

From: Steve Butler [mailto: [REDACTED]]
Sent: 14 May 2018 15:02
To: Smith, David (Licensing) (DMBC)
Subject: Intake Booze

David

With reference to the previous e mail regarding the legal papers in relation to Intake booze.

If you could share the documents with the other bodies I would be obliged.

Thanks

Steve

Steve Butler
Director
SMB Consultancy.
[REDACTED]

From: Steve Butler [mailto: [REDACTED]]
Sent: 14 May 2018 10:46
To: Licensing (Ext E Mail Address)
Cc: Andrew Steele
Subject: Intake Booze Legal Documents

I met with Mr Steele , South Yorkshire Police Licensing Dept on Friday, He explained there are some concerns regarding the lease surrounding intake Booze and the application.

I have attached the legal documents which show the lease transfer.

I submit these for your information.

Regards

Steve

Steve Butler
SMB Consultancy
[REDACTED]



Licence to Assign

Date	11.5.18
Landlord	P.S.C Limited
of	[REDACTED]
Tenant	Shaun Sofi
of	[REDACTED]
Assignee	Ismail Ali
of	[REDACTED]
Premises	ground floor Unit 4 71 Sandringham Road Doncaster
Lease	Date: 16th January 2018
	Parties: P.S.C Limited (1) Shaun Sofi (2)
	Term: seven years

The Landlord permits the Tenant to assign the Lease to the Assignee subject to the following Standard Terms as varied or supplemented by any Special Terms. The Assignee covenants with the Landlord as set out in those terms.

STANDARD TERMS

In this Licence:

- (a) the Landlord includes the persons from time to time entitled to receive the rent reserved by the Lease;
- (b) the Premises are more fully described in the Lease;
- (c) assign and assignment include transfer and Assignee includes transferee;
- (d) tenant includes lessee;
- (e) when two or more persons are together the Assignee, they are responsible for their covenants both jointly and individually; and
- (f) the headings are only for convenience and are not part of the Standard Terms.

A. DURATION AND EXTENT OF LICENCE

A1. *Time Limit*

If the Landlord does not, within three months from the date of this Licence, receive written notice that the Lease has been assigned to the Assignee, the Landlord may revoke this Licence by giving written notice to the Tenant, but no notice of revocation will take effect if given after the date of the assignment. Time is of the essence for this clause.

A2. *Extent of Licence*

This Licence permits only the assignment of the Lease to the Assignee.

B. ASSIGNEE'S COVENANTS

B1. *Covenant to observe lease terms*

The Assignee covenants with the Landlord that, as from the assignment of the Lease to the Assignee, the Assignee will pay the rent and other sums reserved by and payable under the Lease and observe and perform all the tenant's covenants and conditions contained in the Lease throughout the remainder of the term of the Lease.

B2. *Registration*

The Assignee covenants with the Landlord that within the period prescribed by the Lease (or if no period is prescribed then within one month from the date of the assignment) the Assignee will deliver to the Landlord's solicitors:

- (a) a certified copy of the assignment,
- (b) notice of assignment in duplicate, and
- (c) the registration fee together with value added tax.

SPECIAL TERMS

(Delete and/or add as appropriate)

[The Lease constitutes a new tenancy for the purposes of the Landlord and Tenant (Covenants) Act 1995 and clause B1 takes effect subject to the provisions of that Act.]

THE STANDARD TERMS herein shall be varied as follows:


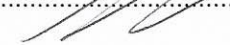
A2. EXTENT of LICENCE

This Licence permits only the assignment of the Lease by way of a sublease to the ASSIGNEE for a period of twelve months from the date of the assignment

This Licence does not waive any breach of the obligation's on the Tenants part contained in the Lease nor does it authorise any further subletting or anything other than that which is expressly authorised and the covenants and conditions contained in the Lease are to continue in full force and effect

SIGNED AS A DEED by P.S.C LIMITED

[acting by ~~a director and its secretary~~ two directors]

.....
[Landlord][Director]

[in the presence of:]

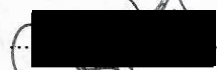
.....
[Witness][Secretary][Director]

[Name of witness (in block capitals):

Address:]

SIGNED AS A DEED by Shaun Sofi

[acting by ~~a director and its secretary~~ two directors]



.....
[Assignee][Director]

[in the presence of:]



.....
[Witness][Secretary][Director]

[Name of witness (in block capitals):

MATEUSZ KOCIOT

Address:]





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SIGNED AS A DEED by P.S.C LIMITED

[acting by ~~a director and its secretary~~][two directors]]



.....
[Landlord][Director]

[in the presence of:]

.....
[Witness][Secretary][Director]

[Name of witness (in block capitals):

Address:]

SIGNED AS A DEED by Ismail Ali

[acting by ~~a director and its secretary~~][two directors]]



.....
[Assignee][Director]

[in the presence of:]


[Witness][Secretary][Director]

[Name of witness (in block capitals):

MARK JENKINS.

Address:]

