

Our Ref: RSD/East Africa

Your Ref: Mathew

Leeds City Council  
Entertainment Licensing Office  
Civic Hall  
Leeds  
Leeds Ls1 1UR

BY Fax: 2243885

26<sup>th</sup> April 2012

Tesfay Yohannes Berhane  
Premises: East African Centre 11a Cherry Row Lincoln Green  
Leeds

We refer to previous correspondence and as evidence of the correct address please find enclosed :

1. Extract of lease
2. Invoice Southern Electric
3. Rates invoice

All documentation show address as 11a Cherry Row.

Please acknowledge safe receipt.

Yours Faithfully



Digwa Cousins

Digwa Cousins  
**DC**  
Solicitors

277 Roundhay Road  
Harehills  
Leeds  
West Yorkshire  
LS8 4HS

Tel: 0113 249 6661  
Fax: 0113 249 6300

digwa@btinternet.com

COMPANY / COMMERCIAL  
LANDLORD / TENANT  
HOUSE SALES / PURCHASES  
REMORTGAGES  
TRANSFER OF EQUITY  
LICENSING  
CIVIL LITIGATION  
WILLS & PROBATE  
IMMIGRATION

Principal:  
Rajinder Digwa Bsc (Hons)

This office does not accept  
service by email or fax.

Regulated by the Solicitors  
Regulation Authority  
Registration No: 385331

**25 09 2009**

**LEASE**

**11A UNIT 2 CHERRY ROW MABGATE LEEDS LS9 7LY**

**BETWEEN MR G SAGOO LANDLORD AND MR S FARAH TENNANT**

**SHORT-TERM COMMERCIAL LEASE**

**THIS DOCUMENT CREATES LEGAL RIGHTS AND LEGAL OBLIGATIONS. BEFORE SIGNING IT YOU SHOULD READ IT CAREFULLY TO ENSURE THAT IT CONTAINS EVERYTHING YOU DO WANT AND NOTHING UNACCEPTABLE TO YOU.**

**PARTICULARS**

**THE LANDLORD**

[NAME OF LANDLORD] MR G SAGOO FIR TREE LODGE FIR TREE LANE LEEDS LS17 7BZ  
[ADDRESS OF LANDLORD]  
[COMPANY NUMBER]

**THE TENANT**

[NAME OF TENANT] MR SULEIMAN FARAH OF <sup>6/8</sup> TORRE CRÉS LEEDS LS9 6JP  
[ADDRESS OF TENANT]  
[COMPANY NUMBER]

**THE PROPERTY**

The Property known as 11A CHERRY ROW UNIT2 LEEDS LS9 7LY GROUND, FIRST AND SECOND FLOOR.

**THE TERM**

For a period of THREE YEARS from ~~25.09.2009~~ <sup>28/9/09</sup> to ~~24.09.2012~~ <sup>24/9/12</sup> [but either Party may end the Term on 25.03.210 by giving THREE MONTHS written notice].

**PERMITTED USE**

For use as RETAIL/WHOLESALE

**THE RENT**

At a rent of £15000.00 per annum (exclusive of value added tax if applicable) and is payable [in advance by equal monthly instalments on the 25TH day of each month. The first payment is due on 25.09.2009 and will be £1250.00

**THE INTEREST RATE**

The rate of 5% per annum above the Base Rate of the Bank of England from time to time in force.

**THE DEPOSIT**

The Deposit will be £1250.00

**TERMS AND CONDITIONS**

**1 GENERAL**



Southern

Electricity and Gas



www.southern-electric.co.uk



Your Customer Account Number

32094 26213



Call us with any enquiries

0845 758 5401

MR TEFFERI  
11A CHERRY ROW  
LEEDS  
LS9 7LY

12020(08)

gas



383

Pinzo

Bill date 24 August 2011

209293855



We'd like to send you an accurate bill. Please call us with your meter reading and customer account number.

Dear Mr Tefferi,

Thank you for paying by Direct Debit. To save even more, please phone us to change to monthly Direct Debit payments.

Meterline 0800 220 995 (24 hr)  
8am - 8pm Mon - Fri, 8am - 2pm Sat  
(You can leave a message outside office hours)

This is your gas statement for 31 December 2010 until 10 June 2011.

