

Index of Document

Business Sale Agreement.....	1-2
Passport of Mr Hurcem Merkan.....	3
Home Office stamps for Mr Hurcem Merkan.....	4-5
Sub-Lease	6-29
Sellers ID.....	30
Airline Tickets for leaving the country from 10 th July 2023 to 26 th October 2023	31-41
Appointment of Director of Mr Hurcem Merkan.....	42-43
Electric Bill on Mr Hurcem Merkan.....	44
Stock Taking Valuation	45
Evidence of payment to Seller for stocks according to sale agreement	46-48
Transfer of Premises Licence dated	49-58
Premises Licence Transfer Consent Form 22 nd Nov 2023.....	59
Payment Receipt 22 nd Nov 2023	60
DPS Variation Application	61-65
DPS Consent Form dated 2 nd Feb 2024	66
Payment Receipt dated 2 nd Feb 2024.....	67
Premises Licence	68-78
Personal Licence.....	79

BUSINESS SALE AGREEMENT

This Business Sale Agreement ("Agreement") is made and entered into on this 4th day of May, 2023, by and between:

Seller: Mr. Ali Sel

Address: Firat Supermarket, 38 Bounds Green Road, London N11 2EU

Buyer: Mr. Hurcem Merkan

Address: 2 Bounds Green Court, Bounds Green Road, London N11 2EX

1. Sale of Business

The Seller agrees to sell, and the Buyer agrees to purchase the business known as Firat Supermarket located at 38 Bounds Green Road, London N11 2EU, including all assets, stock, and goodwill associated with the business.

2. Purchase Price

The total purchase price for the sale of the business is £45,000. The Buyer agrees to pay this amount in installments over 9 months starting from 1st November 2023.

3. Stock Valuation and Payment

A stock taking will occur on 1st November 2023. The Buyer will pay for the stock at the premises to the Seller on this date.

4. Transfer of Accounts and Utilities

All accounts currently held by the company will be transferred to the Buyer upon signing this Agreement. All utility bills, business rates, and other related expenses shall be transferred to either the company or the Buyer's name during the transition period.

5. Irrevocability

Upon signing this Agreement, the Seller is committed to the sale and cannot revoke the decision to sell the business.

6. Sublease and Head Lease

The Seller agrees that the sublease signed as part of this sale agreement will come into effect on 1st November 2023. Once the full payment for the sale is completed, the head lease will be transferred to the Buyer.

7. Completion of Sale

The Buyer agrees to complete the sale on 1st November 2023, acknowledging that the Buyer is on holiday until 26th October 2023.

8. Miscellaneous

This Agreement constitutes the entire agreement between the parties and supersedes any prior understanding or representation of any kind preceding the date of this Agreement. There are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Agreement.


This Agreement may be amended only by a written agreement signed by both parties.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

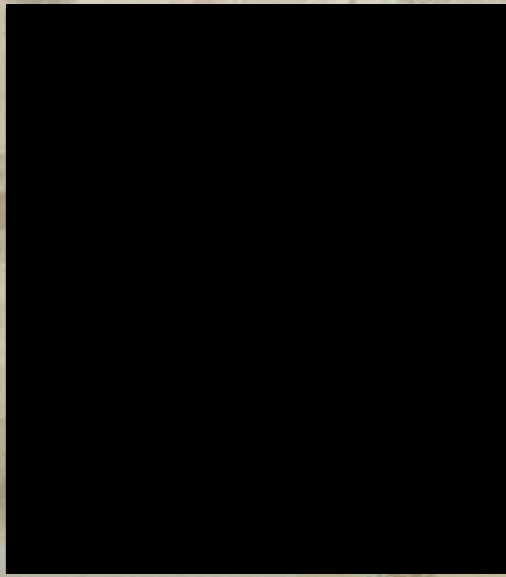
Seller: Mr. Ali Sel

Signature:  Date: 4th May 2023

Buyer: Mr. Hurcem Merkan

Signature:  Date: 4th May 2023

2023



ÖZGÜRLEK

VİZELER VISAS

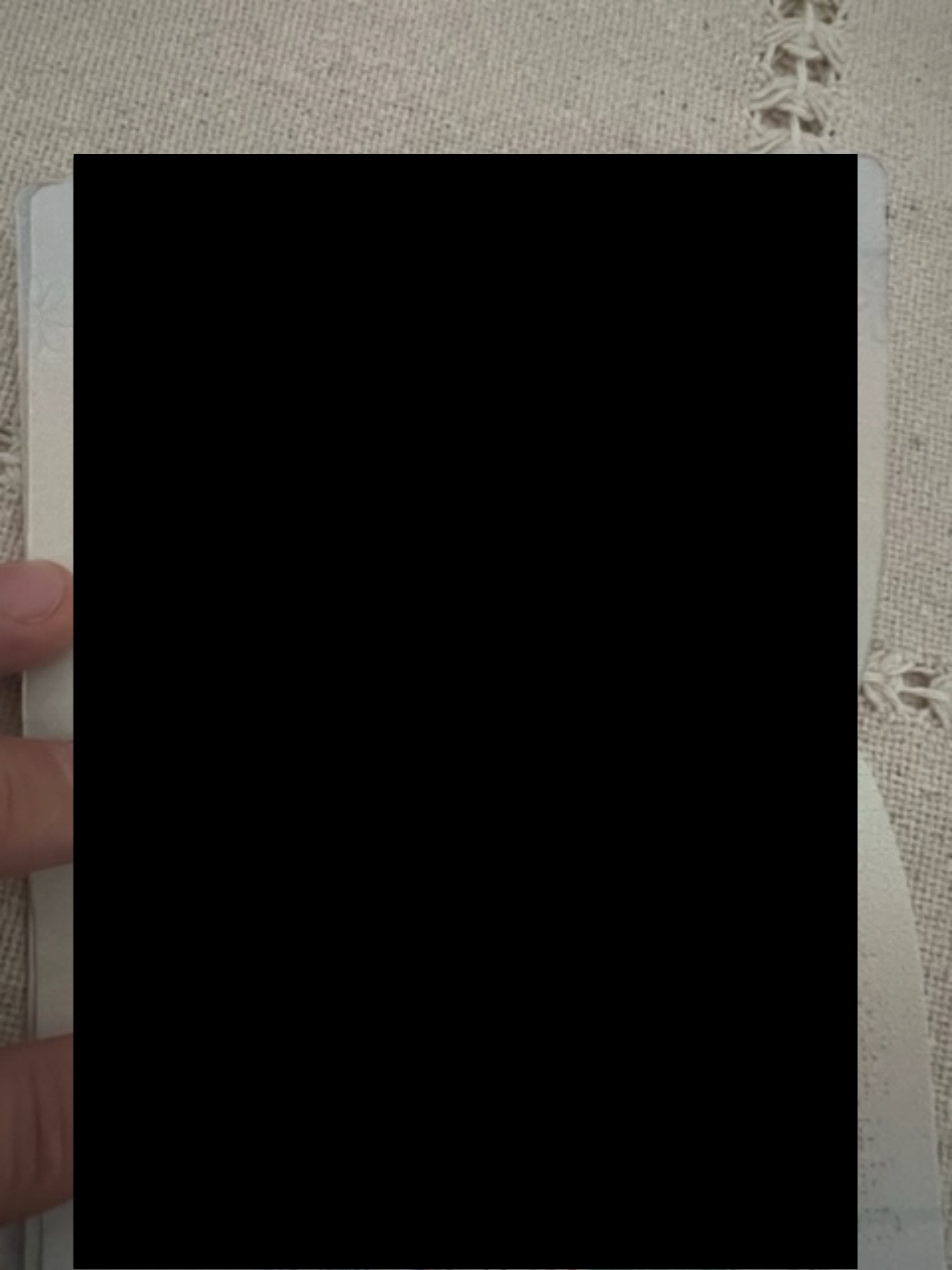
4



Özge M. Özge - İstanbul

ÖZGÜRLEK

ÖZGÜRLEK



Dated

4th May 2023

Sub-Lease of

38 Bounds Green Road, London N11 2EU

Between

Mr Ali Sel

38 Bounds Green Road, London N11 2EU

And

Mr Hurcem Merkan

2 Bounds Green Court, Bounds Green Road, London N11 2EX

LR1. Date of lease	6 th July 2023
LR2. Title number(s)	<p>LR2.1 Landlord's title number(s) AGL430834</p> <p>LR2.2 Other title numbers <i>Existing title number(s) against which entries of matters referred to in LR9, LR10, LR11 and LR13 are to be made.</i></p>
LR3. Parties to this lease <i>Give full names, addresses and company's registered number, if any, of each of the parties. For Scottish companies use a SC prefix and for limited liability partnerships use an OC prefix. For foreign companies give territory in which incorporated.</i>	<p>Landlord Mr Ali Sel, 38 Bounds Green Road, London N11 2EU</p> <p>Tenant Mr Hurcem Merkan, 2 Bounds Green Court, Bounds Green Road, London N11 2EX</p> <p>Other parties None</p>
LR4. Property <i>Insert a full description of the land being leased or Refer to the clause, schedule or paragraph of a schedule in this lease in which the land being leased is more fully described.</i> <i>Where there is a letting of part of a registered title, a plan must be attached to this lease and any floor levels must be specified.</i>	<p>In the case of a conflict between this clause and the remainder of this lease then, for the purposes of registration, this clause shall prevail. All that property described as "Premises" in Particulars</p>
LR5. Prescribed statements etc. <i>If this lease includes a statement falling within LR5.1, insert under that sub-clause the relevant statement or refer to the clause, schedule or paragraph of a schedule in this lease which contains the statement.</i> <i>In LR5.2, omit or delete those Acts which do not apply to this lease.</i>	<p>LR5.1 Statements prescribed under rules 179 (dispositions in favour of a charity), 180 (dispositions by a charity) or 196 (leases under the Leasehold Reform, Housing and Urban Development Act 1993) of the Land Registration Rules 2003.</p> <p>LR5.2 This lease is made under, or by reference to, provisions of: Leasehold Reform Act 1967</p> <p>Housing Act 1985 Housing Act 1988 Housing Act 1996</p>

<p>LR6. Term for which the Property is leased</p> <p><i>Include only the appropriate statement (duly completed) from the three options.</i></p> <p><i>NOTE: The information you provide, or refer to, here will be used as part of the particulars to identify the lease under rule 6 of the Land Registration Rules 2003.</i></p>	<p>From and including 1st November 2023</p> <p>To and including 31st October 2033</p>
<p>LR7. Premium</p> <p><i>Specify the total premium, inclusive of any VAT where payable.</i></p>	<p>£45,000</p>
<p>LR8. Prohibitions or restrictions on disposing of this lease</p> <p><i>Include whichever of the two statements is appropriate.</i></p> <p><i>Do not set out here the wording of the provision.</i></p>	<p>This sub-lease contains a provision that prohibits or restricts dispositions.</p>
<p>LR9. Rights of acquisition etc.</p> <p><i>Insert the relevant provisions in the sub-clauses or refer to the clause, schedule or paragraph of a schedule in this lease which contains the provisions.</i></p>	<p>LR9.1 Tenant's contractual rights to renew this lease, to acquire the reversion or another lease of the Property, or to acquire an interest in other land</p> <p>None</p> <p>LR9.2 Tenant's covenant to (or offer to) surrender this lease</p> <p>None</p> <p>LR9.3 Landlord's contractual rights to acquire this lease</p> <p>None</p>
<p>LR10. Restrictive covenants given in this lease by the Landlord in respect of land other than the Property</p> <p><i>Insert the relevant provisions or refer to the clause, schedule or paragraph of a schedule in this lease which contains the provisions.</i></p>	
<p>LR11. Easements</p> <p><i>Refer here only to the clause, schedule or paragraph of a schedule in this lease which sets out the easements.</i></p>	<p>LR11.1 Easements granted by this lease for the benefit of the Property</p> <p>the rights and benefits specified in the Rights and Benefits Schedule</p> <p>LR11.2 Easements granted or reserved by this</p>

	<p>lease over the Property for the benefit of other property the exceptions and reservations specified in the Exceptions and Reservations Schedule</p>
<p>LR12. Estate rentcharge burdening the Property</p> <p><i>Refer here only to the clause, schedule or paragraph of a schedule in this lease which sets out the rentcharge.</i></p>	
<p>LR13. Application for standard form of restriction</p> <p><i>Set out the full text of the standard form of restriction and the title against which it is to be entered. If you wish to apply for more than one standard form of restriction use this clause to apply for each of them, tell us who is applying against which title and set out the full text of the restriction you are applying for.</i></p> <p><i>Standard forms of restriction are set out in Schedule 4 to the Land Registration Rules 2003.</i></p>	<p>The Parties to this sub-lease apply to enter the following standard form of restriction [against the title of the Property] or [against title number] None</p>
<p>LR14. Declaration of trust where there is more than one person comprising the Tenant</p> <p><i>If the Tenant is one person, omit or delete all the alternative statements.</i></p> <p><i>If the Tenant is more than one person, complete this clause by omitting or deleting all inapplicable alternative statements.</i></p>	<p>N/A</p>

THIS AGREEMENT is dated the **6th July 2023** and is made

BETWEEN:

(1) Mr Ali Sel, 38 Bounds Green Road, London N11 2EU (hereinafter known as the 'Landlord') and

(2) Mr Hurcem Merkan of 2 Bounds Green Court, Bounds Green Road, London N11 2EX (hereinafter known as the 'Tenant')

1. Definitions and Interpretations

In this Agreement except where the context otherwise requires, the following terms shall have the following meanings.

