

Rent Calculation

10% of \$1,300,000 on 21.8% ownership \$28,340 per annum

Rent Received

Jul-22	\$ 2,362.00
Aug-22	\$ 2,362.00
Sep-22	\$ 2,362.00
Oct-22	\$ 2,362.00
Nov-22	\$ 2,362.00
Dec-22	\$ 2,362.00
Jan-23	\$ 2,362.00
Feb-23	\$ 2,362.00
Mar-23	\$ 2,362.00
Apr-23	\$ 2,362.00
May-23	\$ 2,362.00
Jun-23	\$ 2,362.00

\$ 28,344.00

FIRST SCHEDULE

LESSORS: KERRI-ANN LENORE BROOKS and STEVEN JAMES BROOKS as Trustees of the Trust created under the will of the late Mr. James Brooks referred to here as the "Rental Fund" and as the "Rental Fund" referred to here as the "Rental Fund" interest in the property in the County of ...

LESSEES: KERRI-ANN LENORE BROOKS and STEVEN JAMES BROOKS of the first part

TERM OF LEASE The term of the lease shall be for the term of ...

DATE OF COMMENCEMENT OF LEASE: 1 March 2000

RENT and OUTGOINGS and in respect of the property

RENT:

The Lessee shall pay to the Rental Fund interest in the full amount of the rent and interest payable to the Lessee in respect of the property in the leased premises

BROOKS FUND rent *This should be 21.8% x \$1,300,000 x 10% = \$28,340 (based on valuation) client by error calculated at 22.8%*

The Lessee shall pay to the Rental Fund interest for the first twelve months of the term of the lease at the rate of ... per month ... the Lessee to the Rental Fund interest in the full amount of the rent and interest payable to the Lessee in respect of the property in the leased premises

The monthly rent payable for each year of the term of the lease shall be ...

WATER ASSURANCE CHARGES, WATER USE AND ADDITIONAL GOVERNMENT IMPOSTS AND CHARGES

In addition to the rent and any other charges payable by the Lessee to the Lessor under this lease the Lessee shall pay to the Lessor all charges payable and levied on the Lessee in respect of the property in the leased premises during the term of this lease or any extension thereof. The Lessee shall pay such charges as the Lessor shall be required to pay to the Lessor and if paid by the Lessor the Lessee shall reimburse the Lessor with the amount of the charges to the Lessor to the Lessee of the amount for such charges

PROPERTY INSURANCE

Lessee shall bear the full amount of the cost of insurance directed to the insurer

PERMITTED USE

The Leasee from the land here leased shall be permitted to do any and all things which are permitted to be done by the leasehold covenants hereof of the Leasee to and with the premises hereof "CHANNERS ON NORFOLK GARDENSIDE APARTMENTS" of the County of London

Such permitted use shall be in accordance with and subject to the terms and conditions hereof and the Lease and the schedule

SECOND SCHEDULE

Description of Leased Premises hereinafter referred to for the Lease term

The use and enjoyment of all that land and buildings on the Leasehold land described in the first page of the Lease including any premises thereon or adjacent or adjoining or contiguous thereto during the term of the Lease and including all fixtures and fittings thereon the contents and contents of the Lease in any way subject to the right of enjoyment of any other person who may be entitled to the use and enjoyment hereof leased to any person to the use of the premises hereon or any other premises thereon

