



HOUSE OF COMMONS

LONDON SW1A 0AA

**Rt Hon Peter Hain MP for Neath**  
**Please Respond to Constituency Address**

IPSA  
16 AUG 2013  
Scanned

[REDACTED]  
Validation Team  
Independent Parliamentary Standards Authority  
Portland House  
Bressenden Place  
London  
SW1E 5BH

Our Ref: [REDACTED]

14 August 2013

Dear [REDACTED]

**Re: Office Lease Reminder IPSA: 009100729**

Further to your email of 12<sup>th</sup> August I enclose a letter signed by the Landlord confirming the extension of the lease.

I would be grateful if you could confirm receipt of the document.

Yours sincerely,

[REDACTED]  
  
PETER HAIN  
MP for Neath

Encs.

Constituency Office: 39 Windsor Road, Neath SA11 1NB  
Tel: 01639 630152 Fax: 01639 641196  
Email: [hainp@parliament.uk](mailto:hainp@parliament.uk)  
Website: [www.peterhain.org](http://www.peterhain.org)

  
Neath CLP Treasurer


  
  
  
  
  
14<sup>th</sup> August 2013

To whom it may concern

The lease / rental agreement between the Neath CLP ('the Owner') and Rt. Hon. Peter Gerald Hain MP ('the Licensee') for 'the Premises' 39 Windsor Road, Neath, SA11 1NB has been extended from 6<sup>th</sup> May 2012 to the 31<sup>st</sup> March 2015.

The remainder of the agreement remains the same.

Yours sincerely,

  
Neath CLP Treasurer  
(the Owner')

# LEASE / RENTAL AGREEMENT

THIS AGREEMENT is made on the 6<sup>th</sup> day of May 2010 BETWEEN:

- (1) Neath CLP: Treasurer [REDACTED] ('the Owner') and
- (2) Rt. Hon. Peter Gerald Hain MP of 39 Windsor Road, Neath, SA11 1NB ('the Licensee').

NOW IT IS AGREED as follows:

## 1 DEFINITIONS AND INTERPRETATION

In this agreement the following expressions have the meanings given in this clause.

### 1.1 'The Premises'

'The Premises' means the ground floor premises at 39 Windsor Road, Neath, SA11 1NB.

### 1.2 'The Licence Fee'

'The Licence Fee' means £5700 a year payable quarterly in arrears.

### 1.3 'The Licence Period'

'The Licence Period' means the 6<sup>th</sup> May 2010 to 5<sup>th</sup> May 2011.

### 1.4 References to clauses

Any reference in this agreement to a clause without further designation is to be constructed as a reference to the clause in this agreement so numbered.

## 2 THE LICENCE

Subject to clause 3 LICENSEE'S UNDERTAKINGS and clause 4 GENERAL, the Owner gives the Licensee the right, for the Licence Period to use the Premises together with such rights reasonably necessary over the Owner's adjoining land in order to exercise the rights given in this Agreement.

## 3 LICENSEE'S UNDERTAKINGS

The Licensee agrees and undertakes as set out in this clause 3.

**IPSA COPY**  
**Original Sighted**  
**Signed** *[Signature]*  
**Dated** 26/07/10

### **3.1 Licence fee and outgoings**

The Licensee must pay the Licence Fee to the Owner quarterly in arrears, the first payment, or a due proportion of it apportioned on a day-to-day basis to be made on the date of this agreement, and must pay on demand a fair and reasonable proportion, apportioned in respect of the Licence Period, of all rates and other outgoings of a periodically recurring nature incurred in respect of the Premises.

### **3.2 Condition of Property**

The Licensee must keep the Premises clean and tidy and clear of rubbish and leave them in a clean and tidy condition and free of the Licensee's furniture, equipment, goods and chattel at the end of the Licence Period. The Licensee is responsible for maintenance and up keep of the Premises.

### **3.3 Signs and notices**

The Licensee must not display any signs or notices at the Premises without the prior written consent of the Owner.

### **3.4 Nuisance**

The Licensee must not use the Premises in such a way as to cause any nuisance, damage, disturbance, annoyance, inconvenience or interference to adjoining or neighbouring property or to the owners, occupiers or users of adjoining or neighbouring property.

### **3.5 Statutory requirement and insurance**

The Licensee must not do anything that will or might constitute a breach of any statutory requirements affecting the Premises or that will or might wholly or partly vitiate any insurance effected in respect of the Premises from time to time.

### **3.6 Indemnity**

The Licensee must indemnify the Owner, and keep the Owner indemnified, against all losses, claims, demands, actions, proceedings, damages, costs, or expenses or other liability arising in any way from this agreement, any breach of any of the Licensee's undertakings contained in this clause, for the exercise or purported exercises of any of the rights given in clause 2 THE LICENCE.

### **3.7 Owner's rights**

The Licensee must not in any way impede the Owner, or his servants or agents, in the exercise of his rights of possession and control of the Premises and every part of the Premises. The Owner also has agreement to the Premises up to 20 times per annum and use of storage.

## 4 GENERAL

### 4.1 Determination

The rights granted in clause 2 THE LICENCE are to determine – without prejudice to the Owner's rights in respect of any breach of the undertaking contained in clause 3 LICENSEE'S UNDERTAKINGS immediately on notice given by the Owner at any time following any breach by the Licensee of his undertakings contained in clause 3 LICENSEE'S UNDERTAKINGS.

### 4.2 Assignment prohibited

The benefit of this license is personal to the Licensee and not assignable, and the rights given in clause 2 THE LICENCE may only be exercised by the Licensee and his employees.

### Notices

All notices given by either party to the provisions of this agreement must be in writing, and are to be sufficiently served if delivered by hand or sent by registered post or recorded delivery, or sent by fax provided that a confirmatory copy is delivered by hand or sent by registered post or recorded delivery on the same day, to the other party at this registered office or last known address.

IN WITNESS the parties hereto have set their hands this day and year first before written

Signed by Neath CLP  
In the presence of:



Signed by Rt. Hon. Peter Hain MP  
In the presence of:

