

DATED

27th May

2003

Y22/4.

M H TRUSTEES LIMITED

- TO -

SHIRE CONSULTING LIMITED

COUNTERPART L E A S E

- OF -

**PREMISES SITUATE AT THE CHAPEL,
BARNLEY HALL ROAD, BROMSGROVE, WORCESTERSHIRE
B61 0SZ**

CARVILL & JOHNSON

735 Bristol Road South

Northfield

BIRMINGHAM

B31 2NG

Ref: RGJ/DK

£ 5
upt.

THIS LEASE is made the 27th day of May Two Thousand and Three
B E T W E E N M H TRUSTEES LIMITED of 12A High Street Bromsgrove,
Worcestershire B61 8HQ (hereinafter called "the Landlord") which expression shall
where the context so admits include the person or persons for the time being entitled
to the reversion immediately expectant on the determination of the term hereby
granted of the first part and **SHIRE CONSULTING LIMITED** whose registered office
is at Holland House, 12a High Street, Bromsgrove, Worcestershire (hereinafter
called "the Tenant") of the Second Part



NOW THIS DEED WITNESSETH as follows:-

1. IN consideration of the rents hereinafter reserved and the covenants and conditions on the part of the Tenant hereinafter contained the Landlord **HEREBY DEMISES** unto the Tenant **ALL THOSE** premises for the purpose of identification only known as The Chapel, Barnsley Hall Road, Bromsgrove in the County of Worcestershire shown edged red on the plan annexed hereto (hereinafter called "the demised premises") **TOGETHER WITH** the rights (in common with the Landlord its servants and agents and all others from time to time entitled thereto) set out in Part One of the First Schedule but **EXCEPTING AND RESERVING** to the Tenants the rights set out in Part Two of the First Schedule hereto **TO HOLD** the same unto the Tenant for a term of Fifteen Years from the first day of March Two Thousand and Three **YIELDING AND PAYING** unto the Landlord exclusive of VAT (if any):-

1. (a) For the first five years of the Lease the yearly rent of **SEVENTY TWO THOUSAND POUNDS (£72,000)** and