'Annual Rent'	means £24,000 per annum;
'Building'	means the land and building known as Ground Floor, Bounds Green Road, London N11 2EU with title number AGL430834 and shall include any part thereof and all additions and improvements thereto;
'Common Parts of the Building'	means all roads footpaths yards halls passageways fire escapes staircases lifts landings and any other areas in the Building which are from time to time during the Term provided for use in common by the tenants and occupiers of the Building and all persons expressly or by implication authorised by them;
'Conduits'	means all cisterns tanks water and supply pipes (including gas and oil pipes) gutters sewers drains soil and waste pipes watercourses ducts flues wires and cables and other conducting media used for water soil gas electricity and other services and all fixings and other ancillary equipment or structures including air extraction fans;
'Interest'	means interest at the rate of 3% per cent per annum above the LIBOR base rate for the time being;
'Landlord'	includes the person or persons for the time being entitled to the reversion immediately expectant upon the determination of the Term;
'Letting Unit'	means an individual office suite or other unit of accommodation in the Building (other than any accommodation provided for a porter or caretaker) that is let or otherwise exclusively occupied (or intended for letting or exclusive occupation) otherwise than solely in connection with the management of the Building or the provision of services to the Building;
'Permitted Use'	Means, Class E of the Use Classes Order 1987 (as amended) was introduced on 1st September 2020

'Rent Commencement Date'	Means 1 st November 2023
'Retained Property'	means all parts of the Building which are not from time to time Letting Units including (without prejudice to the generality of the foregoing): (a) the Common Parts of the Building; (b) all Conduits in or serving the Building except any that exclusively serve any individual Letting Unit; (c) those parts of the structure walls foundations and roofs which are not within the Premises nor would be included in the other Letting Units in the Building if they were let on the same basis as the Premises;
'Review Date'	means 1 st November 2027 and then every four years on the anniversary of each such Review Date during the Term and also the last day of the Term and "Relevant Review Date" will be construed accordingly;
'Review Period'	means the period from the Term commencement date to the first Review Date and period of equal length for subsequent Review Dates ;
'Services'	means those services covenanted for by the Landlord in Clause 4.4-4.11 inclusive;
'Service Charge'	mean the annual sum payable for the Services as determined by the Landlord;
'Surveyor'	means the surveyor or architect from time to time appointed by the Landlord provided always that in making any decision estimation or expressing an opinion hereunder the Surveyor shall be deemed to act as an expert and not as an arbitrator;
'Term'	means from and including 1 st November 2023 up to and including 31 st October 2033 subject to Clause 8 below;
'Tenant'	includes the person or persons in whom the Term is from time to time vested;
'the 1995 Act'	means the Landlord and Tenant (Covenants) Act 1995;
'VAT'	means the tax as constituted by the Value Added Tax Act 1994 (and unless otherwise expressly stated references to rent or other monies payable by the Tenant are exclusive of any VAT charged or chargeable);
"Open Market Rent"	the best clear yearly rent at which the Property might be expected to be let at the Relevant Review Date by a landlord to a willing tenant in the open market with vacant possession and without fine or premium for the term of this Lease remaining at that time or (if the term then remaining is less than five years) for a term of five years but assuming:

- (a) if not a fact that the Property and all buildings comprised therein are then in existence and are ready for immediate occupation and use and (if damaged or destroyed) are fully restored and enjoy all rights necessary for the full beneficial use thereof;
- (b) if not a fact that the covenants stipulations and conditions contained in this Lease have been duly and fully performed observed and complied with;
- (c) that no work has been carried out to the Property by the Tenant or any undertenant or their respective predecessors in title during the Term or during any period of occupation prior to the date of this Lease which would diminish the letting value thereof;
- (d) that the willing tenant is with others in the open market for the Property;
- (e) that (notwithstanding any act omission or default of the Tenant or other circumstance) the Property can lawfully be used for the uses permitted by this Lease and that all the services required for such use are connected to the Property;
- (f) that the Property would be let upon terms that the willing tenant would commence paying rent immediately upon the Relevant Review Date and that such rent would not be discounted to reflect the absence of any Rent Concession;
- (g) that the willing tenant and its potential assignees suffer no disadvantage during the Term from an actual or potential election by the Landlord or other person entitled to make any such election to waive exemption in respect of value added tax (or any similar tax replacing the same)

and on a lease which shall otherwise contain the same terms and provisions in all respects as this Lease (including the provisions for review of the Basic Rent herein contained) other than:

- (a) the amount of the Basic Rent and any provisions of this Lease which are inconsistent with the express assumptions and disregards contained in this definition of "Open Market Rent"

there being disregarded any effect on rent of:

- (a) the fact that the Tenant or any lawful sub-tenant or his respective predecessors in title has been in occupation of the Property;
- (b) any goodwill attached to the Property by reason of the carrying on thereof of the business of the Tenant or any lawful sub-tenant (whether by him or his respective predecessors in such business);
- (c) any improvement lawfully carried out during the Term by the Tenant or any lawful sub-tenant at his own expense with the Landlord's consent otherwise than in pursuance of an obligation to the Landlord or its predecessors in title;
- (d) any effect on rent of the absence of any Rent Concession which might be given to an incoming tenant;
- (e) all Statutory Rent Restrictions.

'Premises'

means the Ground Floor of 38 Bounds Green Road, London N11 2EU and includes:

- (a) The internal plaster tile and other surface finishes and internal plasterwork of the walls in or bounding the Premises and all columns;
- (b) every part of all doors windows including the glass the frames and fastenings;
- (c) the internal non structural walls and partitions lying within the Premises;
- (d) the ceilings plastered coverings or other surface finishes of the Premises up to the underside of the joists or other structures to which the ceilings are fixed including for the avoidance of doubt the suspended ceilings which shall comprise the ceiling tiles and the complete suspension system;
- (e) the floorboards and other surfaces of the floors down to the upper surface of the joists or structures to which the floors are fixed;
- (f) any balcony serving only the Premises including the guard rails of such balcony;
- (g) all Conduits which serve the Premises exclusively;
- (h) all gas electrical mechanical and water and sanitary apparatus belonging exclusively to the Premises and all other fixtures and fittings in the Premises (other than tenants fixtures and fittings) not excluded by Clause 1 below;

The Premises do not include:-

- (a) any part of the Building (other than any matters expressly included above) lying above the underside of the joists or structures to which the ceilings are fixed or below the upper surfaces of the joists or structures to which the floors are fixed including the floor slab the roof slab and the concrete floor slab of the balcony (if any);
- (b) any of the main timbers and joists and other load bearing parts of the Building or any of the external or structural walls or load bearing columns in the Building except those surface finishes and coverings staircases windows and doors expressly included above;
- (c) any Conduits in the Building which do not serve the Premises exclusively.

1.2 Unless the context otherwise requires, each reference in this Agreement to:-

- 1.2.1 "writing", and any cognate expression, includes a reference to any communication effected by facsimile transmission or similar means;
- 1.2.2 a "working day" is a reference to any day other than Saturday or Sunday which is not a bank or public holiday in the territory of either party;
- 1.2.3 a statute or a provision of a statute is a reference to that statute or provision as amended or re-enacted at the relevant time;
- 1.2.4 "this Agreement" is a reference to this Agreement and each of the Schedules, as amended or supplemented at the relevant time;

- 1.2.5 a Schedule is a schedule to this Agreement; and
- 1.2.6 a Clause or Paragraph is a reference to a clause of this Agreement (other than the Schedules) or a paragraph of the relevant Schedule.
- 1.3 In this Agreement:-
 - 1.3.1 any reference to the parties includes a reference to their respective personal representatives, heirs, successors in title and permitted assignees;
 - 1.3.2 any reference to a person includes any body corporate, unincorporated association, partnership or any other legal entity;
 - 1.3.3 words importing the singular number include the plural and vice versa;
 - 1.3.4 words importing any gender include any other gender.
 - 1.3.5 references to the end of the Term include any sooner determination of the Term otherwise than by effluxion of time;
 - 1.3.6 any covenant by the Tenant not to do an act or thing includes an obligation not to permit or suffer such act or thing to be done;
 - 1.3.7 references to the act neglect or default of the Tenant include the act neglect or default of any occupier of the Premises and their respective servants and agents;
 - 1.3.8 any reference to a specific statute includes any statutory extension amendment modification consolidation or re-enactment of that statute and any statutory instruments regulations rules orders or directions made under them and any general reference to statute or statutes includes any statutory instruments regulations rules orders or directions made under them;
 - 1.3.9 the clause headings do not form part of this Lease and are not to be taken into account in its construction or interpretation;
 - 1.3.10 references to this Lease include any document supplemental or collateral to it or entered into pursuant to its terms;
- 1.4 The headings in this Agreement are for convenience only and shall not affect its interpretation.
- 2. Demise and Rent**
 - 2.1 The Landlord demises the Premises to the Tenant together with (so far as the Landlord can grant the same) the rights set out in the First Schedule excepting and reserving the rights set out in the Second Schedule.
 - 2.2 To hold the Premises to the Tenant for the Term determinable as provided in Clause 8 below;
 - 2.3 Yielding and paying to the Landlord during the Term without any deduction or set off:
 - 2.3.1 by equal payments in advance on the [frequency e.g. last day of the month] the first payment to be made on the date of this Lease for the period beginning on the Rent Commencement Date the Annual Rent;
 - 2.3.2 by way of further rent on demand from time to time a sum equivalent to the gross premium payable for the insurance attributable to the Premises effected in accordance with Clause 4.2 and any insurance effected against loss of rent and public and/or third party liability;
 - 2.3.3 by way of further or additional rent from time to time the Service Charge;
 - 2.3.4 any VAT payable on rent.

- 2.4 If any sum due under this Lease is unpaid for more than 21 days (whether formally demanded or not) or if the Landlord refuses to accept rent so as not to waive a breach of covenant the Tenant must on demand pay Interest (recoverable as rent in arrears) calculated on a daily basis on the amount unpaid or refused from the due date until the date on which payment is made.
- 2.5 The basic Rent shall be reviewed and (if appropriate) increased at the times and in the manner set out in the Fourth Schedule.

3. Tenant's Covenants

The Tenant covenants with the Landlord:-

- 3.1 To pay the rents and Interest at the times and in the manner stated without any deduction or set off.
- 3.2 To pay and discharge or indemnify the Landlord against all rates (including water rates) taxes duties charges assessments impositions and outgoings whatsoever (whether parliamentary parochial local or of any other description) which are now or at any time during the Term assessed charged or imposed upon the Premises or the owner or occupier and whether of an existing or novel nature.
- 3.3 To pay all charges incurred relating to water gas electric current power telecommunications and any other services supplied to the Premises (including all standing charges and meter rents).
- 3.4 To keep the Premises in good repair and decorative condition (except where damage results from any of the risks against which the Landlord has insured under Clause 4.2 unless payment of any of the insurance moneys is refused by reason of any act neglect or default of the Tenant) and to the reasonable satisfaction of the Landlord in the last year of the term howsoever determined to paint in a proper and workmanlike manner all the inside parts of the Premises where previously or usually painted with two coats at least of good quality paint and at the same time and in like manner to wash varnish paper and otherwise decorate or treat the parts previously or usually decorated or treated the tints colours and patterns of such works of decoration to be approved by the Landlord.
- 3.5 To keep any parts of the Premises which are not built upon clean and tidy and free from obstruction.
- 3.6 Not to do or make any waste spoil or destruction on the Premises.
- 3.7 At the end of the Term:
- 3.7.1 if the Landlord so requires, to remove all trade or Tenant's fixtures and fittings and to reinstate the Premises to the satisfaction of the Landlord following their removal; and
- 3.7.2 quietly to yield up the Premises in that state and condition which is in all respects consistent with a due performance by the Tenant of its obligations under this Lease.
- 3.8 If following the end of the Term any of the Tenant's possessions remain on the Premises and the Tenant fails to remove them within 1 month after being requested in writing by the Landlord to do so or if after using all reasonable endeavours the Landlord is unable to make such a request to the Tenant:
- 3.8.1 the Landlord may as the agent of the Tenant sell the possessions and the Tenant indemnifies the Landlord against any liability incurred by it to any third party whose possessions have been sold by the Landlord in the mistaken belief that the possessions belonged to the Tenant;

- 3.8.2 if the Landlord having made reasonable efforts is unable to locate the Tenant the Landlord is entitled to retain any proceeds of sale unless the Tenant claims them within 6 months of the end of the Term; and
 - 3.8.3 the Tenant will be responsible for and will indemnify the Landlord against any damage caused to the Premises by the possession and any losses suffered by the Landlord directly or indirectly as a result of the presence of the possessions on the Premises after the end of the Term.
- 3.9 To permit the Landlord at all reasonable times on reasonable prior notice (except in emergency) to enter and view the Premises to take a schedule of fixtures and fittings and generally to monitor the performance by the Tenant of its obligations under this Lease:
- 3.9.1 if the Landlord or its agents or Surveyors gives to the Tenant (or leaves on the Premises) notice of any repairs or maintenance which the Tenant has failed to carry out or of any other failure by the Tenant to comply with its obligations under this Lease to repair the Premises and/or remedy such failure in accordance with the notice within a period of two months from the date of the notice (or sooner if required);
 - 3.9.2 if the Tenant does not commence and proceed diligently within that period with the works needed to comply with the notice to permit the Landlord to enter the Premises and carry out the works at the Tenant's expense and to pay to the Landlord on demand (recoverable as rent in arrears) the proper expenses of such works (including all legal costs Surveyor's and other fees).
- 3.10 To permit the Landlord and the owners and occupiers of any adjoining or neighbouring premises with or without workmen together with any necessary materials tools or other equipment at reasonable hours and on reasonable notice (except in emergency) to enter the Premises for:
- 3.10.1 complying with statutory requirements carrying out repairs to the Premises or building works repairs or alterations to any adjoining or neighbouring premises;
 - 3.10.2 inspecting laying connecting cleansing emptying repairing renewing or altering the Conduits belonging to or serving any adjoining or neighbouring premises;
 - 3.10.3 inspecting surveying and carrying out any investigations or tests in connection with any proposed redevelopment of the Premises following the end of the Term;
 - 3.10.4 constructing any building or structure on any adjoining or neighbouring premises the person so entering doing as little damage as reasonably practicable and making good in a reasonable manner all damage caused to the Premises.
- 3.11 To pay to the Landlord on demand on an indemnity basis all costs charges fees and other expenses (including legal costs and Surveyor's and other professional fees) properly incurred by the Landlord (or which otherwise would be payable by the Landlord) in connection with or in contemplation of:
- 3.11.1 The preparation and service on the Tenant of any notice (whether statutory or otherwise) and including the preparation of any schedule to accompany such notice in relation to any breach of any covenant by the Tenant;
 - 3.11.2 Any proceedings relating to the Premises under Section 146 or 147 of the Law of Property Act 1925 (even if forfeiture is avoided otherwise than by relief granted by the Court);
 - 3.11.3 The recovery of rent or other sums due from the Tenant;

