

[Defence Exhibit 15 – Joe Iannotta – Email with Thomas Richard Tyler]

----- Original message -----

From: Tom Tyler <tom.tyler@flexspace.co.uk>

Date: 18/04/2023 15:42 (GMT+00:00)

To: Joe Iannotta <joeiannotta@hotmail.com>

Subject: RE: Tony and Maria's Café Watford

Subject to Contract

Dear Joe

We are willing to agree a 3 month lease extension to 30 September 2023 on the following non-negotiable terms and conditions:

Rent:	£1,458 per month
Service Charge:	£417 per month
Insurance:	£12.54 per month
Utilities:	£750 per month

All sums to be paid in full in advance.

Yielding up / Reinstatement: The unit is to be returned to us completely cleared of all fixtures, fittings, equipment, floor coverings, stock, belongings and rubbish. Other items to be removed will include all extraction and ventilation equipment and ducting. Any holes in the external walls / roof will need to be made good on a temporary basis pending demolition of the building. Our manager, Lucas, has taken a photographic schedule and if terms for this lease extension are agreed we will produce a detailed schedule of requirements from this.

Deposit: We will require a deposit of £10,000 which will be returned within 10 working days of expiry if the Yielding Up / Reinstatement Provisions are complied with and there are no other material breaches. If any yielding up / reinstatement items are not completed by 30th September we will undertake them and the cost will be deducted from the deposit together with a 25% management fee.

Trading Dates: The last day of trade from the unit will be 15th September to allow two weeks for the clearance / reinstatement works to be undertaken prior to expiry on 30th September.

Please confirm whether you wish to proceed on this basis, in which case I will arrange for lease documentation to be issued for your consideration.

Kind regards

Yours sincerely

Tom Tyler
CEO

The logo for Flexspace, featuring the word "FLEXSPACE" in a bold, sans-serif font. The letters "FLEX" are in yellow and "SPACE" is in white, all set against a dark blue rectangular background.

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