

AGENDA SUPPLEMENT

Licensing/Gambling Hearing

To: Councillors Melly, Baxter, and Nicholls

Date: Thursday, 24 September 2026

Time: 10.00 am

Venue: West Offices - Station Rise, York YO1 6GA

The Agenda for the above meeting was published on **Wednesday, 16 September 2026**. The attached additional documents are now available for the following agenda item:

7. **The Determination of an Application for Review of a Premises Licence by Home Office Immigration Enforcement [Section 52(2)(a)] in respect of Sky Blue, 16 Barbican Road, York YO10 5AA. (CYC-068154)** (Pages 3 - 54)
- i. Additional information submitted by the Premises Licence Holder

This agenda supplement was published on
Thursday, 24 September 2026

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Licensing Hearing 24 September 2026**Sky Blue****Additional Information Submitted by Premises Licence Holder**

- i. Electricity Bill – unredacted (page 5)
- ii. Gas Bill – unredacted (page 7)
- iii. 2021 Lease – unredacted (page 9)
- iv. 2026 Sublease – unredacted (page 15)
- v. Security Log – unredacted (page 19)
- vi. CCTV Evidence (page 21)
- vii. Evidence of compliance of licence (page 25)
- viii. Electricity Bill – redacted (page 39)
- ix. Gas Bill – redacted (page 41)
- x. 2021 Lease – redacted (page 43)
- xi. 2026 Sublease – redacted (page 49)
- xii. Security Log – redacted (page 53)

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By virtue of paragraph(s) 1, 2, 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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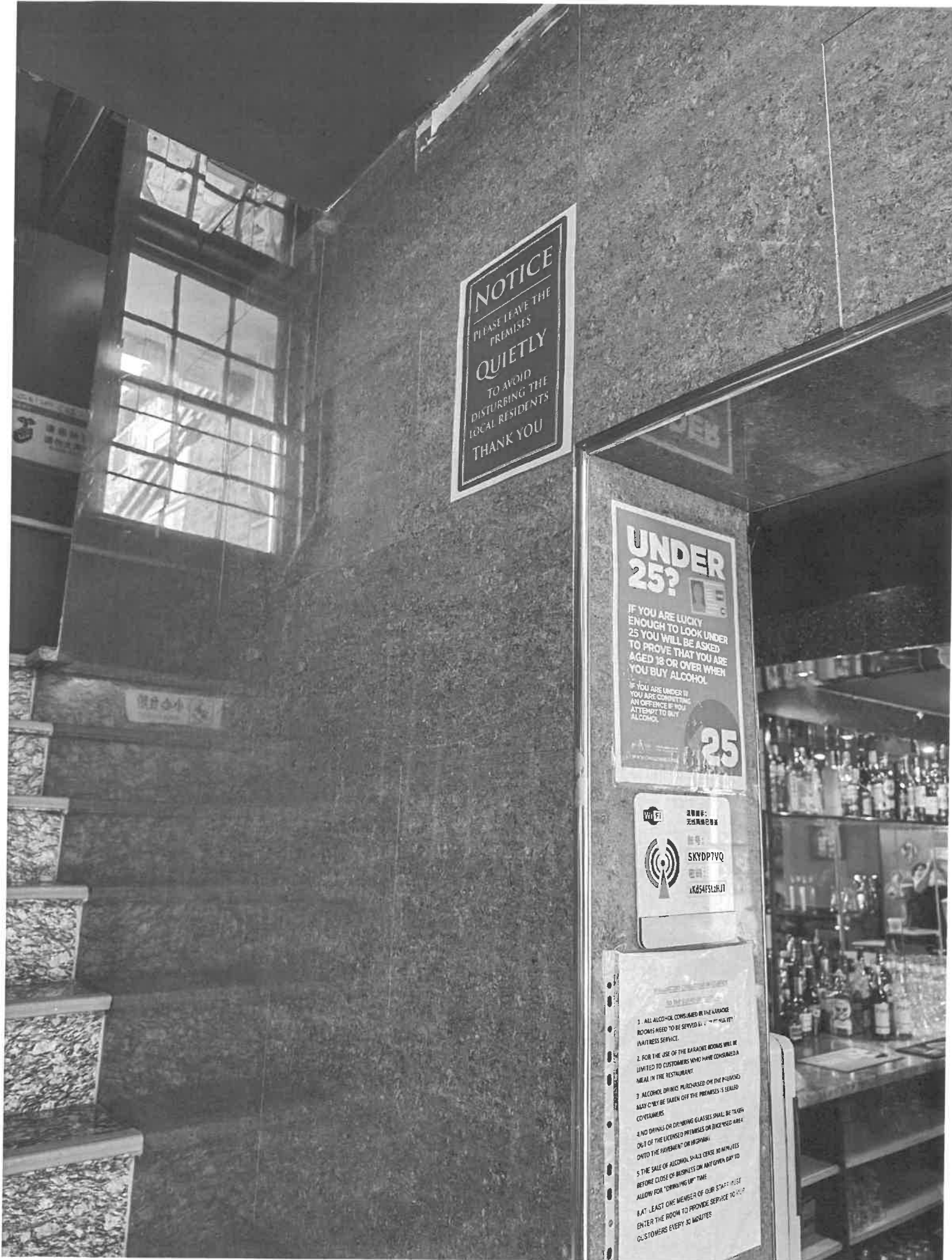
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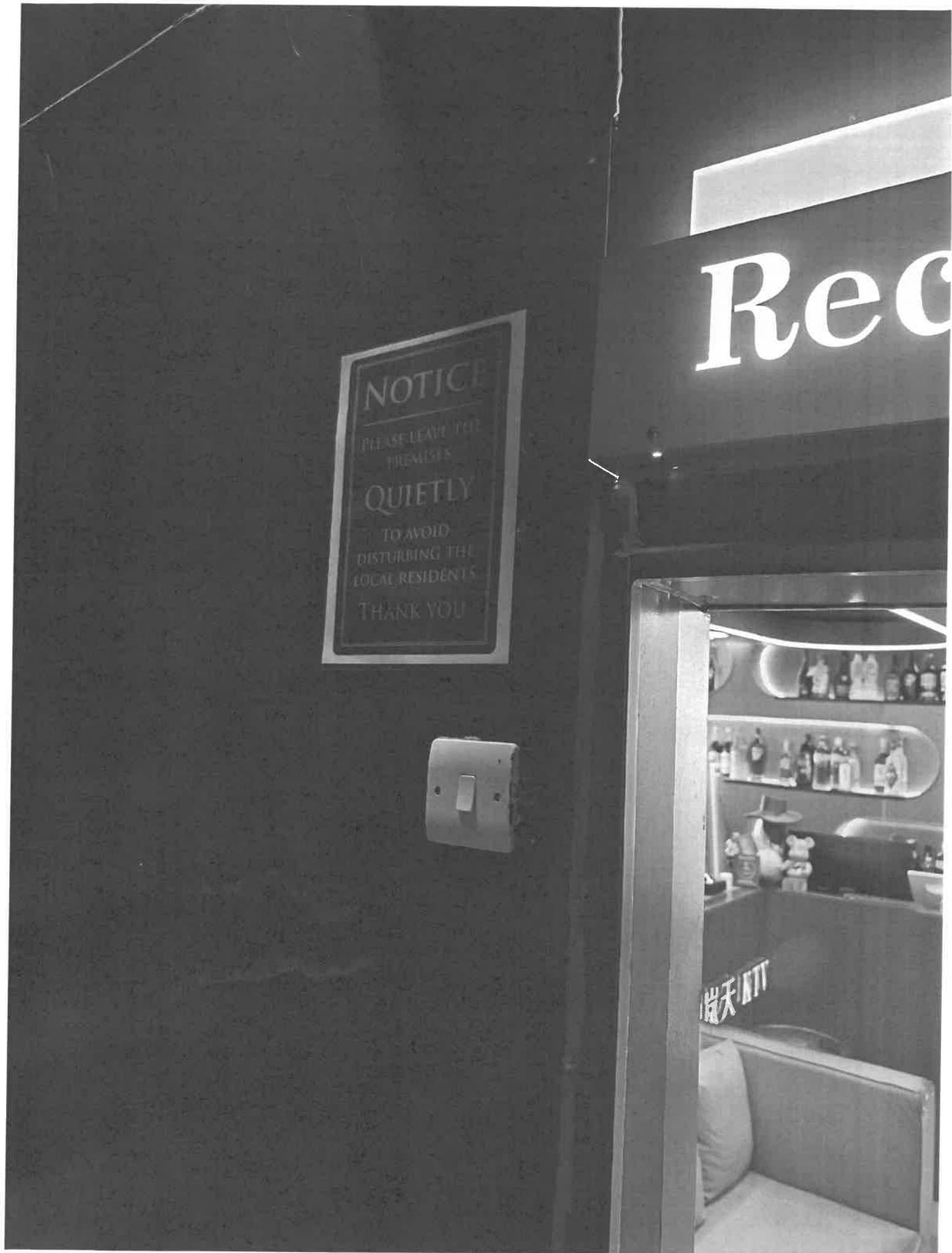
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Bill date: 21 July 2026