- 3.11.4 Any application to the Landlord for any consent or approval required under this Lease whether or not this is granted or acted upon or any application is withdrawn.
- 3.12 With regard to use, the Tenant shall:
- 3.12.1 not at any time to use the Premises for any illegal or immoral purpose;
 - 3.12.2 not to use the Premises as sleeping accommodation or for residential purposes;
 - 3.12.3 not to do or carry on at the Premises any offensive noisy or dangerous act trade business manufacture occupation or thing;
 - 3.12.4 use the Premises only for the Permitted Use has no restrictions under Class E use
 - 3.12.5 provided that the Tenant acknowledges that nothing in this Lease nor any approval or consent given by the Landlord now or at any time during the Term shall imply represent or warrant that the Premises may be lawfully used for any particular use;
 - 3.12.6 not to unite the Premises with any adjoining premises;
 - 3.12.7 not to make any external or structural alterations to the Premises;
 - 3.12.8 not to make any internal additions or alterations of a non-structural nature to the Premises;
 - 3.12.9 not to cut maim sever pierce or alter the roof or any load bearing walls timbers columns or girders of the Premises;
 - 3.12.10 notwithstanding sub-clauses 3.12.7 and 3.12.8 the Tenant may without any consent from the Landlord erect or alter or remove any internal de-mountable partitioning which does not in any way affect the structure of the Premises or adversely affect the mechanical ventilation or air conditioning in the Building and which shall be treated as a tenant's fixture subject to the Tenant:-
 - 3.12.11 giving to the Landlord not less than 2 months notice in writing of its intention to carry out any such works;
 - 3.12.12 carrying out such works in a good and workmanlike manner and in accordance with any necessary permission consent or approval required under statute;
 - 3.12.13 reinstating the Premises to their former state and condition on or before the end of the Term if the Landlord by notice in writing requests the Tenant to do so;
 - 3.12.14 informing the Landlord of the cost of any alterations or additions carried out by the Tenant (except any which are trade or tenant's fixtures or fittings) as soon as practicable and so that the Landlord will not be liable for any failure to effect any necessary increase in the amount for which the Premises are insured unless the Tenant has provided that information; and
 - 3.12.15 In all cases where the Construction (Design and Management) Regulations 1994 apply to any works carried out to the Premises (whether or not the Landlord's consent is required for them under this Clause 3.12) to provide the Landlord with a copy of the completed health and safety file upon completion of those works.
- 3.13 Not to exhibit any sign, fascia, notice or advertisement on the outside of the Premises or so as to be visible outside the Premises other than a sign showing the Tenant's trading name in the position specified by the Landlord in the entrance to the Building

- and on the entrance door to the Premises subject to that sign being of a size, design, layout and material specified by the Landlord; and:
- 3.13.1 at the end of the Term to remove any sign and make good any damage caused to the reasonable satisfaction of the Landlord;
 - 3.13.2 to comply with any planning permissions relating to or affecting the Premises;
 - 3.13.3 not to make any application for planning permission relating to the Premises.
- 3.14 Without prejudice to Clause 3.12:
- 3.14.1 to comply with any statute or the requirements of any government department local or other authority or court of competent jurisdiction relating to the Premises or to the Tenant's use and occupation of the Premises whether or not the requirements are imposed on the lessor the lessee or the occupier of the Premises;
 - 3.14.2 within seven days of receipt by the Tenant of any notice or order or proposal for a notice or an order issued to the Tenant or served on the Premises by any government department local or other authority private or public or court of competent jurisdiction under any statute to give full particulars to the Landlord and without delay to take all reasonable or necessary steps to comply with any notice or order and also at the cost and request of the Landlord to make or join with the Landlord in making any objection or representation against any notice order or proposal which the Landlord acting reasonably deems expedient.
- 3.15 Not to stop up, darken, obstruct, injure or impair any windows, lights, or easements belonging to the Premises or to any buildings on any part of the Premises, nor to permit any new window, light, opening, doorway, path, passage, drain or other encroachment or easement to be made or acquired or attempted to be made or acquired against or upon the Premises and if it is, to give immediate notice to the Landlord and at the request of the Landlord to adopt such preventative means as may be reasonably required.
- 3.16 Not to hold the Premises on trust for another; AND
- 3.16.1 not to part with or share the possession or occupation of the whole or any part of the Premises;
 - 3.16.2 not to permit another to occupy the whole or any part of the Premises;
 - 3.16.3 not to charge assign or underlet the whole or any part of the Premises; without the written permission of the Landlord.
- 3.17 To permit the Landlord at any time during the Term to enter the Premises to fix and retain upon any suitable part of the Premises a notice for reletting or for sale and during that period to permit persons with the Landlord's or its agents authority to view the Premises at reasonable times.
- 3.18 Not to do or omit anything which could cause any insurance relating to the Premises or any of the Landlord's adjoining or neighbouring premises to become void or voidable, and if the Premises or any adjoining or neighbouring premises are damaged or destroyed by any of the risks against which the Landlord has insured and the insurance money is wholly or partly irrecoverable by reason solely or in part of any act neglect or default of the Tenant the Tenant will pay to the Landlord the whole or (as the case may require) a fair proportion of the cost (including professional and other fees) of rebuilding and reinstatement.
- 3.19 To pay to or indemnify the Landlord against all VAT which is at any time chargeable assessed or imposed on the rents or any other sums payable by the Tenant under

this Lease and on any expenses incurred by the Landlord where the Tenant agrees to or is obliged to reimburse the Landlord.

- 3.20 During the Term to indemnify the Landlord against all losses claims demands actions proceedings liabilities costs charges and expenses resulting directly or indirectly from:
- 3.20.1 Any act neglect or default of the Tenant and/or;
 - 3.20.2 Any breach by the Tenant of the provisions of this Lease.
- 3.21 Not to misuse overload damage or interfere with any lift in the Building and in particular:
- 3.21.1 not to exceed either the permitted number of persons or weightload;
 - 3.21.2 not to use any lift for the carrying of goods without the Landlord's consent other than the lift specified for that purpose by the Landlord;
 - 3.21.3 to comply with any Landlord's requirements made as a condition of any consent for the carrying of goods as to the use of the goods lift;
 - 3.21.4 At all times to take all necessary steps to prevent any damage to the Common Parts of the Building including (but without limitation) when bringing in or removing goods furniture or luggage from the Premises;
 - 3.21.5 To use any lift entrance passage and staircase lavatories and water closets in the Common Parts of the Building in a careful manner and to make good any damage caused by improper or careless use;
 - 3.21.6 To keep all entrances passages and staircases in the Common Parts of the Building clear and free from obstruction at all times.
- 3.22 At all times during the Term to perform observe and conform to the rules and regulations set out in this Agreement, including those set out in the Third Schedule, and to observe and perform any regulations made by the Landlord from time to time for the better management and control of the Building in the interests of good estate management.
- 3.23 The Tenant covenants to pay as a contribution to the cost of the Services (and/or if applicable the Service Charge) to the Landlord or (on being so required by the Landlord in writing) to any management company established for the purposes of complying with the obligations of the Landlord and/or superior landlord in relation to the provision of the Services from the Rent Commencement Date until the expiry of the Lease.
- 3.24 Where the costs fees and expenses referred to in this Clause 3 are not recoverable through the Service Charge to pay on demand to the Landlord a due proportion (to be determined by the Landlord) of the costs, fees and expenses properly incurred by the Landlord in insuring, repairing replacing, maintaining, cleansing and (where appropriate) lighting any Conduits, roads, ways forecourts, pavements, walls, fences, structures, or other amenities which belong to or are capable of being used or enjoyed by the Premises in common with any other part of the Building and/or the Estate and in default of payment to be recoverable as rent in arrears.

4. Landlord's Covenants

The Landlord Covenants with the Tenant during such time as the reversion expectant on the determination of the Term is vested in it (and not so as to be personally liable after the Landlord has parted with its interest in the Premises and the parties agree that the Landlord is released from any liability under this Lease after that date):

- 4.1 Subject to the Tenant paying the rents and other sums due and complying with its obligations under this Lease, to permit the Tenant to hold the Premises peaceably for the Term without any interruption by the Landlord or any person lawfully claiming under or in trust for it.
- 4.2 To insure or procure the insurance of (unless the insurance is vitiated by any act neglect or default of the Tenant):
- 4.2.1 the Building (including the plate glass windows therein) against fire and such additional risks as the Landlord requires to be insured in a sum determined by the Landlord as being the full reinstatement cost including architects, surveyors and other fees the cost of debris removal demolition shoring site clearance and any works that may be required by statute and incidental expenses;
- 4.2.2 to the extent to which they are not covered by 4.2.1 any lifts, boilers, plant and equipment in the Building now or at any time against third party liability and any other risks and perils which the Landlord decides from time to time;
- 4.2.3 the third party liability of the Landlord in connection with the Building including the acts neglects or defaults of the Landlord its servants or agents insofar as such liability is insurable at any time and is not covered by sub-clauses 4.2.1 or 4.2.2;
- 4.2.4 the obligation to insure is subject:
- 4.2.4.1 in relation to any particular risk to insurance for that risk being ordinarily available with a reputable insurer for property such as the Building;
- 4.2.4.2 to such excesses exclusions or limitation as the Landlord's insurers may require or the Landlord agrees.
- 4.3 If and whenever the Premises are damaged or destroyed by any of the risks against which the Landlord has insured when lawful to do so to apply all insurance moneys received (other than in respect of loss of Annual Rent and third party liability) towards reinstating so far as practicable the Premises (but subject to the Tenant's compliance with Clause 3.18) *provided that* if the Premises are so damaged or destroyed as to be unfit for use or occupation the Landlord may determine the Term on giving 2 months in writing to take effect at any time so that the Landlord will have no liability to reinstate the Premises and the insurance monies shall be retained by the Landlord.
- 4.4 To use its reasonable endeavours to provide and maintain in good and sufficient repair decorative order and condition cleaning replacing and modernising as reasonably necessary all such parts of the Retained Property and the Landlord's fixtures and fittings and equipment therein from time to time together with all Conduits therein or exclusively serving the Retained Property as are not the liability of the Tenant or any other tenant or occupier thereof and provide adequate heating and lighting of the Common Parts of the Building thereof and use all reasonable endeavours to repair when necessary the external windows in the Common Parts of the Building and clean at intervals in the Landlord's reasonable discretion the external surface of all exterior windows of the Building.
- 4.5 To use its reasonable endeavours to provide adequate facilities for the storage of refuse originating on the Premises and its removal if not effected by the Local Authority.
- 4.6 To pay its outgoings costs and expenses in respect of the Retained Property the Services and facilities or amenities available therein including such reasonable area or areas as the Landlord deems necessary to retain and set aside for or in connection with the provision of the Services and facilities and amenities available and not being

outgoings costs and expenses for which the Tenant or any other tenant or occupier is directly liable.

- 4.7 To use its reasonable endeavours to operate repair replace and service any lavatory accommodation lifts plant machinery lighting equipment and heating or ventilation apparatus from time to time within the Retained Property.
- 4.8 To use its reasonable endeavours to provide and maintain the following facilities during the normal working hours (determined by the Landlord):
 - 4.9.1 heating of the Premises to the minimum standard required by legislation;
 - 4.9.2 hot and cold water supply to the lavatories in the Building.
- 4.10 To use its reasonable endeavours to provide such services as the Landlord may from time to time consider reasonably necessary for the improvement maintenance provision or security of the Building or of the facilities or amenities available therein and/or in the interest of good estate management.
- 4.11 To use all reasonable endeavours to provide or procure such other services or facilities for the benefit of the Tenant the Building or the Estate as shall be reasonable having regard to the nature of the development as a whole including (but not by way of limitation) the maintenance repair renewal replacement rebuilding redecoration cleaning and lighting and insurance of the Estate.
- 4.12 To keep a proper account (with vouchers so far as reasonably practicable) of the income and expenditure of the Landlord in each calendar year in respect of the Services which shall be open for inspection by the Tenant during normal working hours at the office of the Surveyor between September and March of each year and such account shall be prima facie evidence of all matters recorded therein.

5. Provisos and Agreements

- 5.1 The parties agree that if and whenever during the Term
 - 5.1.1 the Annual Rent or any sum of money reserved or payable as rent are unpaid in part or in whole for 1 month after becoming due (whether formally demanded or not) or;
 - 5.1.2 the Tenant at any time fails or neglects to perform any of its obligations in this Lease or in any document supplemental to this Lease or;
 - 5.1.3 the Tenant has a receiver manager administrative receiver or provisional liquidator appointed has a petition presented for its winding up by the Court or resolves to go into liquidation (except a voluntary liquidation for the purposes of reconstruction while solvent) or has a petition presented for an Administration Order or;
 - 5.1.4 the Tenant (being an individual or individuals) becomes bankrupt or;
 - 5.1.5 the Tenant makes or proposes an arrangement or composition with its creditors or suffers any distress or execution to be levied on its goods;the Landlord may enter the Premises (or any part of it) at any time after that even if a previous right of re-entry has been waived and on doing so the Term will end (but without prejudice to any right of action which has accrued to the Landlord for breach of any of the provisions of the Lease including the breach under which the re-entry is made).
- 5.2 If the Premises or any part are damaged or destroyed by any of the risks insured against by the Landlord so as to be unfit for occupation or use and the insurance is not vitiated or payment of the insurance moneys refused wholly or in part through any act neglect or default of the Tenant the Annual Rent or a fair proportion according to

the nature and extent of the damage sustained will cease to be payable from the date of damage or destruction for a period of three years or until the Premises are again fit for occupation or use by the Tenant whichever is the shorter period.