You owe us **£1,659.54** which we will collect by direct debit on or soon after 10 September 2011.

Please turn over for details of how we have calculated your charges.

# The smart NEW way to save on your energy bill

With **iplan** you can change the way you use energy\* - so you only use what you need, your way, and save money. **iplan** gives you a Smart Energy Kit, EnergyTools and a personal online account to help you plan, track and save - your way.

Find out more visit [www.southern-electric.co.uk/iplan](http://www.southern-electric.co.uk/iplan)

\*Based on electricity consumption only.

Meter Point Reference  
9093222802

Don't take chances. Buy a carbon monoxide alarm. [www.hse.gov.uk/gas/domestic](http://www.hse.gov.uk/gas/domestic)

Handwritten calculations:  
6 months  
2 1/2 = 3 1/2  
75  
105  
9.2  
966  
690  
1656

# NON DOMESTIC RATES ANNUAL BILL FOR 2012/13



Date of Issue: 07.03.20

Account Reference <b>90108372X</b>	Rateable Value <b>15250</b>	Non Domestic Rate Multiplier <b>0.458</b>	Small Business Non Domestic Rate Multiplier <b>0.450</b>
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FD\NDR\Rec\0616\Fp1

B TEFFERI & S F MESSINA T/A EAST AFRICA CENTRE CAFE FAO MR TEFFERI 78 OATLAND COURT SHEEPSCAR LEEDS LS7 1SE	Description and situation of property: WAREHOUSE AND PREMISES UNIT 2 11A CHERRY ROW BURMANTOFTS LEEDS LS9 7LY
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Liability Period: 01.04.2012 to 01.04.2013	Amount £
Gross Charge	6862.50
Transitional Relief	-1523.79
Total Liability For Period	5338.71
<b>Total Amount Due</b>	<b>5338.71</b>

## PAYMENT INSTRUCTIONS

Please note that your instalments shown below will be collected automatically by Direct Debit.

Due Date	Instalment
01.04.2012	443.71
01.05.2012	445.00
01.06.2012	445.00
01.07.2012	445.00
01.08.2012	445.00
01.09.2012	445.00
01.10.2012	445.00
01.11.2012	445.00
01.12.2012	445.00
01.01.2013	445.00
01.02.2013	445.00
01.03.2013	445.00

**Contact us at:**  
**Leeds City Council, P.O. Box 60, Leeds LS2 8JR**  
 e-mail: [business.rates@leeds.gov.uk](mailto:business.rates@leeds.gov.uk)  
 Telephone: 0113-2476983  
 Fax: 0113-2475874



SULTAN FISSTHAYA T/A EAST AFRICA CENTRE  
11A UNIT 2 CHERRY ROW  
LEEDS  
LS9 7LY

Ben Cook  
Tel: 01473 632522  
Email: ben.cook@havenpower.com

Date and Tax point: 03/02/2012

Account Number: SULT0001

00723

**Supply of Electricity**

**Supply Address:** UNIT 2, 11A, CHERRY ROW,  
LEEDS, WEST YORKSHIRE,

**INVOICE No:** 00000875502  
and Account Balance

**For the period:** 01/01/2012 to 31/01/2012

Total contract charges excluding VAT (see reverse)	£ 461.84
Total of VAT	92.37
<b>Total of charges for the period</b>	<b>£ 554.21</b>
<b>Balance brought forward (including VAT)</b>	<b>£ 3,220.49</b>
<b>Total payment allocated to the account (Including VAT)</b>	<b>£(74.00)</b>
<b>Balance carried forward (Including VAT)</b>	<b>£ 3,700.70</b>

Credit amounts are shown in brackets.

This is a VAT Invoice and Climate Change Levy Accounting Document  
Haven Power VAT number is GB 744326437

**THIS IS FOR INFORMATION ONLY AS PAYMENT IS COLLECTED BY MONTHLY DIRECT DEBIT.**

Please contact us by telephone or write to the address below if you have any queries relating to your electricity supply or if any of your details change

Customer Operations, Haven Power Limited, The Havens,  
Ransomes Europark, Ipswich, IP3 9SJ

Should you wish to dispute your bill please contact your Account Manager as listed on this bill or refer to the Customer Service section of our website [www.havenpower.com](http://www.havenpower.com) for details of our complaints procedure.