Bill number: [REDACTED]

This is a VAT invoice
VAT registration number 684 9667 62

Side 1 of 4



Account number [REDACTED]

Contact us

Questions about your bill?
Just scan this code with
your smartphone to
chat with us directly

0333 009 6060*

Mon to Fri 8am to 6pm

B

Your business electricity bill - copy

Site address: [REDACTED]

Billing period: 14 June 2026 to 14 July 2026

Your account

Since your previous bill

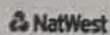
Outstanding balance - 14 June 2026	£889.95
Balance from last bill	£889.95
New charges this bill	
Electricity charges	£216.26
Standing charges	£21.67
Total charges exc VAT	£237.93
VAT	£11.89
Total new charges this bill inc VAT	£249.82

Total amount due £1,139.77

Please pay this by 31 July 2026

ESTIMATED
READINGUpgrade to a smart meter for FREE
and only pay for what you use. Go to
britishgas.co.uk/business/smartmove3

Your Fixed Price Energy Plan

Your current energy plan ends on 20
Jan 2028. Call us on 0330 332 1156
so we can discuss your options with
you.You've chosen Zero
Carbon Electricity for
Business
Backed by a mix of
Renewable Energy
Guarantees of Origin and
nuclear declarations.

Electricity Payment Slip

British Gas

bank giro credit

155
25

Reference (customer account number)

603102278

Credit account number

62 3258

Amount due
no fee payable at P.O. counter

£1139.77

Cheque acceptable at a Post Office

Paragon 1105

Cashiers stamp
and initials

Signature

Date

/ /

62-32-58

NatWest Collection Account

Please do not write in the area below or fold this voucher



Total with	
Charges	
£	

<808911144603102278< 623258+< 73 X

Side 2 of 4

Useful information

Emergency or loss of supply

105

or contact: NORTHERN POWERGRID, Manor House, Station Road, Peshaw, Houghton le Spring, DH4 7LA

Understanding your bill

You'll find a simple guide on how to read your bills at britishgas.co.uk/business/bill.

To stay

Get in touch and we'll be happy to agree a new energy plan with you - call us on 0330 332 1156*

To switch

Simply call us on 0330 332 1156* and we'll find an energy plan that suits your business needs. If you're planning to move supplier, you'll need to make sure you've paid any outstanding bills.

Moving premises?

Please provide a meter reading on the day you move so we can bill you accurately.

Call us on 0333 202 9358* or go online at

britishgas.co.uk/business/moves.

*Calls may be monitored or recorded to help improve our services to you. Calls to 0800 numbers are free. 0845 numbers are charged at 4 pence per minute plus your telephone company's network charge. For information about calls to 0330 and regional numbers please contact your network provider as individual call charges will vary. British Gas is a trading name of British Gas Trading Limited a Centrica company. Registered in England and Wales No. 3078711. Registered office: Millstream, Haddenhead Road, Widdow, Betchworth, Leicestershire LE16 5GQ.



Upgrade to a smart meter for FREE and only pay for what you use. Go to britishgas.co.uk/business/smartmeters

Citizens Advice Consumer Service provides free, unbiased advice on consumer issues at citizensadvice.org.uk/energy or call the helpline on 0345 404 0506.

What to do if you have a complaint

Please see our complaints process and chat online at britishgas.co.uk/business/complaints or call us on 0333 009 6060*. We'll do all we can to sort things out quickly for you. Or see if you can resolve the issue through your online account. Login or register today at britishgas.co.uk/business/your-account/login.

If your complaint is about the agreement with your broker, please contact them directly.

If you're a micro or small business and your complaint, with us or your broker, hasn't been sorted out within eight weeks, you have the right to refer your complaint to the Energy Ombudsman. You don't have to accept their decision, but if you do it must be acted on. Call 0330 440 1624 or visit energyombudsman.org

For details about our complaints procedure and definition of a micro business, go to britishgas.co.uk/business/complaints/policy.

Fuel mix

Below is the mix of fuels used to generate the electricity we supplied to our customers and their environmental impact for the fuel mix year April 2024 to March 2025 in total, by product and compared to the UK average

British Gas Trading Ltd	UK Average	Zero Carbon Energy for Business	Renewable Energy for Business	All Other Products
Cool	1%	0%	0%	2%
Natural Gas	8%	33%	0%	13%
Nuclear	55%	16%	79%	54%
Renewables	30%	42%	21%	30%
Other Fuels	1%	3%	0%	1%
CO2 Emissions	53 g/kWh	205 g/kWh	0 g/kWh	81 g/kWh
High Level Radioactive Waste	0.0038 g/kWh	0.0011 g/kWh	0 g/kWh	0.0038 g/kWh
Zero Carbon %	90%	50%	100%	84%

Details of charges

S	03 0393 020	Meter ID K91L18286			
15 9106 0385 943					
Previous Reading		Current Reading	kWh	Rate	Charges
Unit Charge					
46030	ESTIMATED 13 Jun 2026	46214	ESTIMATED 14 Jul 2026	184.00	28.989p £53.34
S	03 0393 020	Meter ID L72L04354			
15 9106 0385 943					
Previous Reading		Current Reading	kWh	Rate	Charges
Unit Charge					
86566	ESTIMATED 13 Jun 2026	86678	ESTIMATED 14 Jul 2026	112.00	28.989p £32.47
S	03 0393 020	Meter ID L72L06248			
15 9106 0385 943					
Previous Reading		Current Reading	kWh	Rate	Charges
Unit Charge					
96675	ESTIMATED 13 Jun 2026	97125	ESTIMATED 14 Jul 2026	450.00	28.989p £130.45
Electricity Charges exc VAT					£216.26

How to pay

Please always quote your account number: **603102278**

Direct Debit

Set up and manage your Direct Debits online at britishgas.co.uk/business/setupdirectdebit or call us on 0333 009 6060*.

Cheques

Made payable to 'British Gas'. Write your account number on the back and post it, along with the payment slip on your bill, to British Gas Business, PO Box 343, SHEFFIELD S9B 1EF.

BACS

Remember to quote your account number when making a payment. NatWest Bank Plc Sort code: 60-00-01 Account number: 48995673 Email your remittance advice to bgb-payments@centrica.co.uk or post it to British Gas Business, PO Box 343, SHEFFIELD S9B 1EF.

Debit or credit card

Pay quickly and securely online by debit or credit card at britishgas.co.uk/business/payonline or call us on 0333 009 6060*.

Struggling to pay this bill?

We may be able to help set up an affordable payment plan. Call us on 0333 009 6060* or go to britishgas.co.uk/business/financial-difficulty for advice.

Help us prevent fraud

If you're ever asked to pay your bills in a way not listed here, please let us know by calling 0333 202 9823*.

