

MAIDENHEAD INDUSTRIAL ESTATES LIMITED

GROUND FLOOR, BELMONT PLACE, BELMONT ROAD, MAIDENHEAD, SL6 6TB, UK

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COPY

Optex (Europe) Limited
Unit 12 Clivemont Road
Maidenhead
Berks SL6 7BU

Our ref: CJK

Your ref:

Date: 10 February 2016

Dear Sirs

Unit 12, Clivemont Road, Maidenhead, Berkshire SL6 7BU (“the Premises”)

This letter is supplemental to a lease dated 21 January 2016 made between us (1) and you (2) (“the Renewal Lease”), whereby we granted you a renewal lease of the Premises by reference to an existing lease dated 16 May 1991 also made between us (1) and you (2) (“the Existing Lease”) – together “the Lease”.

Under the provisions of clause 5(7) of the Existing Lease, we hereby consent to your installation of four charging points for electric vehicles on the wall of the Premises in positions adjacent to each of four car parking spaces near the warehouse shutter door of the Premises provided that:

1. you do not install such charging points until you have obtained all licences and any other consents that may be required to install them;
2. you install the charging points using good quality, new materials which are fit for the purpose for which they will be used, and in a good and workmanlike manner and in accordance with good building and other relevant practices, codes and guidance, and to our reasonable satisfaction;
3. in installing the charging points, you comply with all laws and the terms of all licences and any other consents, and cause as little disturbance and inconvenience as reasonably practicable to us, occupiers of the estate of which the Premises form part and of any neighbouring property;
4. you will immediately make good, to our reasonable satisfaction, any damage (including decorative damage) to any land or building (other than the Premises), or plant or machinery, which is caused by the installation of the charging points;
5. you notify us as soon as such installation has been completed and send us plans/specifications of the Premises as altered by the installation/for the charging points;
6. before the end of the term of years granted by the Renewal Lease, you will (if we reasonably so require and give you reasonable prior notice of that requirement) remove the charging points and reinstate the Premises and make good any damage (including decorative damage) caused to the Premises, or any land or building (other than the Premises), or plant or machinery, by that removal and reinstatement, at your cost and to our reasonable satisfaction; and
7. the tenant covenants in the Lease will extend to the installation and apply to the Premises as altered by the installation.

COPY

Please confirm your agreement to the above by returning the enclosed copy of this letter, duly signed/dated.

Yours faithfully



C J Krol

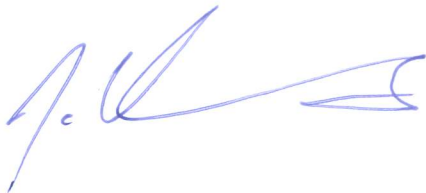
Director, duly authorised for and on behalf of Maidenhead Industrial Estates Limited

Received the original of the above this
2016

10

day of

Feb.



[JACQUES VAARRE]

**Director,
duly authorised for and on behalf of
Optex (Europe) Limited**