- 5.3 Nothing in this Lease confers on the Tenant the benefit of or the right to enforce any covenant or agreement contained in any lease or other instrument relating to any other premises belonging to the Landlord or limits or affects the right of the Landlord to deal with those premises now or at any time in any manner which the Landlord thinks fit.
- 5.4 The Landlord or the owners of any adjoining or neighbouring premises may deal with any of such premises as it or they think fit and may at any time carry out any works (whether of construction demolition repair or otherwise) on those adjoining or neighbouring premises whether or not the light or air which may now or at any time during the Term be enjoyed by the Premises is affected or diminished.

6. Limitation of Landlord's Liability

Notwithstanding anything herein contained the Landlord shall not be liable to the Tenant nor any person or persons in the Premises with the actual or implied authority of the Tenant in respect of:

- 6.1 any interruption or failure of any of the Services or of the supplies or any public utility caused by circumstances beyond the Landlord's control;
- 6.2 any act or omission or negligence of or permitted by the Landlord or any servant or agent of the Landlord not being in or about the performance or purported performance of any duty relating to the Services;
- 6.3 any accident happening or injury suffered or damage or loss of any chattel or property sustained on the Premises or in the Retained Property and the Tenant will indemnify the Landlord in respect of any claim made against the Landlord by any such person or the owner of any such chattels or property.

7. Notices

- 7.1 All notices given under this Lease must be in writing and for the purpose of service the provisions as to service of notices contained in Section 196 of the Law of Property Act 1925 as amended by the Recorded Delivery Service Act 1962 are incorporated in this Lease.

8. Termination

- 8.1 The Landlord may determine the Term at any time by giving to the Tenant not less than 2 months notice in writing to take effect at any time but without prejudice to any rights of action which either party has for breach of any of the provisions of this Lease.

9. Exclusion of Landlord and Tenant Act

- 9.1 The Landlord shall serve notice upon the Tenant in the form set out in Schedule 1 Article 22(2) of the Landlord and Tenant Act 1954 (set out in the Fifth Schedule to this Agreement) and the Tenant is requested to sign the declaration to that notice in respect of Section 38A(1) of the Landlord and Tenant Act whereby the parties agree that the provisions of Sections 24 to 28 (inclusive) of the Landlord and Tenant Act 1954 are excluded in relation to the tenancy created by this Lease.

10. Representations

- 10.1 The Tenant acknowledges that it has not entered into this Lease in reliance wholly or partly on any representation or warranty made by or on behalf of the Landlord and the Landlord gives no title guarantee.

11. The Landlord and Tenant (Covenants) Act 1995

- 11.1 It is hereby acknowledged that this Lease is a new tenancy for the purposes of section 1 of the 1995 Act.
- 11.2 The provisions of this Lease are to be construed so as not to impose upon the Landlord the Tenant or any guarantor any liability or restriction which is more onerous than that permitted by the 1995 Act and if any provision is held to be void or unenforceable in whole or in part that provision to that extent is to be deemed not to form part of this Lease but the validity and enforceability of the remainder that provision or of the Lease is not to be affected.
- 11.3 For the purposes of the 1995 Act all the provisions of the Lease are to be construed independently so that if any individual provision is void or unenforceable it does not render void or unenforceable any of the other provisions of the Lease.

12. Stamp Duty Certificate

- 12.1 It is hereby certified that there is no Agreement for Lease to which this Lease gives effect.

13. Applicable Law and Jurisdiction

- 13.1 English law shall apply to the whole of this Agreement.
- 13.2 The parties hereby agree to the non-exclusive jurisdiction of the English Courts.

THIS LEASE has been executed as a Deed and delivered on the day on which it has been dated 4th May 2023

Executed as a deed by the Landlord
acting by a Director
In the presence of:



Director

Executed as a deed by the Tenant
acting by a Director
In the presence of:



Director

Signature of Witness: 

Name: Mr Irfan Erdogan

First Schedule - Rights Granted to the Tenant

1. The right of free passage and running of water, soil, gas, electricity, telecommunications, and other services from and to the Premises by and through the Conduits in or under or upon the remainder of the Building or the Estate such right to be so far as necessary for the enjoyment of the Premises and in common with the Landlord and all others so authorised by the Landlord and all others entitled thereto and subject to the exceptions and reservations contained in the Second Schedule.
2. The right in common with the Landlord and all others so authorised by the Landlord and with other Tenants of Letting Units to use:-
 - (a) such of the Common Parts of the Building as are necessary to obtain access to and egress from the Premises;
 - (b) such of the male and female lavatories and water closets in the Common Parts of the Building as may from time to time be allocated by the Landlord for the use of the Tenant (whether or not in common);
 - (c) for the purposes only of gaining access on foot only to and egress from the Building the footpaths courtyards and emergency escapes within the Estate;
 - (d) for the purposes only of gaining access to and egress from the Building with or without vehicles the estate roads within the Estate.

Second Schedule - Rights Reserved to the Landlord

Excepting and reserving to the Landlord and the persons deriving title under it:-

1. the free passage of water, soil, gas, electricity, telecommunications and other services from the remainder of the Building and any adjoining or neighbouring premises through the Conduits constructed for such purpose now or at any time running.
2. the right at all reasonable times to enter the Premises subject to giving reasonable previous notice (except in emergency) for the purpose of:
 - (a) complying with statutory requirements inspecting cleansing or repairing the Premises or repairing or altering the remainder of the Building or any adjoining or neighbouring premises;
 - (b) inspecting laying connecting cleansing repairing altering or improving any Conduits in the Premises or the remainder of the Building and any adjoining or neighbouring premises;
 - (c) constructing any building or structure on any other part of the Building and/or any adjoining or neighbouring premises;
 - (d) performing the obligations of the Landlord in this Lease or the lease of any other part of the Building;

the Landlord or other persons entering exercising such rights in a reasonable manner and making good all damage to the Premises.

3. The right at any time to build on rebuild or alter any parts of the remainder of the Building or any adjoining or neighbouring premises within the Estate according to such plans (whether as to height extent or otherwise) and in such manner as the Landlord decides even though this may interfere with the access of light or air to the Premises.
4. The right to use the remainder of the Building or any adjoining or neighbouring premises within the Estate for any purpose whatsoever and without imposing upon the Building or any adjoining or neighbouring premises any restrictions or conditions similar to those imposed upon the Tenant.
5. The right to erect scaffolding for the purpose of repairing maintaining cleansing or altering the Building or any adjoining or neighbouring premises even though this may temporarily interfere with the access to or the use and enjoyment of the Premises.
6. All rights of light air support protection and shelter and all other easements and rights now or after the date of this Lease belonging to or enjoyed by any parts of the Building or any adjoining or neighbouring premises (but without prejudice to those expressly granted to the Tenant in the First Schedule).

Third Schedule - Regulations

1. Not to keep any inflammable volatile dangerous or explosive material in the Premises.
2. To use the entrance accessways and machinery in the Building excluding the Premises for the purpose of ingress and egress only and for no other purpose and not to allow any person under the control of the Tenant to loiter there or interfere with such machinery.
3. Not to obstruct the movement of vehicles in the Estate.
4. No vehicles may be parked or allowed to remain in any service area within the Estate for longer than is reasonably necessary for the purposes of loading or unloading goods or supplies and in particular no vehicles may remain overnight.
5. Not to obstruct any accessways lifts or open spaces within the Building.
6. No mat or brush or mop may be shaken outside the Premises nor shall anything be thrown out of the windows.
7. Not to place harmful toxic or inflammable waste or refuse in the bins but to dispose of such waste or refuse only as permitted by the bye-laws and in consultation with the Local Authority and the Landlord.
8. Not to load or suffer to be loaded any floor of the Premises beyond its capacity and not to do or permit or cause to be done any damage to any part of the Building by the carrying in or out of chattels.
9. No blind should be fitted to the windows of the Premises without the previous written approval of the Landlord as to colour and type.
10. Not to place or expose for sale or otherwise upon the Building (other than within the Premises) any goods or things whatsoever.
11. To comply with all recommendations of the insurers and fire authorities as to fire precautions relating to the Premises.

Fourth Schedule

Provisions as to review of the Annual Rent.

1. The Annual Rent shall be reviewed on each Review Date and (if appropriate) increased as hereinafter provided and the amount of the Annual Rent payable for each successive Review Period shall be the Annual Rent which was or which (but for the Statutory Rent Restrictions) would have been payable immediately prior to the Relevant Review Date plus the amount (if any) by which the Open Market Rent as at such Review Date exceeds the Annual Rent at the aforesaid yearly rate.
2. The Landlord and the Tenant shall endeavour to agree the amount of the Open Market Rent before each Relevant Review Date but if (for whatever reason) the Open Market Rent shall not have been unconditionally agreed by the date which is three months before the Relevant Review Date either the Landlord or the Tenant may at any time thereafter (whether before or after the Relevant Review Date) by notice in writing to the other party require that the determination of the Open Market Rent be referred to the Surveyor who shall be appointed by the Landlord and the Tenant or in default of agreement on such appointment by the President (or the Chief Officer or acting Chief Officer) for the time being of the Royal Institution of Chartered Surveyors on the written application of the Landlord or the Tenant.
3. The Surveyor shall act at the option of the Landlord either as an expert or as an arbitrator.
4. In the case of the determination by an expert:
 - 4.1. The Surveyor shall invite the Landlord and the Tenant to submit to him within such time limits as he shall consider appropriate such representations and cross-representations as to the amount of the Open Market Rent with such supporting evidence as they may respectively wish.
 - 4.2. The Surveyor will within two months after his appointment or within such extended period as the Landlord shall stipulate give to the Landlord and the Tenant written notice of the amount of the Open Market Rent as determined by him and his determination will be final and binding on the parties hereto.
 - 4.3. If the Surveyor shall not have given notice of his determination or if for any reason it becomes apparent that he will be unable to do so within such period or such extended period as the Landlord may stipulate either the Landlord or the Tenant may apply for a new Surveyor to be appointed in his place (which procedure may be repeated as many times as may be necessary) PROVIDED always that any such determination given by the Surveyor outside such time limit but prior to the appointment of a new Surveyor shall be valid and effective but if given thereafter shall be null and void.
 - 4.4. The Surveyor's fees or charges shall be borne between the Landlord and the Tenant in such proportions as the Surveyor shall determine or in the event that no notice of determination is given equally between the Landlord and the Tenant.
5. In the case of determination by an arbitrator the arbitration shall be conducted in accordance with the Arbitration Acts 1950 and 1996.
6. If the Open Market Rent has not been ascertained (by agreement or determination) by any Relevant Review Date:-
 - 6.1. the Tenant shall pay to the Landlord until the date when the Open Market Rent has been ascertained as aforesaid the Annual Rent at the rate payable for the period immediately preceding such Relevant Review Date; and

- 6.2. upon the amount of the Annual Rent actually payable from such Relevant Review Date being ascertained any additional amount payable for the period commencing on the Relevant Review Date and ending on the Rent Day immediately following such ascertainment shall forthwith be paid by the Tenant to the Landlord together with interest thereon at the Prescribed Rate for the period commencing on the Relevant Review Date (or other the Relevant Rent Day upon which the relevant proportion of the same would have become due had the Open Market Rent been so ascertained before the Relevant Review Date) and ending on the date of payment.
7. Throughout any period during the Term that the Statutory Rent Restrictions shall apply to prevent or prohibit either wholly or partially:
 - 7.1. the operation of the above provisions for review of the Annual Rent then the Relevant Review Date or Dates shall be postponed to take effect on the earliest date or dates thereafter upon which such review may occur and if there shall be a partial relaxation of the Statutory Rent Restrictions there shall be a further review of the Annual Rent on the earliest date thereafter as aforesaid notwithstanding that the Annual Rent may have been increased partially on or since the original Relevant Review Date;
 - 7.2. the collection of the Annual Rent or any instalment or part thereof by the Landlord or the retention thereof at any time after collection then the collection of any increase or increases in the Annual Rent shall be postponed to take effect on the earliest date or dates thereafter that such increase or increases may be collected and/or retained in whole or in part and on as many occasions as shall be required to ensure the collection of the whole increase;

AND until the Statutory Rent Restrictions shall be relaxed either partially or wholly the Annual Rent shall be the maximum sum from time to time permitted by Statutory Rent Restrictions as applicable.

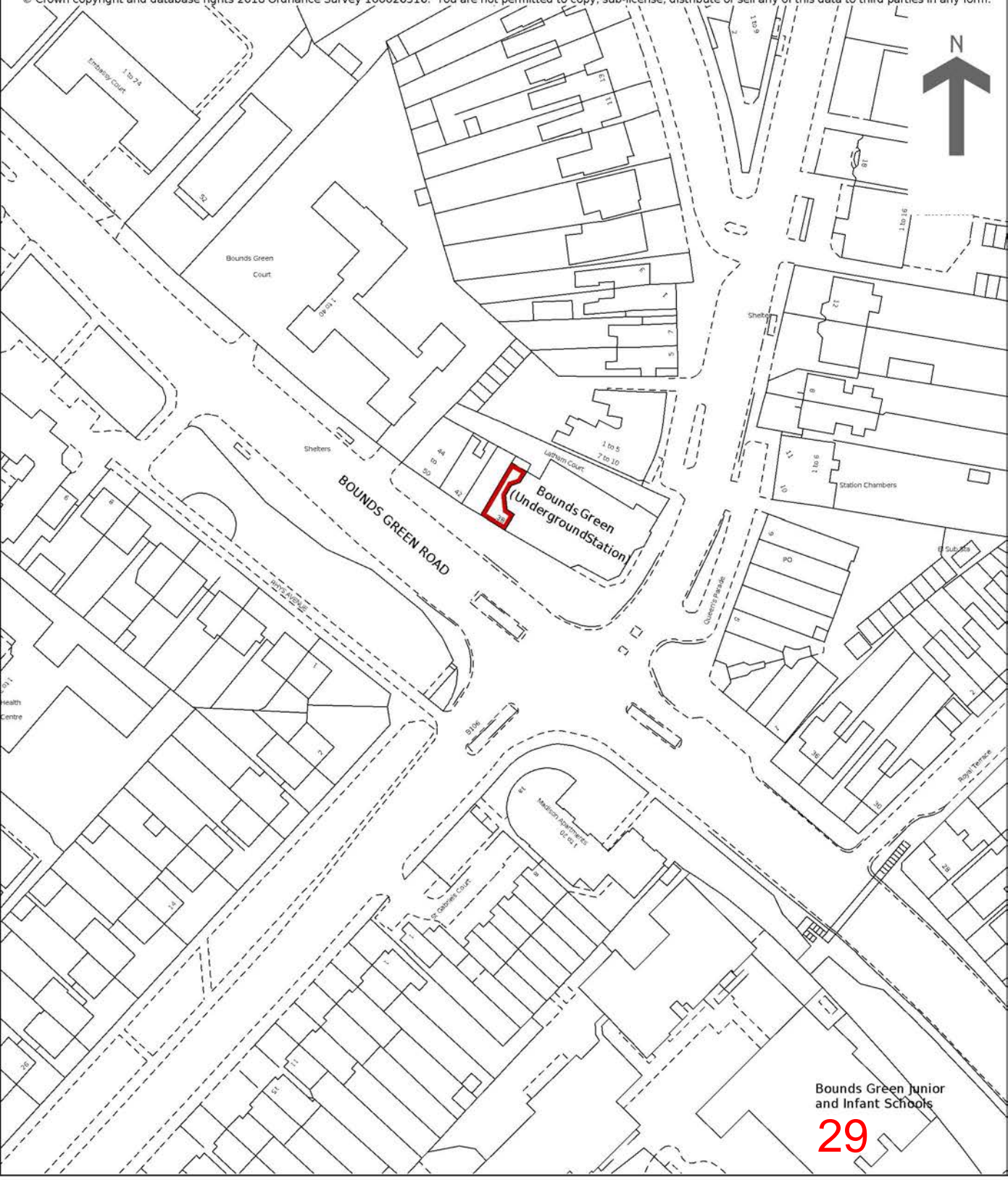
8. On each occasion that the Open Market Rent is ascertained pursuant to the provisions of this Schedule the Landlord and the Tenant shall complete a Memorandum of the amount of the Annual Rent payable under this Lease for the Relevant Review Period and cause such Memorandum to be signed by or on behalf of the Landlord and the Tenant respectively.
9. For the avoidance of doubt it is declared that:-
 - 9.1. the Annual Rent payable for any Review Period shall not be less than the amount of the Annual Rent payable for the period immediately preceding the commencement of such Review Period;
 - 9.2. any agreement between or other memorandum in writing signed by or on behalf of the Landlord and the Tenant as to the amount of the Open Market Rent as at any Review Date or the amount of the Annual Rent payable during any Review Period shall be valid and binding on the parties hereto notwithstanding the appointment of the Surveyor or application for his appointment or the failure in any manner to adhere to the forgoing procedures methods or timetables for review of the Annual Rent or determination of the Open Market Rent.

HM Land Registry Current title plan

Title number **AGL430834**
Ordnance Survey map reference **TQ2991SE**
Scale **1:1250**
Administrative area **Haringey**

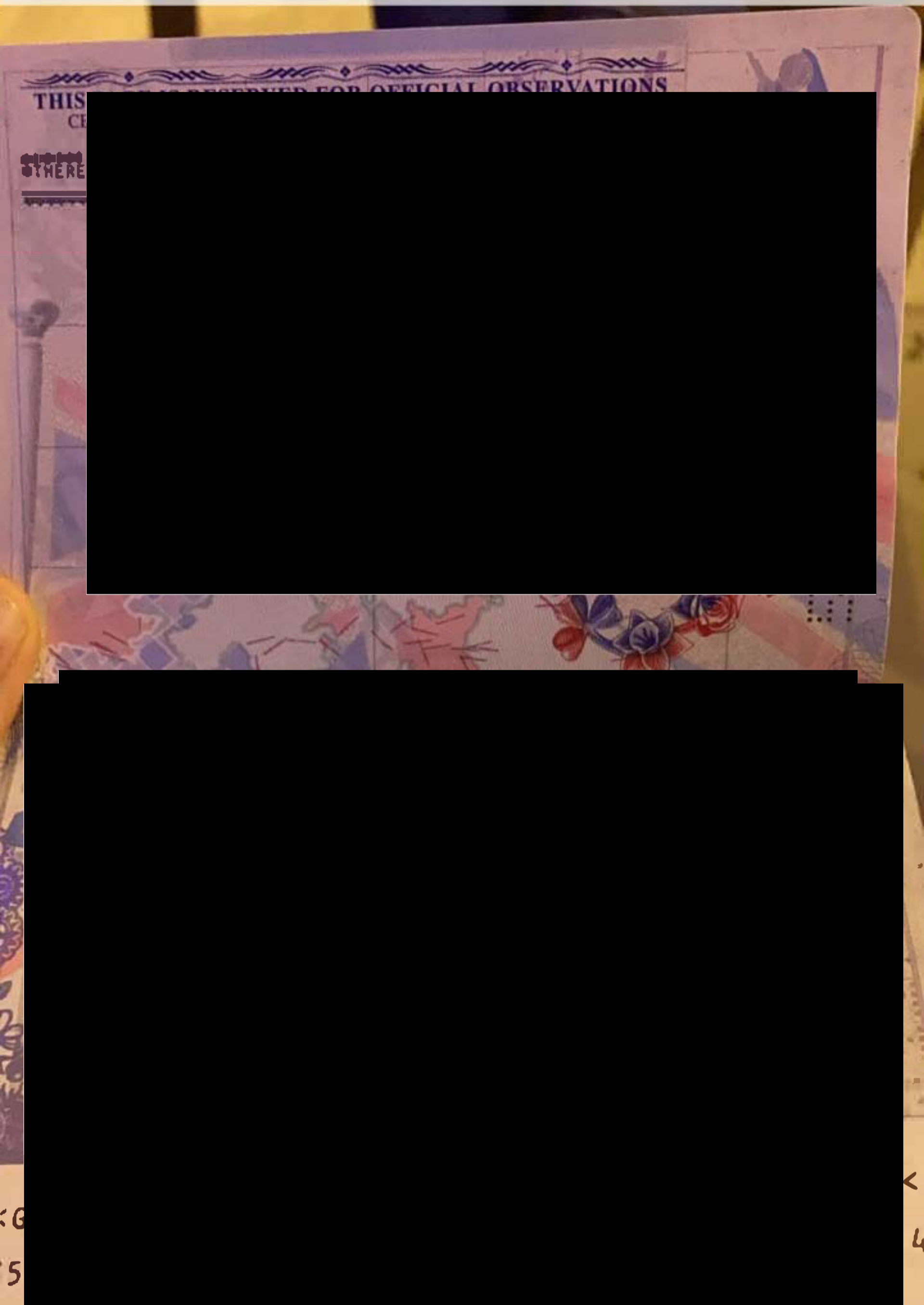


© Crown copyright and database rights 2018 Ordnance Survey 100026316. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.



Bounds Green Junior
and Infant Schools

29





Aslan Merkan <aslan.merkan@gmail.com>

Turkish Airlines - Online Ticket - Information Message

onlineticket@thy.com <onlineticket@thy.com>
To: ASLAN.MERKAN@gmail.com

Tue, Jul 4, 2023 at 3:40 PM



Mr. Hurcem Merkan
Your e-ticket has been issued. We are pleased to welcome you as Turkish Airlines.

Summary

Transaction date: Tuesday, July 4, 2023, 6:38 PM (Istanbul Local Time)

UTH2ZU

Booking Reference



Choose a window seat or a seat with extra leg room and enjoy a comfortable flight.



Purchase extra baggage before your flight and don't leave your belongings behind.



Secure yourself and your loved ones during your journey with our travel insurance policy!

Additional services

Select from the exclusive additional services and enjoy your flight more.

[See all additional services](#)

Is your car ready?



Rent a car

Time for your accommodation





Select hotel

 XCover Insurance

XCover travel insurance

Travel with peace of mind with protection that covers cancellations due to illness (including Covid-19) and injuries. [See details.](#)

 **Info Trip cancellation:** It applies in unforeseen circumstances that force you to cancel your trip.

 **Info Medical and dental:** Covers emergency treatment costs (international flight bookings only).

[Purchase travel insurance](#)

Discover the World with the Turkish Airlines Blog! [Read more blog posts](#)



Get inspired for the journey

Inspire yourself with engaging content in Travel Ideas.

[Discover](#)



Travel hassle-free with these tips.

Suggestions and tips for every step of the journey.

[Discover](#)



Türkiye: Cradle of civilization

History, nature and taste... All about Türkiye!

[Discover](#)

Master Card
557*****348 0 instalment

OUTBOUND FLIGHT

London - Almaty on Monday 10 Jul 2023

[Economy Class](#)

06:45

London (LHR)

Transit flights

**04:35**

Almaty (ALA)

Economy Class (A)

FLIGHT	FROM	TO	DURATION
TK1988 Turkish Airlines A321 Economy Class (A)	6:45 AM Monday, July 10 London (United Kingdom) Heathrow Airport	12:35 PM Monday, July 10 Istanbul (Türkiye) Istanbul Airport	3h 50m
Layovers & Connecting Flights for Istanbul, Türkiye Istanbul Airport			7h 50m
TK350 Turkish Airlines AIRBUS A330-300 Economy Class (A)	8:25 PM Monday, July 10 Istanbul (Türkiye) Istanbul Airport	4:35 AM Tuesday, July 11 Almaty (Kazakhstan) Almaty Airport	5h 10m

REISSUE*

- ✓ Allowed
- ✓ With 86,00 GBP penalty - (In case of no-show)

REFUND / CANCELLATION

- ✓ Full refund

BAGGAGE ALLOWANCE

- ✓ Check-in Baggage : 1 piece x 23 kg
- ✓ Cabin Baggage : 1 piece x 8 kg

When making changes to your ticket, you must pay the fee difference as well as any additional price differences that may occur.



When you select extra baggage; your increased baggage allowance will be shown on the passenger preferences field.

The last seat information shows the remaining number of seats for the respective fare class.

Airport taxes paid for unused flights, which were not paid by Turkish Airlines to any Airport Authority, may be refundable upon request.



In case of a partial refund, the cost of the completed flight will be charged and the remaining amount will be refunded to the account.

The ticketing service fee (DU) collected are non-refundable unless there is a regulation to the contrary.



The flights on your ticket must be used in sequence. If you do not board any of the flights on your ticket, the remaining flights will be automatically canceled, including your return flights.

Total price**GBP 796,01**



Please make sure to check the passport / visa requirements of the destination country and any other COVID-19 restrictions there may be before your trip.

Additional services

Seat selection

London (LHR) - Almaty (ALA)

1. Flight
21C

Free

#{ancillaryPetcAvihBlock}

Main contact for this trip

Email address

Telephone

HURCEM MERKAN

ASLAN.MERKAN@GMAIL.COM

+447751883760

Passengers

Seat

Meals

Special Assistance

Passengers

Frequent flyer program

Membership number

HM

Mr. HURCEM MERKAN
Ticket no
2352191684203

Turkish Airlines - Miles&Smiles
Turkish Airlines

TK900377133

ELITE
You will earn
3979 Miles
from this trip.

Passengers

London to Istanbul
Economy Class

Istanbul to Almaty
Economy Class

HM

Mr. HURCEM MERKAN
Ticket no 2352191684203

Baggage allowance

1 piece maximum



Baggage allowance

1 piece maximum

[Quoted text hidden]

[Quoted text hidden]



Aslan Merkan <aslan.merkan@gmail.com>

Turkish Airlines - Online Ticket - Information Message

1 message

Turkish Airlines <onlineticket@mail.turkishairlines.com>
Reply-To: noreply@mail.turkishairlines.com
To: aslan.merkan@gmail.com

Tue, Jul 11, 2023 at 11:44 AM



 **Your ticket has been created.**


Booking Reference

VB7A3L

Dear **HURCEM MERKAN**,

As Turkish Airlines, we welcome you.

Transaction date: 11 July 2023 14:44 (GMT +3)

 [Manage Your Booking](#)

You can view and print information regarding your flights, fare rules and additional service details on the online booking page.

[View and Print All Details](#) ▶



Booking.com
18 Jul - 20 Jul
[Make a Reservation](#) ▶



AVIS
Malatya
[Rent a Car](#) ▶

 **Additional Services**

[See All Additional Services](#)



Select Seat ▶

You can select a seat before check-in.



Buy Extra Baggage ▶

No need to empty your suitcase! Purchase additional baggage allowance.



Upgrade ▶

Upgrade your ticket and travel in the Business Class cabin.

 **Flight Details**

Almaty (ALA) - Malatya (MLX) | Tuesday, July 18, 2023

10:45
ALA

1 CONNECTING
IST

22:55
MLX

Journey
Duration
15h 10m

 Please click [Ticket Management](#) for detailed information regarding your flight.