Bill date: 25 August 2026
 Bill number [REDACTED]

This is a VAT invoice
 VAT registration number 684 9667 62
 Side 1 of 2


British Gas

Account number
 [REDACTED]

Contact us



Questions about your bill?
 Just scan this code with
 your smartphone to
 chat with us directly

0333 009 6060*
 Mon to Fri 8am to 6pm

Your business gas bill - copy

Site address: [REDACTED]

Billing period: 22 July 2026 to 13 August 2026

Your account

Since your previous bill

Outstanding balance - 22 July 2026	£19,612.03
Balance from last bill	£19,612.03
New charges this bill	
Gas charges	£542.71
Standing charges	£132.19
Climate Change Levy (CCL)	£86.20
Total charges exc VAT	£761.10
VAT	£152.22
Total new charges this bill inc VAT	£913.32

Total amount due £20,525.35

Please pay this by 4 September 2026

Your Fixed Price Energy Plan

Your current energy plan ends on 30
 Jan 2028. Call us on 0330 332 1156
 so we can discuss your options with
 you.

 **NatWest**

Gas Payment Slip

British Gas

bank giro credit 

155
 25

Reference (customer account number)

603102226

Credit account number

62 3258

Amount due
 no fee payable at P.O. counter

£20525.35

Cheque acceptable at a Post Office

Peragon 1105

Cashiers stamp
 and initials

Signature
 Date

/ /

62-32-58

NatWest Collection Account

Please do not write in the area below or fold this voucher



Total cash	
Cheques	
£	

<813709737603102226< 623258+< 73 X

Side 2 of 2

Useful information

Gas emergency

0800 111 999

If you smell gas or suspect a gas leak, please call the National Gas Emergency Service immediately. This line is available 24 hours.

Understanding your bill

You'll find a simple guide on how to read your bills at britishgas.co.uk/business/bill.

Our terms and conditions are available online at britishgas.co.uk/business/terms.

*Calls may be monitored or recorded to help improve our services to you. Calls to 0800 numbers are free. 0945 numbers are charged at 4 pence per minute plus your telephone company's network charge. For information about calls to 0330 and regional numbers please contact your network provider as individual call charges will vary.

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To stay

Get in touch and we'll be happy to agree a new energy plan with you - call us on 0330 332 1156*

To switch

Simply call us on 0330 332 1156* and we'll find an energy plan that suits your business needs. If you're planning to move supplier, you'll need to make sure you've paid any outstanding bills.

Moving premises?

Please provide a meter reading on the day you move so we can bill you accurately. Call us on 0333 202 9358* or go online at britishgas.co.uk/business/moves.

Converting units to kWh

Imperial meters (cubic feet or ft³) start at step 1. Metric meters (cubic metres or m³) start at step 2.

- ① Convert the units into cubic metres - multiply by 2.83
- ② Multiply the cubic metres by the Correction Factor 1.02264
- ③ Multiply this by the Calorific Value 40.2
- ④ Divide this by 3.6 to convert to kWh

Citizens Advice Consumer Service provides free, unbiased advice on consumer issues at citizensadvice.org.uk/energy or call the helpline on 0345 404 0506.

What to do if you have a complaint

Please see our complaints process and chat online at britishgas.co.uk/business/complaints or call us on 0333 009 6060*. We'll do all we can to sort things out quickly for you. Or see if you can resolve the issue through your online account. Login or register today at britishgas.co.uk/business/your-account/login.

If your complaint is about the agreement with your broker, please contact them directly.

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For details about our complaints procedure and definition of a micro business, go to britishgas.co.uk/business/complaintspolicy.

Details of charges

Meter point reference: 51254505				Meter serial number 08014449			
Previous Reading		Current Reading					
Unit Charge	READ	21 Jul 2026	232713	READ	13 Aug 2026	Units	kWh
232380						333	10,761.60
Gas Charges exc VAT						Rate	Charges
						5.043p	£542.71
Standing Charge						22 Jul 2026 to 13 Aug 2026	£542.71
Climate Change Levy						23.00 days at 574.720p	£132.19
Total charges exc VAT						10,761.60 kWh at 0.801p	£86.20
VAT at 20%							£761.10
Total new charges this bill inc VAT							£152.22
							£913.32

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Help us prevent fraud

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The Law Society

The Law Society Business Lease (Whole of Building) (Unregistered) 2008

DATE OF LEASE 30th June 2021

PARTIES TO THIS LEASE

LANDLORD [REDACTED]
ADDRESS 16 Barbican Road York
POSTCODE YO10 5AA
COMPANY NO.

TENANT SKY BLUE YORK LTD
ADDRESS 16 Barbican Road York
POSTCODE YO10 5AA
COMPANY NO. 13389214

GUARANTOR Kheng Chooi Koay
ADDRESS [REDACTED]
POSTCODE [REDACTED]
COMPANY NO.

