purchase** of Greytiles 40 Church Road, East Wittering, Chichester, West Sussex, PO20 8PS and **Kevin Andrew Coppard** of 1-2 The Barn, West Stoke Road, West Lavant, Chichester, PO19 9AA as **Executors of the Estate of the late Christopher Francis Russell Purchase (the Landlord)**.

To:

The Sussex Food Co Limited incorporated and registered in England and Wales with company number 09575996 whose registered office is at Sands, East Bracklesham Drive, Chichester, West Sussex, United Kingdom, PO20 8JW (the **Tenant**)

DATED: 12 DECEMBER 2024
Dear Tim,

Property: Ground & Basement Floor Premises at 31 North Street, Chichester

Lease: The lease of the Property dated 18 August 2016 which is duly registered at HM Land Registry with title number WSX385649 and all documents supplement and collateral to it including, but not limited to the deeds of variation dated 17 July 2018 and the same date as this Letter

Re: Works to the Building

This letter relates to the parties respective obligations under the Lease of Property. In this letter, expressions defined in the Lease and used in this letter have the meaning set out in the Lease (save where otherwise stated).

1 Works

- 1.1 The Landlord hereby agrees to use all reasonable endeavours to arrange at the cost of the Landlord (which shall include successors in title) for the repair and/or replacement of the large first floor window as shown coloured yellow on the drawing annexed to remedy (to the reasonable satisfaction of the Tenant) the water ingress to the conservatory part of the Property being caused by the state of disrepair of the said window (the **Works**).
- 1.2 Furthermore, the Landlord shall use all reasonable endeavours to procure that the Works are commenced within 12 months of the date of this letter.
- 1.3 The Tenant will permit the Landlord, its workman and agents such reasonable access as is required in order to undertake the Works, such access to be at times reasonable agreed between the parties.

2 Effect of this letter

- 2.1 This letter does not constitute a variation of the terms of the Lease, which will continue in full force and effect. This letter is not intended to change your obligations under the Lease.
- 2.2 We agree that the terms of this letter shall remain confidential between us (and our respective professional advisors) and shall not be disclosed to any third party (including, but not limited to, HM Land Registry).

Yours sincerely,

Lynne Purchase

For and on behalf of the Landlord

PRINT NAME:

LYNNE PURCHASE

We hereby acknowledge receipt and accept the contents of this letter.

Signed

For and on behalf of the Tenant

PRINT NAME:

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Date

Annex – Window Location Drawing