 **Additional Services**

Seat

HURCEM MERKAN

Almaty - Malatya

ALA - IST : 5E

IST - MLX : 2D

DINARA MERKAN

Almaty - Malatya

ALA - IST : 6C

IST - MLX : 2F

METEHAN MERKAN

Almaty - Malatya

ALA - IST : [Purchase Seat](#)

IST - MLX : [Purchase Seat](#)

Baggage

HURCEM MERKAN

Almaty - Malatya

Free Baggage

2 Piece

Extra Baggage

[Buy Extra Baggage](#)

DINARA MERKAN

Almaty - Malatya

Free Baggage

2 Piece

Extra Baggage

[Buy Extra Baggage](#)

METEHAN MERKAN**Almaty - Malatya**

Free Baggage

10 KG

Extra Baggage

[Buy Extra Baggage](#)**Fare Details****Flight Fare****KZT 349.606,00****Airline Imposed Fees**

2 Adult	KZT 227.246,00
1 Infant	KZT 11.540,00
Fuel Fee	KZT 98.534,00

Taxes, Fare and Expenses

<u>Taxes and other charges</u>	KZT 12.286,00
Consumption Tax (CS)	KZT 2.558,00
Service Tax (JN)	KZT 888,00
Passenger Service Charge (UJ)	KZT 7.866,00
Airport Service Charge - Domestic (VQ)	KZT 974,00

Additional Services**KZT 31.613,00**

Paid seat selection	KZT 24.323,00
Lounge use fee	KZT 7.290,00

TOTAL : KZT 381,219.00

Turkish Airlines reserves the right to amend the refund and change rules stated on your ticket.

**Payment Details****Payment Method**

Apple Pay

Ticket Numbers

2352142102013 [Request e-Invoice](#)
HURCEM MERKAN

2352142102014 [Request e-Invoice](#)
DINARA MERKAN

2352142102015 [Request e-Invoice](#)
METEHAN MERKAN

Blog Posts

[Read more blog posts](#)



Get inspired for the journey

Inspire yourself with engaging content in Travel Ideas.

[Read More](#)



Travel hassle-free with these tips.

Suggestions and tips for every step of the journey.

[Read More](#)



Türkiye: Cradle of civilization

History, nature and taste... All about Türkiye!

[Read More](#)

Miles&Smiles privileges keep on going into its 30th year.

Opportunities



Discover special offers!

[Detailed Information](#)



Shopping with Miles: Shop&Miles

[Detailed Information](#)



Special fares and advantages for Students

[Detailed Information](#)



Would you like our smart travel assistant to accompany your travel? [Click](#) to start chatting with Boti on WhatsApp.

Download Our Mobile App



TURKISH AIRLINES

Apex World Class Airline 2022

444 0 849





YOLCU

**HURCEM
MERKAN**


TK900377133 / ELITE

UÇUŞ

TK1971

TARİH

26 EKI

IST İSTANBUL 14:50  LHR HEATHROW 16:45
3 SA 55
DK

TERMİNAL

KAPI

KOLTUK

-

-

21C

ECONOMY

Biniş

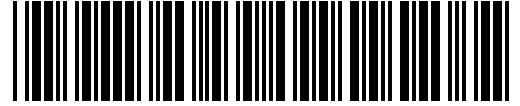
13:50E-bilet
2352206023949 / C1API
-SECURITY
243MED
-



Appointment of Director

Company Name: **GORDON EXPRESS LTD**

Company Number: **11793491**



Received for filing in Electronic Format on the: **10/05/2023**

XC38DLLF

New Appointment Details

Date of Appointment: **04/05/2023**

Name: **MR HURCEM MERKAN**

The company confirms that the person named has consented to act as a director.

Service address recorded as Company's registered office

Country/State Usually Resident: **ENGLAND**

Date of Birth: ****/02/1981**

Nationality: **BRITISH**

Occupation: **DIRECTOR**

Authorisation

Authenticated

This form was authorised by one of the following:

Director, Secretary, Person Authorised, Administrator, Administrative Receiver, Receiver, Receiver manager, Charity Commission Receiver and Manager, CIC Manager, Judicial Factor

Account number

671 185 311 911

Bill date: 25 Sep 2023

24 hour emergencies:

Electricity: call 105

Access your energy account
securely 24/7 via MyAccount
edfenergy.com/247Contact a Live Chat adviser
24/7 via our website

80312 020012 0101 E 36900

Mr Hurcem Merkan, Executive Board
Managing Director, Gordon Express Ltd
38 Bounds Green Road
London
N11 2EU



Supply Address:
38 Bounds London, N11 2EU

Page 1 of 3

E

Dear Business Customer,

It's time for your next bill

Your last meter read was on

14 Jul 2023

Please provide us with an up to date read if it is safe and practical to do so and we can send you an accurate VAT bill

Or we'll collect £940.00 on or immediately after 12 Oct 2023

We'll collect £940.00 on or immediately after 12 Oct 2023

OR please provide us with a meter read

Your Regular Payment Amount is based on an **estimate** and only as accurate as the last readings we have for you. If you provide us with a read by your due date then we'll send you an accurate VAT bill & you can ignore this letter. You can submit meter readings online at edfenergy.com/247 or you can call us on 0333 200 5108.

If you can't read your meters, or choose not to, we'll collect £940.00 on or immediately after 12 Oct 2023.

If you'd like to make any changes to your Direct Debit, a minimum of four working days' notice is needed before your next payment.

You can see how we worked this out on page 2.

AGREEMENT OF VALUATION CERTIFICATE

Vendor : Mr Hurcem Merkan T/a Gordon Express Limited **Mobile :** 07961-251554
Email : pallut86@outlook.com
Purchaser : N/a **Mobile :**
Email : N/a
Address : Firat Supermarket **Tel.No. Premises :** 020-8885-3185
 38, Bounds Green Road
 New Southgate
 London
 N11 2EU

The Stock in Trade at the above premises as on the **17th Day of November 2023** our opinion of the value of stock within the premises, and we accept no responsibility as to the ownership of such goods (i.e. items on Sale or return, or similar basis) unless such anomalies are clearly pointed out and proven to the satisfaction of our Valuers on the day.

For change of ownership

The respective parties should previously satisfy themselves who holds title to all goods, as it is impossible for our staff, on the day of the stocktaking, to investigate ownership.

In this Valuation, articles considered in our opinion unsaleable or out - dated have not been included.

We recommend that the Vendor and Purchaser, should jointly remove any agreed out of date and/or obsolete stock from the shelves, **As it is impossible for our staff to date check ALL PRODUCTS**, as Countability UK staff will not remove any of the fore mentioned items from the shelves, during or after stocktake.

The Valuation of the Stock in Trade at the above premises has been carried out to my/our complete satisfaction an I/we the undersigned agree to accept and abide by the figure declared on this day the **17th November 2023**. The Valuation is to be final and binding. Countability UK will not enter into any discussions or dispute whatsoever appertaining to valuations made prior or subsequent to the date and time of attendance.

Summary	
Standard Rate	10111.51
Zero Rate	4878.59
Book Debts	0.00
Float	0.00
Total	14990.10

£14,990.10

The above figure is exclusive of Value Added Tax.

Signed (Valuer).....*Leigh*.....Mr Leigh Delasalle
 Signed (Vendor/Proprietor).....*ALI SEL*.....
 Signed (Purchaser).....*HURCEM MERKAN*.....





Today, 15:25



you sent Ali Sel

£5,990.10



General

Customise and split into multiple categories



Add receipt



Stock partial 1



Send money to Ali Sel



Not eligible for Flex

This isn't eligible for Flex because it wasn't a card payment.



Home



Trends



Premium



Payments



Help



Today, 00:26

AS

you sent Ali Sel

£9,000.00

**General**

Customise and split into multiple categories



Add receipt



Stock partial 2



Send money to Ali Sel

**Not eligible for Flex**

This isn't eligible for Flex because it wasn't a card payment.



Home



Trends



Premium



Payments



Help



Today, 00:26



Add to Shared Tab

A simple way to manage shared expenses



Split this bill

Instantly get paid back by your friends

DETAILS

Reference

Stock partial 2

Payment info

13356302 20-98-21



HISTORY WITH ALI SEL

Number of payments

2

Total sent

2 payments

£14,990.10

Total received

£0

TRANSACTION OPTIONS

Exclude from Summary

Hide this payment from your total spending



Home



Trends



Premium



Payments



Help

* required information

Section 1 of 7

You can save the form at any time and resume it later. You do not need to be logged in when you resume.

System reference

Not Currently In Use

This is the unique reference for this application generated by the system.

Your reference

Firat Supermarket

You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.

Are you an agent acting on behalf of the applicant?

- Yes No

Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

Applicant Details

* First name

Mr Hurcem

* Family name

Merkan

* E-mail

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] contacted by telephone

Is the applicant:

- Applying as a business or organisation, including as a sole trader
 Applying as an individual

A sole trader is a business owned by one person without any special legal structure. Applying as an individual means the applicant is applying so the applicant can be employed, or for some other personal reason, such as following a hobby.

Continued from previous page...

Address

* Building number or [redacted] [redacted]
[redacted] [redacted]
[redacted] [redacted]
[redacted] [redacted]
[redacted] [redacted]
[redacted] [redacted]
[redacted] [redacted]

[redacted] Details

* First name Mrs Aysen
* [redacted] [redacted]
[redacted] [redacted]
[redacted] [redacted] [redacted]
[redacted] [redacted]

[redacted] ephone

Are you:

- An agent that is a business or organisation, including a sole trader
- A private individual acting as an agent

A sole trader is a business owned by one person without any special legal structure.

Agent Business

Is your business registered in the UK with Companies House? Yes No

Note: completing the Applicant Business section is optional in this form.

Registration number 12194816
Business name NARTS CONSULTANCY LTD
VAT number - [redacted]
Legal status Private Limited Company
Your position in the business Licensing Consultant
Home country United Kingdom

If your business is registered, use its registered name.
Put "none" if you are not registered for VAT.

The country where the headquarters of your business is located.

Continued from previous page...

Agent Registered Address

Address registered with Companies House.

Building	

Section 2 of 7

PREMISES DETAILS

I/we, as named in section 1, apply to transfer the premises licence described below under section 42 of the Licensing Act 2003 for the premises described in section 2 below.

Premises Licence

* Premise licence number

Name Of Current Premises Licence Holder

* Name

Premises Address

Are you able to provide a postal address, OS map reference or description of the premises?

- Address OS map reference Description

Building number or name	<input type="text" value="Firat Supermarket"/>
Street	<input type="text" value="38 Bounds Green Road"/>
District	<input type="text"/>
City or town	<input type="text" value="London"/>
County or administrative area	<input type="text"/>
Postcode	<input type="text" value="N11 2EU"/>
Country	<input type="text" value="United Kingdom"/>

Further Details

Please give a brief description of the premises

Continued from previous page...

Telephone number at the premises if any

Section 3 of 7

APPLICATION DETAILS

In what capacity are you applying for the premises licence to be transferred to you?

- An individual or individuals
- A limited company/limited liability partnership
- A partnership (other than limited liability)
- An unincorporated association
- A recognised club
- A charity
- The proprietor of an educational establishment
- A health service body
- A person who is registered under part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales
- A person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 in respect of the carrying on of a regulated activity (within the meaning of that Part) in an independent hospital in England
- The chief officer of police of a police force in England and Wales
- Other (for example a statutory corporation)

Please confirm the following:

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities
- I am making the application pursuant to a statutory function
- I am making the application pursuant to a function discharged by virtue of His Majesty's prerogative

Section 4 of 7

INDIVIDUAL APPLICANT DETAILS

Applicant Name

Is the name the same as (or similar to) the details given in section one?

- Yes No

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

First name

Mr Hurcem

Family name

Merkan

Continued from previous page...

Is the applicant 18 years of age or older?

- Yes No

Applicant Postal Address

Is the address the same as (or similar to) the address given in section one?

- Yes

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

Building number or

Street

District

City or town

County or administ

Postcode

Country

Applicant Contact

Are the contact det

one?

- Yes No

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

E-mail

Telephone number

Other telephone number

* Date of birth

dd mm yyyy

* Nationality

Right to work share code

Right to work share code if not submitting scanned documents

Add another applicant

Section 5 of 7

FURTHER INFORMATION

Are you the holder of the premises licence under an interim authority notice?

- Yes No

Do you wish the transfer to have immediate effect?

- Yes No

Continued from previous page...

Have you attached the consent form signed by the existing premises licence holder?

Yes No

If this application is granted I would be in a position to use the premises during the application period for the licensable activity or activities authorised by the licence (see section 43 of the Licensing Act 2003)?

Yes No

Have you attached the previous licence?

Yes No

Section 6 of 7

NOTES ON DEMONSTRATING ENTITLEMENT TO WORK IN THE UK

Continued from previous page...

Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:

A licence may not be held by an individual or an individual in a partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any premises licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have an entitlement to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity. They do this in one of two ways: 1) by providing with application copies or scanned copies of the documents listed below (which do not need to be certified), or 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

Documents which demonstrate entitlement to work in the UK

- An expired or current passport showing the holder, or a person named in the passport as the child of the holder, is a British citizen or a citizen of the UK and Colonies having the right of abode in the UK [please see note below about which sections of the passport to copy].
- An expired or current passport or national identity card showing the holder, or a person named in the passport as the child of the holder, is a national of a European Economic Area country or Switzerland.
- A Registration Certificate or document certifying permanent residence issued by the Home Office to a national of a European Economic Area country or Switzerland.
- A Permanent Residence Card issued by the Home Office to the family member of a national of a European Economic Area country or Switzerland.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder indicating that the person named is allowed to stay indefinitely in the UK, or has no time limit on their stay in the UK.
- A **current** passport endorsed to show that the holder is exempt from immigration control, is allowed to stay indefinitely in the UK, has the right of abode in the UK, or has no time limit on their stay in the UK.
- A **current** Immigration Status Document issued by the Home Office to the holder with an endorsement indicating that the named person is allowed to stay indefinitely in the UK or has no time limit on their stay in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the UK, **together with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the Channel Islands, the Isle of Man or Ireland **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A certificate of registration or naturalisation as a British citizen, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.