PROPERTY 16 Barbican Road York
POSTCODE YO10 5AA

TERM FOR WHICH THE PROPERTY IS LEASED
 From and including 30th June 2021
 To and including 29th June 2026

USE ALLOWED
 or any other use to which the Landlord consents (and the Landlord is not entitled to withhold that consent unreasonably)

RENT Fifty Thousand Pounds
 (£ 50,000) a year, subject to increase from every review date under clause 8 (market rent review) or, if this box is ticked ☐ clause 15 (index-linked rent review)

FIRST PAYMENT DATE The 30th June 2021

MONTHLY PAYMENT DATE The 1st day of every month

RENT REVIEW DATES Every Five Years anniversary of the start of the lease term

The Landlord lets the property to the Tenant for the lease term at the rent and on the terms in clauses 1 to 14 and in any additional clauses

TENANT'S OBLIGATIONS**1 PAYMENTS**

1. The Tenant is to pay the Landlord:

1.1 the rent, which is to be paid by the following instalments:

- (a) on the first payment date, a proportionate sum from that date to the next monthly payment date
- (b) on each monthly payment date, one-twelfth of the annual rent

1.2 a fair proportion (decided by a surveyor whom the Landlord nominates) of the cost of repairing, maintaining and cleaning: party walls, party structures, yards, gardens, roads, paths, gutters, drains, sewers, pipes, conduits, wires, cables and things used or shared with other property

1.3 the cost (including professional fees) of any works to the property which the Landlord does after the Tenant defaults

1.4 the costs and expenses (including professional fees) which the Landlord incurs in:

- (a) dealing with any application by the Tenant for consent or approval, whether it is given or not
- (b) preparing and serving a notice of a breach of the Tenant's obligations, under section 146 of the Law of Property Act 1925, even if forfeiture of this lease is avoided without a court order
- (c) preparing and serving schedules of dilapidations either during the lease term or recording failure to give up the property in the appropriate state of repair when this lease ends
- (d) insuring the property under this lease

1.5 interest at the Law Society's interest rate on any of the above payments when more than fourteen days overdue, to be calculated from its due date

1.6 in making payments under this clause:

- (a) nothing is to be deducted or set off
- (b) any value added tax payable is to be added

2 The Tenant is also to make the following payments, with value added tax where payable:

- 2.1 all periodic rates, taxes and outgoings relating to the property, including any imposed after the date of this lease (even if of a novel nature), to be paid on the due date to the appropriate authorities
- 2.2 the cost of the grant, renewal or continuation of any licence or registration for using the property for the use allowed, to be paid to the appropriate authority
- 2.3 a registration fee of £40 for each document which this lease requires the Tenant to register, to be paid to the Landlord's solicitors when presenting the document for registration

3 USE

3. The Tenant is to comply with the following requirements as to the use of the property and any part of it, and is not to authorise or allow anyone else to contravene them:

- 3.1 to use the property, except any residential accommodation, only for the use allowed
- 3.2 to use any residential accommodation only as a home for one family
- 3.3 not to do anything which might invalidate any insurance policy covering any part of the property or which might increase the premium
- 3.4 not to hold an auction in the property
- 3.5 not to use the property for any activities which are dangerous, offensive, noxious, illegal or immoral, or which are or may become a nuisance or annoyance to the Landlord or to the owner or occupier of any neighbouring property

3.6 not to display any signs or advertisements on the outside of the property or which are visible from outside the property unless the Landlord consents (and the Landlord is not entitled to withhold that consent unreasonably)

3.7 not to overload any part of the property

3.8 to comply with every statutory obligation authorising or regulating how the property is used, and to obtain, comply with the terms of, renew and continue any licence or registration which is required

4 ACCESS

4. The Tenant is to give the Landlord, or anyone with the Landlord's written authority, access to the property:

4.1 for these purposes:

- (a) inspecting the condition of the property, or how it is being used
- (b) doing works which the Landlord is permitted to do under clause 5.8
- (c) complying with any statutory obligation
- (d) viewing the property as a prospective buyer, tenant or mortgagee
- (e) valuing the property
- (f) inspecting, cleaning or repairing neighbouring property, or any sewers, drains, pipes, wires or cables serving the property or any neighbouring property

4.2 and only on seven days' written notice except in an emergency

4.3 and during normal business hours except in an emergency

4.4 and the Landlord is promptly to make good all damage caused to the property and any goods therein exercising these rights

5 CONDITION AND WORK

5. The Tenant is to comply with the following duties in relation to the property:

5.1 to maintain the state and condition of the property, but the Tenant need not alter or improve it except as required in clause 5.7

5.2 to decorate the inside and outside of the property:

- (a) in every fifth year of the lease term
 - (b) in the last three months of the lease term (however it ends) except to the extent that it has been decorated in the previous year
- and on each occasion the Tenant is to use the colours and the types of finish used previously

5.3 not to make any structural alterations, external alterations or additions to the property

5.4 not to make any other alterations affecting services or systems in the property unless the Landlord gives written consent in advance (and the Landlord is not entitled to withhold that consent unreasonably)

5.5 to notify the Landlord of all alterations or additions to the property not covered by clauses 5.3 or 5.4

5.6 to keep any plate glass in the property insured for its full replacement cost with reputable insurers, to give the Landlord details of that insurance on request, and to replace any plate glass which becomes damaged

5.7 to do any work to the property required under a statute even if it alters or improves the property. The work is to be done on the following conditions:

- (a) before doing it, the Tenant is to obtain the Landlord's written consent (and the Landlord is not entitled to withhold that consent unreasonably)
- (b) the Landlord is to contribute a fair proportion of the cost, taking into account any value of the work to the Landlord and any dispute is to be decided by arbitration under clause 19.3

5.8 If the Tenant fails to do any work which this lease requires and the Landlord gives the Tenant written notice to do it, to do that work. In such a case, the Tenant is to start the work within two months, or immediately in case of emergency, and proceed diligently with it. In default, the Tenant is to permit the Landlord to do the work.

