



**MCR (COVENTRY) LIMITED**

To Whom it May Concern

11 October 2019

This is to confirm that A & D Autos 2018 Limited have a Lease (enclosed) on the  
Car Parking area rear of 194 Torrington Avenue, Coventry CV49BL.



COMPANY SECRETARY  
MCR (Coventry) Ltd

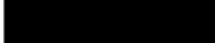
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194 Torrington Avenue  
Tile Hill  
COVENTRY  
CV4 9BL  
024 7646 2424  
Reg No 1646413

**DATE**                    **1 SEPTEMBER 2017**

**LANDLORD**            MCR (COVENTRY) LIMITED (Co Reg 01646413)  
OF 194 TORRINGTON AVENUE, COVENTRY, WEST  
MIDLANDS CV4 9BL

**LETS TO**                  
14 DONEGAL CLOSE  
CANLEY  
COVENTRY CV4 8DN  
TRADING AS  
A & D AUTOS 2018 LIMITED

THE PROPERTY KNOWN AS

**PROPERTY**            CAR PARK R/O 194 TORRINGTON AVENUE

**LEASE PERIOD**      FOR THE PERIOD STARTING ON 1 MARCH 2019 AND  
ENDING ON 31 AUGUST 2021

**USE ALLOWED**        ONLY AS A CAR PARK

**THE TENANT PAYING THE LANDLORD FROM 1<sup>ST</sup> MARCH**



- 1 The standard terms of the Law Society business lease, set out below, apply to this lease with the following variations and additions:
  - 1.1 the Landlord lets the Property to the Tenant with full title guarantee
  - 1.2 for the purposes of clauses 4.1 and 4.4 a fair proportion is 20%
  - 1.3 the Tenant is not entitled to any compensation under section 37 of the Landlord and Tenant Act 1954 when this lease ends
  - 1.4 in addition to those sums payable under clause 2 the Tenant shall also pay to the Landlord on demand the cost of all electricity, water rates and general rates for the Property monthly.
  - 1.5 The rights of the Tenant specified at clause 17.2 shall be limited:
    - 1.5.1 when using vehicles to come and go to and from the Property to those parts of the Building hatched brown on the plan annexed hereto.
    - 1.5.2 to parking on the parking area hatched green on the plan annexed hereto