Continued from previous page...

- A **current** passport endorsed to show that the holder is allowed to stay in the UK and is currently allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder which indicates that the named person can currently stay in the UK and is allowed to work relation to the carrying on of a licensable activity.
- A **current** Residence Card issued by the Home Office to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights or residence.
- A **current** Immigration Status Document containing a photograph issued by the Home Office to the holder with an endorsement indicating that the named person may stay in the UK, and is allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A Certificate of Application, **less than 6 months old**, issued by the Home Office under regulation 18(3) or 20(2) of the Immigration (European Economic Area) Regulations 2016, to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence.
- Reasonable evidence that the person has an outstanding application to vary their permission to be in the UK with the Home Office such as the Home Office acknowledgement letter or proof of postage evidence, or reasonable evidence that the person has an appeal or administrative review pending on an immigration decision, such as an appeal or administrative review reference number.
- Reasonable evidence that a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence in exercising treaty rights in the UK including:-
 - evidence of the applicant's own identity – such as a passport,
 - evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and
 - evidence that the European Economic Area national has a right of permanent residence in the UK or is one of the following if they have been in the UK for more than 3 months:
 - (i) working e.g. employment contract, wage slips, letter from the employer,
 - (ii) self-employed e.g. contracts, invoices, or audited accounts with a bank,
 - (iii) studying e.g. letter from the school, college or university and evidence of sufficient funds; or
 - (iv) self-sufficient e.g. bank statements.

Family members of European Economic Area nationals who are studying or financially independent must also provide evidence that the European Economic Area national and any family members hold comprehensive sickness insurance in the UK. This can include a private medical insurance policy, an EHIC card or an S1, S2 or S3 form.

Original documents must not be sent to licensing authorities. If the document copied is a passport, a copy of the following pages should be provided:-

- (i) any page containing the holder's personal details including nationality;
- (ii) any page containing the holder's photograph;
- (iii) any page containing the holder's signature;
- (iv) any page containing the date of expiry; and
- (v) any page containing information indicating the holder has permission to enter or remain in the UK and is permitted to work.

Continued from previous page...

If the document is not a passport, a copy of the whole document should be provided.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

Home Office online right to work checking service

As an alternative to providing a copy of the documents listed above, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their 9-digit share code (provided to them upon accessing the service at <https://www.gov.uk/prove-right-to-work>) which, along with the applicant's date of birth (provided within this application), will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be checked online.

The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copy documents as set out above.

Section 7 of 7

PAYMENT DETAILS

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card.

This formality requires a fixed fee of £23

ATTACHMENTS

AUTHORITY POSTAL ADDRESS

Address

Building number or name	<input type="text"/>
Street	<input type="text"/>
District	<input type="text"/>
City or town	<input type="text"/>
County or administrative area	<input type="text"/>
Postcode	<input type="text"/>
Country	<input type="text" value="United Kingdom"/>

DECLARATION

* I/we understand it is an offence, liable on conviction to a fine up to level 5 on the standard scale, under section 158 of the licensing act 2003, to make a false statement in or in connection with this application.

Continued from previous page...

Ticking this box indicates you have read and understood the above declaration

This section should be completed by the applicant, unless you answered "Yes" to the question "Are you an agent acting on behalf of the applicant?"

* Full name

* Capacity

Date (dd/mm/yyyy)

* Full name

* Capacity

Date (dd/mm/yyyy)

Once you're finished you need to do the following:

1. Save this form to your computer by clicking file/save as...
2. Go back to <https://www.gov.uk/apply-for-a-licence/premises-licence/haringey/change-3> to upload this file and continue with your application.

Don't forget to make sure you have all your supporting documentation to hand.

Consent of premises licence holder to transfer

I/we **Mr Ali Sel**

[full name of premises licence holder(s)]

the premises licence holder of premises licence number **LN/000017249**

[insert premises licence number]

relating to

Firat Supermarket, 38 Bounds Green Road London N11 2EU

[name and address of premises to which the application relates]

hereby give my consent for the transfer of premises licence number

LN/000017249


[insert premises licence number]

to

Mr Hurcem Merkan

[full name of transferee].

Signed



Full Name **Mr Ali Sel**

Date **22/11/2023**



Payment Successful

Please note - information on this page will time-out after 15 minutes of inactivity



Thank you. Your payment for £23.00 has been accepted

This is NOT a VAT receipt.

Please make a copy of this receipt for your records

To email the receipt, enter the full email address and click on the 'Email' button

Email

To print this page, click the Print button

To display a VAT receipt, click the VAT button

To finish this payment, and start another task, click Finish

Receipt Details

Card type Visa Credit
Card number *****8744

Receipt Number ELMS00015253
Authorisation code 703438
Merchant Number ***79951
Terminal ID

Date/Time 22/11/2023 16:58:55

Mr Mahir Kilic
53 Stoke Newington High Street
Stoke Newington High Street
London
N16 8EL

The following payments have been made

Fund	Payment Method	Amount (£)	Charge (£)	VAT	Reference
Miscellaneous	14 CCNET	23.00	0.00	0.00	V3240060501
Total Amount		23.00			

Your account will be debited with the above amount

[Back to Top](#)

[Help](#) [Link opens in new window] [About](#)[link opens in new window]

Version 17.9.9.32781 - 17.9 - Chip&Pin Engine Version 1.0

Privacy Notice

Data Controller: Haringey Council

[See the Haringey Council privacy statement \(Opens in new window\)](#)

Provided by Civica UK Limited

Section 1 of 4

You can save the form at any time and resume it later. You do not need to be logged in when you resume.

System reference This is the unique reference for this application generated by the system.

Your reference You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.

Are you an agent acting on behalf of the applicant?

Yes No

Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

Applicant Details

* First name

* Family name

* E-mail

Include country code.

Other telephone number

Indicate here if the applicant would prefer not to be contacted by telephone

Is the applicant:

Applying as a business or organisation, including as a sole trader
 Applying as an individual

A sole trader is a business owned by one person without any special legal structure. Applying as an individual means the applicant is applying so the applicant can be employed, or for some other personal reason, such as following a hobby.

Continued from previous page...

Address

* Building number or name	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Agent Details

* First name	<input type="text" value="Mrs Aysen"/>
* Family name	<input type="text" value="Ipek Kilic"/>
* E-mail	<input type="text"/>
<input type="text"/>	<input type="text"/>
Other telephone number	<input type="text"/>

Include country code.

Indicate here if you would prefer not to be contacted by telephone

Are you:

- An agent that is a business or organisation, including a sole trader
- A private individual acting as an agent

A sole trader is a business owned by one person without any special legal structure.

Agent Business

Is your business registered in the UK with Companies House? Yes No

Note: completing the Applicant Business section is optional in this form.

Registration number	<input type="text" value="12194816"/>
Business name	<input type="text" value="NARTS CONSULTANCY LTD"/>
VAT number	<input type="text" value="-"/>
Legal status	<input type="text" value="Please select..."/>
Your position in the business	<input type="text" value="Licensing Consultant"/>
Home country	<input type="text" value="United Kingdom"/>

If your business is registered, use its registered name.

Put "none" if you are not registered for VAT.

The country where the headquarters of your business is located.

Continued from previous page...

Agent Registered Address



Building number or name	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

2 of 4

PREMISES DETAILS

I/we apply to vary a premises licence to specify the individual named in this application as the premises supervisor under section 37 of the Licensing Act 2003.

* Premises licence number

Are you able to provide a postal address, OS map reference or description of the premises?

- Address OS map reference Description

Address

* Building number or name	<input type="text" value="Station Supermarket"/>
* Street	<input type="text" value="38 Bounds Green Road"/>
District	<input type="text"/>
* City or town	<input type="text" value="London"/>
County or administrative area	<input type="text"/>
Postcode	<input type="text" value="N11 2EU"/>
* Country	<input type="text" value="United Kingdom"/>

Contact Details

E-mail	<input type="text"/>
Telephone number	<input type="text"/>
Other telephone number	<input type="text"/>

Describe the premises. For example, what type of premises it is

Off licence, grocery store. I have sent an email to change the premises trading name from Firat Supermarket to Station Supermarket.

Continued from previous page...

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card.

This formality requires a fixed fee of £23

ATTACHMENTS

AUTHORITY POSTAL ADDRESS

Address

Building number or name	<input type="text"/>
Street	<input type="text"/>
District	<input type="text"/>
City or town	<input type="text"/>
County or administrative area	<input type="text"/>
Postcode	<input type="text"/>
Country	<input type="text" value="United Kingdom"/>

DECLARATION

* I/we understand it is an offence, liable on conviction to a fine up to level 5 on the standard scale, under section 158 of the licensing act 2003, to make a false statement in or in connection with this application.

Ticking this box indicates you have read and understood the above declaration

This section should be completed by the applicant, unless you answered "Yes" to the question "Are you an agent acting on behalf of the applicant?"

Signature Of Applicant Or Applicant's Solicitor

* Full name	<input type="text"/>
* Capacity	<input type="text"/>
Date (dd/mm/yyyy)	<input type="text"/>

Joint Applicants, Signature Of Second Applicant Or Second Applicants Solicitor

* Full name	<input type="text"/>
* Capacity	<input type="text"/>
Date (dd/mm/yyyy)	<input type="text"/>

Consent of individual to being specified as premises supervisor

I **Mr Hurcem Merkan** of **Flat 2 BOUNDS GREEN COURT, BOUNDS GREEN ROAD, London N11 2EX**

[home address of prospective premises supervisor] hereby confirm that I give my consent to be specified as the designated premises supervisor in relation to the

application for **a DPS Variation** [type of application] by **Mr Hurcem Merkan** [name of applicant]

relating to a Premises Licence **LN/000017249** [number of existing licence, if any]

for **Station Supermarket, 38 Bounds Green Road, London N11 2EU** [name and address of premises to which the application relates] and any premises licence to be granted or varied in respect of this application made by

Mr Hurcem Merkan [name of applicant] concerning the supply of alcohol at **Station Supermarket, 38 Bounds Green Road, London N11 2EU,** [name and address of premises to which application relates]

I also confirm that I am applying for, intend to apply for or currently hold a personal licence, details of which I set out below.

Personal licence number **LN/000027550**
[insert personal licence number, if any]

Personal licence issuing authority **L.B. Haringey**
[insert name and address and telephone number of personal licence issuing authority, if any]

Signed 

Full Name **Mr Hurcem Merkan**

Date **02/02/2024**



Payment Successful

Please note - information on this page will time-out after 15 minutes of inactivity



Thank you. Your payment for £23.00 has been accepted

This is NOT a VAT receipt.

Please make a copy of this receipt for your records

To email the receipt, enter the full email address and click on the 'Email' button

Email

To print this page, click the Print button

To display a VAT receipt, click the VAT button

To finish this payment, and start another task, click Finish

Receipt Details

Card type Visa Credit
Card number *****8744

Receipt Number ELMS00015609
Authorisation code 983409
Merchant Number ***79951
Terminal ID

Date/Time 02/02/2024 11:36:23
Mr Mahir Kilic
53 Stoke Newington High Street
Stoke Newington High Street
London
N16 8EL

The following payments have been made

Fund	Payment Method	Amount (£)	Charge (£)	VAT	Reference
Miscellaneous	14 CCNET	23.00	0.00	0.00	V3240060501
Total Amount		23.00			

Your account will be debited with the above amount

[Back to Top](#)

[Help](#) [Link opens in new window] [About](#)[link opens in new window]

Version 17.9.9.32781 - 17.9 - Chip&Pin Engine Version 1.0

Privacy Notice

Data Controller: Haringey Council
[See the Haringey Council privacy statement \(Opens in new window\)](#)

Provided by Civica UK Limited

PREMISES LICENCE SUMMARY

Receipt: SELMS00003210

Premises Licence Number: LN/000017249

This Premises Licence has been issued by:

The Licensing Authority, London Borough of Haringey,

[REDACTED]

[REDACTED]

[REDACTED] **Date:** 20th October 2016
DPS Variation: 16th February 2024

Part 1 – PREMISES DETAILS

Postal Address of Premises or, if none, Ordnance Survey map reference or description:

**STATION SUPERMARKET
38 BOUNDS GREEN ROAD
LONDON
N11 2EU**

Telephone:

Where the Licence is time limited, the dates:

Not applicable

Licensable activities authorised by the Licence:

Supply of Alcohol

The times the Licence authorises the carrying out of licensable activities:

Supply of Alcohol

Sunday to Thursday 0800 to 0000

Friday to Saturday 0800 to 0100

The opening hours of the premises:

Sunday to Thursday 0800 to 0000

Friday to Saturday 0800 to 0100

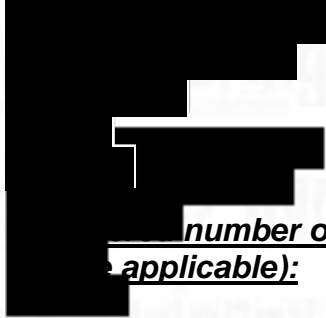
Where the Licence authorises supplies of alcohol whether these are on and/or off supplies:

Supply of alcohol for consumption **OFF** the premises.

PREMISES DETAILS [CONT'D]

Name, (registered) address of holder of Premises Licence:

Hurcem Merkan



number of holder, for example company number, charity number (if applicable):

Not applicable

Name of designated premises supervisor where the Premises Licence authorises the supply of alcohol:

Hurcem Merkan

State whether access to the premises by children is restricted or prohibited:

Not applicable



PREMISES LICENCE

Receipt: SELMS00003210

Premises Licence Number: LN/000017249

This Premises Licence has been issued by:

The Licensing Authority, London Borough of Haringey,

[REDACTED],
[REDACTED]

[REDACTED]

Date: 20th October 2016
DPS Variation: 16th February 2024

Part 1 – PREMISES DETAILS

Postal Address of Premises or, if none, Ordnance Survey map reference or description:

**STATION SUPERMARKET
38 BOUNDS GREEN ROAD
LONDON
N11 2EU**

Telephone:

Where the Licence is time limited, the dates:

Not applicable

Licensable activities authorised by the Licence:

Supply of Alcohol

The times the Licence authorises the carrying out of licensable activities:

Supply of Alcohol

Sunday to Thursday 0800 to 0000

Friday to Saturday 0800 to 0100

The opening hours of the premises:

Sunday to Thursday 0800 to 0000

Friday to Saturday 0800 to 0100

Where the Licence authorises supplies of alcohol whether these are on and/or off supplies:

Supply of alcohol for consumption **OFF** the premises.

PREMISES DETAILS [CONT'D]

Part 2

**Address, telephone number and e-mail (where relevant) of
Licence:**

merkan

**Registered number of holder, for example company number, charity number
(where applicable):**

Not applicable

**Name, address and telephone number of designated premises supervisor where
the Premises Licence authorises the supply of alcohol:**

Hurcem Merkan

**Personal Licence number and issuing authority of personal licence held by
designated premises supervisor where the Premises Licence authorises for the
supply of alcohol:**

Personal Licence: LN/000027550

Issued by: London Borough of Haringey

Supply of alcohol.

1. No supply of alcohol may be made under the premises licence;
 - (a) at a time when there is no designated premises supervisor in respect of the premises licence, or
 - (b) a designated premises supervisor does not hold a personal licence or his personal licence is suspended.
2. Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.
3. (1) The premises licence holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
 - (2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
 - (3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either—
 - (a) a holographic mark, or
 - (b) an ultraviolet feature.

4. Prohibition on Sale of Alcohol below Cost of Duty plus VAT.

- (1) A relevant person shall ensure that no alcohol is sold or supplied for consumption off the premises at a price less than the permitted price.
- (2) For the purposes of the condition set out in paragraph (1) —
 - (a) —permitted price to be construed in accordance with the Alcoholic Liquor Duties Act 1979(6) ;
 - (b) —permitted price is the price found by applying the formula —

$$P = D + (D \times V)$$

Where —

- (i) P is the permitted price,
- (ii) D is the rate of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
- (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol.

- (c) — relevant person means, in relation to premises in respect of which there is in force a premises licence —
 - (i) the holder of the premises licence,
 - (ii) the designated premises supervisor (if any) in respect of such a licence, or
 - (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
- (d) —relevant person means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
- (e) —value added tax means value added tax charged in accordance with the Value Added Tax Act 1994

(3) Where the permitted price given by Paragraph (b) of paragraph (2) would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

Annex 1 –Mandatory Conditions

(4) (a) Sub-paragraph (b) below applies where the permitted price given by Paragraph (b) of paragraph (2) on a day (—the first dayll) would be different from the permitted price on the next day (—the second dayll) as a result of a change to the rate of duty or value added tax.

(b) The permitted price which would apply on the first day applies to sales or supplies of [REDACTED] place before the expiry of the period of 14 days beginning on the

Door

1. Any [REDACTED] to be on the premises to carry out a security activity must be authorised to carry out that activity by a licence granted under the Private Security Industry Act 2001 or be entitled to carry out that activity by virtue of Section 4 of that Act.

[REDACTED]

THE PREVENTION OF CRIME AND DISORDER

The DPS or trained member of staff nominated in writing by the DPS will be on duty at all times the premise is open to the public.

A CCTV system on the interior and exterior of the premises will be installed to current Metropolitan Police Office standards and will be kept operational at all times the premise is open to the public.

CCTV will be set to take full length and shoulders shot of persons entering the premises.

Records will be kept to an evidential standard in any light and be capable of storing images for a minimum of 31 days.

All staff working front of house will be trained to operate the CCTV system and download images.

At least one member of staff will be trained to operate the CCTV system and download images will be on duty at all times the premise is open to the public. Footage shall be shown to the police and screen shots provided upon request.

Copies of downloaded images will be provided to Police on a USB stick, CD or other acceptable means within 24 hours of request.

An incident book will be kept on the premises and made available upon request to the Police or authorised council officer, which will record the following:

- [REDACTED]
- [REDACTED]
- [REDACTED]s of customers
- [REDACTED] complaints received
- [REDACTED] incidents of disorder
- Any seizure of drugs or offensive weapons
- Any faults with CCTV
- Any refusal in the sale of alcohol
- Any visit by relevant authority or emergency service

Notices will be prominently displayed by entry/exit door and point of sale advising customers:

- CCTV and Challenge 25 are in operation.
- the provisions of the licensing act regarding under age and proxy sales.
- the permitted hours for licensing activities and opening times
- not to drink in the street
- to respect residents, leave quietly, not loiter outside the premises or in the vicinity and to dispose of litter legally.

PUBLIC SAFETY

A fire risk assessment and emergency plan will be prepared and regularly review.

All staff will receive appropriate fire safety training and refresher training.

THE PREVENTION OF PUBLIC NUISANCE

The front of the premises shall be kept tidy at all times.

Relevant notices will be prominently displayed by the entry/exit door and point of sale

No deliveries will be received or rubbish removed from the premises between 2100 and 0700.

Annex 2 – Conditions consistent with the Operating Schedule

Any music played will only be played at background level.

An incident book shall be kept at the premises and made available to the Police or authorised council officer

A photo of the premises will be made available upon request to Police, other responsible authority

Any complaint and outcome will be recorded in the incident book.

Plan

All plant machinery is correctly maintained and regularly serviced to ensure that it is operating efficiently and with minimal disturbance to neighbours arising from noise.

Prevention of nuisance from light

Illuminated external signage shall be switched off when the premise is closed.

THE PROTECTION OF CHILDREN

The 'Challenge 25' will be implemented.

The following forms of identification will be accepted:

- Valid passport
- Photo driving licence
- MF Europe photographic ID card
- [REDACTED] with the PASS logo or hologram

All refusals of alcohol sales shall be recorded in the refusal section of the incident book.

The incident book will be kept on the premises and produced to Police and authorised council officers upon request

All staff who work front of house will be trained for their role on induction and be given refresher training every six months.

Written training records will be kept for each staff member and produced upon request to Police and authorised council. Training will include identifying persons under the age of 25, making a challenge, acceptable proof of age and ID checks, making and recording a refusal, avoid conflict and responsible alcohol retailing.

Unless an EPOs system with automatic proof of age check reminder is incorporated is in use a manual prompt will be displayed by the till(s) to remind staff to check proof of age where appropriate.

All staff working the tills will be trained for their role on induction and given refresher training every six months.

RESOLVED 20th October 2016

The Committee carefully considered the application for a new premises licence, the representations of the Metropolitan Police, Public Health, licensing authority and Trading Standards teams and the applicant's representative.

The Committee resolved to grant the application for the

Supply of alcohol for consumption [REDACTED]
Sunday to Thursday 0800 [REDACTED]
Friday to Saturday 0800 to 0100 hours
Hours open to the public [REDACTED]
Sunday [REDACTED]
Friday to Saturday 0800 to 0100 hours

Subject to the following conditions which were considered to be appropriate and proportionate in order to fulfil the licensing objectives:

1. That a CCTV recording system be installed inside the premises, positioned to capture the sale of alcohol and tobacco. A library of recordings taken by the system shall be maintained for a minimum of 31 days and made available to authorised officers upon request. A member of staff trained to operate the CCTV system and download images shall be on duty at all times the premises are open to the public.
The conditions set out on page 21 of the agenda pack at paragraph 6 a to e related to notices will form part of the conditions.
2. The premises licence holder shall not purchase alcohol or tobacco from any door to door sellers and only source alcohol, tobacco and other products from authorised or bona fide suppliers and refuse access to hawkers of counterfeit products.
3. The premises licence holder shall ensure all receipts for goods bought include the following details:
 - i) The seller's name and address
 - ii) Seller's company details if applicable
 - iii) Seller's VAT details if applicableSuch receipts are to be made available to officers of the local authority or the Police upon request.
4. Mr Haydar Erdogan shall be excluded from the premises at all times. For the avoidance of doubt, he shall not sell or supply for sale alcohol or any goods at the premises whether by himself or instructing others.
5. The premises licence holder will ensure that the ages of purchasers of alcohol will be verified and that individuals who appear to be under 18 years of age will be required to produce photographic identification which includes their date of birth and a holographic mark. The conditions as set out on page 22 of the agenda pack at section e, points 1 to 6 shall also be imposed for the protection of children from harm.

The Committee carefully considered the representations of the responsible authorities and had particular regard to the serious incidents of crime and disorder that had been associated with the premises. The Committee gave serious consideration to refusing this application in light of the matters that were put before it but saw fit to grant the licence on the understanding that the licence

Annex 3 – Conditions attached after a hearing by the licensing authority

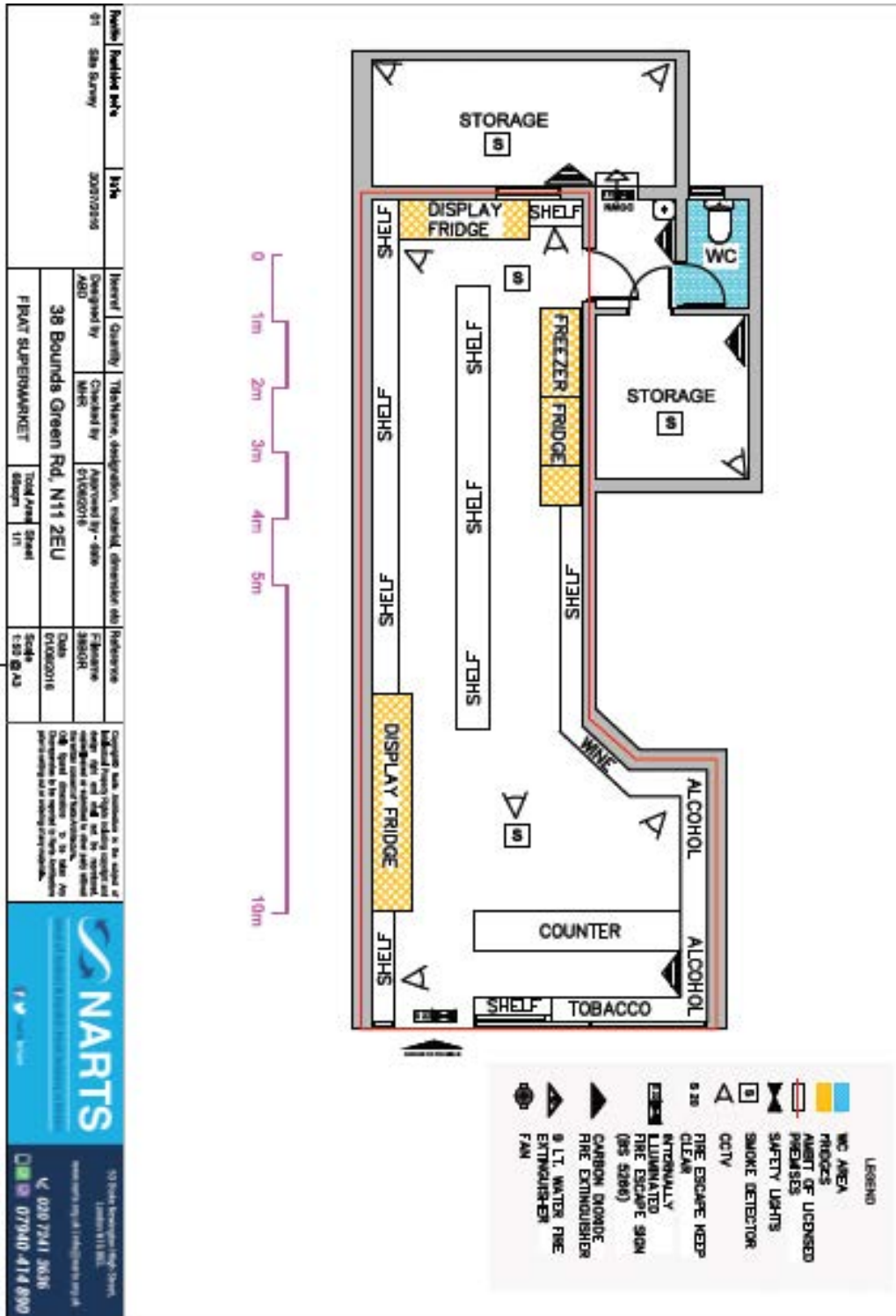
holder would in due course become a director of the business such that he would be in a position to exert control over the events that take place at the premises. The Committee recommends that the licence holder's status as a director is verified to the responsible authorities as soon as possible.

The [REDACTED] conducted its enquiries with an open mind and only made its decision after having [REDACTED] all parties.

[REDACTED]

[REDACTED]

Annex 4 – Plans



The Licensing Authority
London Borough of Haringey
4th Floor, Alexandra House
Station Road, Wood Green
London N22 7TY

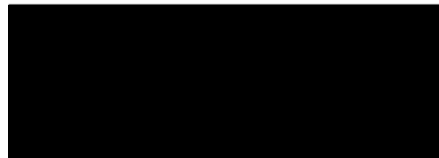
Haringey
LONDON

Licensing Act 2003 - Personal Licence

Licence Number: LN/000027550

Name: Hurcem Merkan

Address:

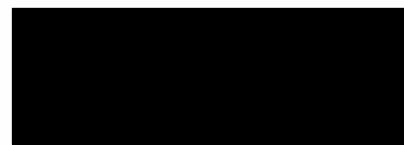


Start Date: 31st January 2024

The holder of this licence named above is hereby authorised to sell or supply or to authorise the sale or supply of alcohol in accordance with the provisions of Part 6 of the Licensing Act 2003.

Relevant / Foreign Offences

Issue Date: 31st January 2024



Licensing Authority

A personal licence holder must produce this licence on request by a police officer or authorised officer of the Licensing Authority or other di



London N22 7TR