5.9 However, this clause

- (a) does not require the Tenant to make good damage by a risk not required to be insured under clause 11.1 unless resulting from the act or default of the Tenant
- (b) only requires the Tenant to make good damage caused by an insured risk to the extent that the insurance money has not been paid because of any act or default of the Tenant

6 TRANSFER ETC.

6. The Tenant is to comply with the following:

- 6.1 the Tenant is not to share occupation of the property and no part of it is to be transferred, sublet or occupied separately from the remainder
- 6.2 the Tenant is not to transfer or sublet the whole of the property unless the Landlord gives written consent in advance (and the Landlord is not entitled to withhold that consent unreasonably)
- 6.3 any sublease is to be on terms which are consistent with this lease, but is not to permit the sub-tenant to underlet
- 6.4 within four weeks after the property is transferred, mortgaged or sublet, the Landlord's solicitors are to be notified and a copy of the transfer, mortgage or sublease sent to them for registration with the fee payable under clause 2.3
- 6.5 if -
 - (a) the financial standing of the proposed transferee, and any guarantor, is lower than that of the current Tenant, or the proposed transferee is resident or registered overseas, and
 - (b) the Landlord reasonably requires
 a Tenant who transfers the whole of the property is to give the Landlord a written guarantee, in the terms set out in the Guarantee Box, that the transferee will perform the Tenant's obligations

7 OTHER MATTERS

7. The Tenant:

- 7.1 is to give the Landlord a copy of any notice concerning the property or any neighbouring property as soon as it is received
- 7.2 is to allow the Landlord, during the last six months of the lease term, to fix a notice in a reasonable position on the outside of the property announcing that it is for sale or to let
- 7.3 is not to apply for planning permission relating to the use of the property or any addition or alteration unless the Landlord gives written consent in advance (and the Landlord is not entitled to withhold that consent unreasonably where the use or addition or alteration is permitted by this lease or has the Landlord's written consent)
- 7.4 in occupying, using and doing work on the property, is to comply with all statutory requirements

8 RENT REVIEW - MARKET RENT

- 8.1 On each rent review date, the rent is to increase to the market rent if that is higher than the rent applying before that date
- 8.2 The market rent is the rent which a willing tenant would pay for the property on the open market, if let on the rent review date by a willing landlord on a lease on the same terms as this lease without any premium and for a term equal to the remainder of the lease term, assuming that at that date:
 - (a) no account is taken of any goodwill belonging to anyone who has occupied the property
 - (b) the property is vacant and has not been occupied by the Tenant or any sub-tenant
 - (c) the property can immediately be used
 - (d) the property is in the condition required by this lease and any damage caused by any of the risks to be insured under clause 11 has been made good

(e) no tenant or sub-tenant has previously during the lease term done anything to the property to increase or decrease its rental value. In this paragraph "anything" includes work done by the Tenant to comply with clause 5.7, but nothing else which the Tenant was obliged to do under this lease

9.3 If the Landlord and the Tenant agree the amount of the new rent, a statement of that new rent, signed by them, is to be attached to this lease

8.4 If the Landlord and the Tenant have not agreed the amount of the new rent two months before the rent review date, either of them may require the new rent to be decided by arbitration under clause 14.3

- 8.5 (a) The Tenant is to pay rent at the rate applying before the rent review date until the next rent payment date after the new rent is agreed or decided
- (b) Starting on that rent payment date, the Tenant is to pay the new rent
- (c) On that rent payment date, the Tenant is also to pay any amount by which the new rent since the rent review date exceeds the rent paid, with interest at 4% below the Law Society's interest rate on the excess of each instalment from its payment date

9 DAMAGE

9. If the property is damaged by any of the risks required to be insured under clause 11 and as a result of that damage the property, or any part of it, cannot be used for the use allowed:

9.1 the rent, or a fair proportion of it, is to be suspended for three years or if earlier, until the whole of the property can again be used for the use allowed

9.2 if at any time it is unlikely that the property will be fully restored either within three years from the date of the damage, or (if sooner) before the end of the lease term, the Landlord (so long as he has not wilfully delayed the restoration) or the Tenant may end this lease by giving one month's notice to the other in which case

- (a) the insurance money belongs to the Landlord and
- (b) the Landlord's obligation to make good damage under clause 11 ceases

9.3 a notice under clause 9.2 is only effective if given within three years from the date of the damage

9.4 if the insurers refuse to pay all or part of the insurance money because of the Tenant's act or default:

- (a) to the extent of that refusal, the Tenant cannot claim the benefit of clause 9.1
- (b) the Tenant cannot serve notice under clause 9.2

9.5 If the property is damaged (but not as a result of the act or default of the Tenant) by a risk not required to be insured under clause 11.1 and as a result of that damage the property, or any part of it, cannot be used for the use allowed:

- (a) the rent or a fair proportion of it is to be suspended for three years, or if earlier, until the whole property can again be used for the use allowed, and
- (b) not earlier than two months after the date of the damage, either the Landlord or the Tenant may, unless the Landlord has previously undertaken promptly to make good the damage, and the lease by giving at least one month's notice to the other

9.6 Any dispute under any part of this clause is to be decided by arbitration under clause 14.3

LANDLORD'S OBLIGATIONS AND FORFEITURE RIGHTS**10 QUIET ENJOYMENT**

10. The Landlord is to allow the Tenant to possess and use the property without lawful interference from the Landlord, anyone who derives title from the Landlord or any trustee for the Landlord

11 INSURANCE

11. The Landlord is to

- 11.1 keep the property (except the plate glass) insured on reasonable terms with reputable insurers to cover

