

FAIRLAWNS LIMITED – Schedule to the Sub-Tenants Agreement

In relation to properties known as 1- 17 Fairlawns, Tidys Lane, Epping, Essex

The sub-tenant agrees:

1. To perform and observe the regulations and stipulations as set out in the Lease.
2. To comply with all or any regulations which Fairlawns Limited from time to time in its discretion impose governing the residential occupation of the demised premises and the use of the rights of way, common parts, garages and open spaces within the estate.

In particular in relation to above the sub-tenant agrees:

- To use the property as a private residence for the occupation of the sub-tenant and his immediate family only
- To use the Garage for the use of parking a private motor vehicle only.
- Not to keep any petrol, oil or other combustible dangerous or offensive substance or goods anywhere in the demised premises (including any garage except insofar as the same may be in the tank of a permitted private motor vehicles parked there)
- Not to use the roads leading to the demised premises or adjoining premises or garages or permit the same to be used for the parking of vehicles. For the avoidance of doubt not to park or permit any person to park within the common areas of the estate.
- Not to permit or suffer anything to be done to any part of the premises which may become a nuisance, cause damage, disturbance, danger or annoyance to the Landlord or the other tenants and occupiers on the estate or in neighbouring properties.
- To keep noise levels to a minimum at all times
- To keep tidy the appearance of all windows to the premises, cleaning the inside surfaces of the windows at least once a month.
- Not to hang or dry clothes outside of the demised premises
- Not to permit any blockage of sink or waste pipes or permit or suffer oil, grease or other deleterious matters or substances to enter the drains sewers gutters pipes channels or watercourses of the estate.
- Not without consent from Fairlawns Limited to erect any television aerial or satellite dish to any part of the exterior of the building.
- Not to keep or permit any pets, livestock or other animals on the premises which cause nuisance, damage or annoyance to the tenants or occupiers of any other part of the Building.
- Not to use the Common Parts in respect of which access is permitted otherwise than for the purposes of quiet recreational enjoyment (which shall exclude the playing of ball or other participatory games and the use of musical instruments or radios/cassettes or similar equipment) and not to permit any pet to foul the same.