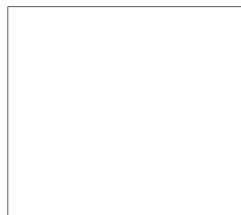


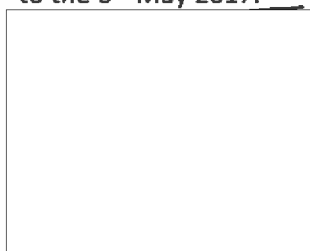
Neath CLP Treasurer



6th June 2016

To whom it may concern

The lease/rental agreement between the Neath CLP ('the Owner') and Christina Rees MP ('the Licensee') for 'the Premises' 39 Windsor Road, Neath, SA11 1NB has been agreed from 7th May 2016 to the 6th May 2017.



Neath CLP Treasurer

('the Owner')

LEASE/RENTAL AGREEMENT

THIS AGREEMENT is made on the 7th day of May 2016 BETWEEN:

- (1) Neath CLP: Treasurer [] ('the Owner') and
(2) Christina Rees MP of [] ('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 £6100 a year payable quarterly in arrears.

1.3 'The Licence Period'

'The Licence Period' means the 7th May 2016 to 6th May 2017.

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.

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.

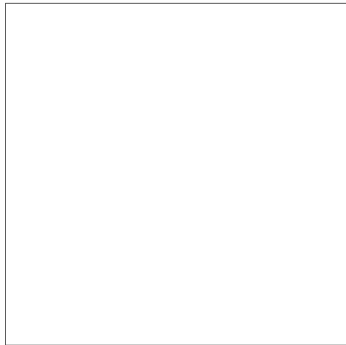
4.2 Assignment prohibited

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



- 24/06/16

- 24/06/16

Signed by Christina Rees MP:



- 24/06/16

In the presence of:



- 24/06/16