(a) full rebuilding, and clearance, professional fees, value added tax and three years' loss of rent

(b) against fire, lightning, explosion, earthquake, landslip, subsidence, heave, riot, civil commotion, aircraft, aerial devices, storm, flood, water, theft, impact by vehicles, damage by malicious persons and vandals and third party liability and other risks reasonably required by the Landlord

so far as cover is available at normal insurance rates for the locality and subject to reasonable excesses and exclusions

- 11.2 take all necessary steps to make good as soon as possible all damage to the property by insured risks except to the extent that the insurance money is not paid because of the act or default of the Tenant

- 11.3 give the Tenant on request once a year

- (a) particulars of the policy and evidence from the insurer that it is in force
(b) details of any commission received by the Landlord for that insurance

12 FORFEITURE

12. This lease comes to an end if the Landlord forfeits it by entering any part of the property, which the Landlord is entitled to do whenever

- (a) payment of any rent is fourteen days overdue, even if it was not formally demanded
(b) the Tenant has not complied with any of the terms of this lease
(c) the Tenant if an individual (and if more than one, any of them) is adjudicated bankrupt or an interim receiver of the Tenant's property is appointed
(d) the Tenant if a company (and if more than one, any of them) goes into liquidation (unless solely for the purpose of amalgamation or reconstruction when solvent), or has an administrative receiver appointed or has an administration order made in respect of it or the directors of the Tenant give notice of their intention to appoint an administrator

The forfeiture of this lease does not cancel any outstanding obligation of the Tenant or a Guarantor

13 END OF LEASE

13. When the lease ends the Tenant is to

- 13.1 return the property to the Landlord leaving it in the state and condition in which this lease requires the Tenant to keep it

- 13.2 (if the Landlord reasonably requires) remove anything the Tenant fixed to the property and make good any damage which that causes

- 13.3 remove all the alterations or additions to the property made by the Tenant or its predecessors without the Landlord's consent (where that consent was required)

- 13.4 remove all or any of the alterations or additions to the property made, either with the Landlord's consent or where such consent was not required, by the Tenant or its predecessors in title if

- (a) the Landlord reasonably requires, and

- (b) the Landlord gives the Tenant written notice of the requirement at least six months before the end of this lease, or later if shorter notice is reasonable

GENERAL**14 PARTIES RESPONSIBILITY**

- 14.1 Whenever more than one person or company is the Landlord, the Tenant or the Guarantor, their obligations can be enforced against all or both of them jointly and against each individually

SERVICE OF NOTICE

- 14.2 The rules about serving notices in section 196 of the Law of Property Act 1925 (as since amended) apply to any notice given under this lease

ARBITRATION

- 14.3 Any matter which this lease requires to be decided by arbitration is to be referred to a single arbitrator under the Arbitration Act 1933. The Landlord and the Tenant may agree the appointment of an arbitrator, or either of them may apply to the President of the Royal Institution of Chartered Surveyors to make the appointment

HEADINGS

- 14.4 The headings do not form part of this lease

15 RENT REVIEW - INDEX LINKED

- 15.1 Clause 8 does not apply to this lease

- 15.2 On each rent review date, the rent is to be adjusted by reference to the index, as follows

- 15.3 The adjusted rent is to be the initial rent payable under this lease (after any rent free period has expired) multiplied by the index figure at the rent review date and divided by the index figure at the start of the term of this lease

- 15.4 (a) The Tenant is to pay rent at the rate applying before the rent review date until the next rent payment date after the new rent is agreed or decided

- (b) Starting on that rent payment date, the Tenant is to pay the new rent

- (c) On that rent payment date

- (i) the Tenant is also to pay any amount by which the new rent since the rent review date exceeds the rent paid, with interest at 4% below the Law Society's interest rate on the excess of each instalment from its rent payment date

- (ii) the Landlord is to refund any amount by which the rent paid exceeds the rent payable since the rent review date, with interest at 4% below the Law Society's interest rate on the excess of each instalment from the date of receipt

- 15.5 For the purposes of this clause

- (a) The index means the "all items" figure of the Index of Retail Prices published by the Office for National Statistics or any officially published index intended to supersede it

- (b) The index figure for a particular date means the last published figure of the index before that date

- (c) If the method of calculation of the index is changed, any official reconciliation between the old and the new method is to be adopted

- 15.6 Any dispute under any part of this clause is to be decided by arbitration under clause 14.3

GUARANTEE BOX

The terms in this box only take effect if a guarantor is named above and then only until the Tenant transfers this lease with the Landlord's written consent. The Guarantor must sign this lease.

The Guarantor agrees to compensate the Landlord for any loss incurred as a result of the Tenant failing to comply with an obligation in this lease during the lease term or any statutory extension of it. If the Tenant is insolvent or this lease ends because it is disclaimed, the Guarantor agrees to accept a new lease, if the Landlord so requires, in the same form but at the rent then payable. Even if the Landlord gives the Tenant extra time to comply with an obligation, or does not insist on strict compliance with terms of this lease, the Guarantor's obligation remains fully effective.

CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007

This lease is intended to conform to the Code, which is endorsed by the Department for Communities and Local Government, the Welsh Assembly Government, the Law Society and other bodies. Please see www.lettingbusinesspremises.co.uk

THIS DOCUMENT CREATES LEGAL RIGHTS AND LEGAL OBLIGATIONS. DO NOT SIGN IT UNTIL YOU HAVE CONSULTED A SOLICITOR.

If a party to this lease is a company

- (a) two directors, or
- (b) a director and a company secretary, or
- (c) a single director whose signature is independently witnessed

must sign on behalf of the company.

Signed as a deed by/on behalf of the Landlord and delivered in the presence of:

[Redacted signature area for Landlord]

Landlord

[Redacted signature area for Landlord]

Witness's occupation and address:

Signed as a deed by/on behalf of the Tenant and delivered in the presence of:

[Redacted signature area for Tenant]

Tenant

[Redacted signature area for Tenant]

Witness

[Redacted signature area for Tenant's witness]

Witness's occupation and address:

Signed as a deed by/on behalf of the Guarantor and delivered in the presence of:

[Redacted signature area for Guarantor]

Guarantor

[Redacted signature area for Guarantor]

Witness's occupation and address:

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SUBLEASE AGREEMENT

THIS SUBLEASE AGREEMENT is made on the date of execution between:

- 1) [REDACTED] (the "Sublandlord")
- 2) [REDACTED] (the "Subtenant")

1. Background

1.1 The Sublandlord holds a lease ("Head Lease") dated 30 JUNE 2026 granted by XIULAN CHEN 16 BARBICAN ROAD YORK YO10 5AA ("Property").

1.2 The Sublandlord has agreed to grant a sublease to the Subtenant on the terms set out below.

2. Term

The term of this Sublease shall commence on the date of execution of this Agreement and expire on the expiry date of the Head Lease unless terminated earlier in accordance with this Agreement.

3. Rent

3.1 The Subtenant shall pay rent of £52,000 per annum.

3.2 Rent shall be payable quarterly in advance in equal instalments of £13,000 plus VAT (if applicable).

3.3 Rent shall be paid to the Sublandlord's nominated account.

4. Deposit

No rent deposit shall be payable under this Agreement.

5. Use

The Property shall be used for restaurant, takeaway and ancillary commercial purposes and for no other purpose without written consent.

6. Alteration

6.1 The Subtenant may carry out non-structural alterations with prior written consent, such consent not to be unreasonably withheld.

6.2 Structural alterations are prohibited.

3.3 Rent shall be paid to the Sublandlord's nominated account.

4. Deposit

No rent deposit shall be payable under this Agreement.

5. Use

The Property shall be used for restaurant, takeaway and ancillary commercial purposes and for no other purpose without written consent.

6. Alterations

6.1 The Subtenant may carry out non-structural alterations with prior written consent, such consent not to be unreasonably withheld.

6.2 Structural alterations are prohibited.

7. Repairs

7.1 The Subtenant shall be responsible for internal repairs, fixtures and fittings, and day-to-day maintenance.

7.2 The Sublandlord shall be responsible for structural repairs and external fabric of the building.

8. Utilities and Outgoings

The Subtenant shall be responsible for electricity, gas, water, business rates and other operational costs. Service charge (if any) payable only where properly demanded under the Head Lease.

9. Insurance

9.1 The Sublandlord shall insure the building structure.

9.2 The Subtenant shall insure contents, stock and liability.

10. Compliance with Head Lease

This Sublease is subject to the Head Lease and the Subtenant agrees to observe obligations applicable to the Property.

11. Assignment and Underletting

The Subtenant may assign or underlet with written consent, such consent not to be unreasonably withheld.

12. Access

The Sublandlord may enter the Property with 24 hours' notice for inspection, repair or emergency.

13. Default

If the Subtenant breaches this Agreement, the Sublandlord must give written notice and allow a 14-day cure period. If unresolved, the Sublandlord may terminate.

14. Break Clause

Either party may terminate after the first 12 months with 6 months written notice.

15. Quiet Enjoyment

The Subtenant shall peacefully occupy the Property without interference.

16. Landlord Consent

This Agreement takes effect only upon written consent from the Head Landlord.

17. Costs

Each party bears its own legal costs.

18. Governing Law

This Agreement shall be governed by the laws of England and Wales.

Signatures

SIGNED for and on behalf of [REDACTED]

Signature:

Name: X

Date: 30/06/2026

30/06/2026

Witness Singature:

Name:

Address

SIGNED for and on behalf of YUK CHUAN PANG

Signature:

Name: _____

Date: _____

Witness Singature:

Name:

Address:

Esc F1 F5 F6 F7 F8

SECURITY LOG Date 02/08/26 Time 11.35
INCIDENT DETAILS PL Holder, XZ

CCTV 3.63 TB
2.70 TB

PERSON(S) INVOLVED

WITNESSES

ACTION TAKEN

POLICE INVOLVED? IF YES RESPONDING OFFICERS NAME & OUTCOME

NOTES
changed A New HD KIV (11.46)

SECURITY OFFICERS NAME & SIGNATURE

1254

SECURITY LOG	
Date <u>22/08/21</u>	Time <u>11:55</u>
INCIDENT DETAILS <u>PL Huddersfield</u>	
CCTV. 3.25 TB 42.46 EB → 7.26 TB.	
PERSON(S) INVOLVED	
WITNESSES	
ACTION TAKEN	
POLICE INVOLVED? IF YES RESPONDING OFFICERS NAME & OUTCOME	
NOTES <u>Changed a New HD. (12.07)</u>	
SECURITY OFFICERS NAME & SIGNATURE	
<u>Gaga</u>	<u>[Signature]</u>