

caga 4M (40)

London, 15th, January, 1985.

Mr. Colin Tillie  
18-17, Pembroke Gardens  
London W8

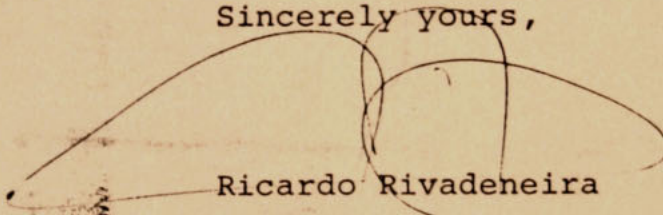
Dear Mr. Tillie,

Regarding to our conversation that we had some time ago about a possible extension of the Agreement of the Flat 9, 29 Palace Gate, London W8.

As we would like to stay in England until the end of December 1985 and the Agreement of the above mentioned address finishes on the 27, August, 1985, I will appreciate if you can extend it for another four months period.

I look forward to hearing from you soon,

Sincerely yours,



Ricardo Rivadeneira



18 17 Pembroke Gardens

London W8 6HT

Tel. 01-603 7763

602 3137

18/1/85.

Dear Mr. Quaderia,

Thank you for your letter of 15<sup>th</sup> January.

I shall be pleased to extend your occupation of the flat for 4 months at a 10% increased rent of £ 1,906.66 per month.

I would be grateful for a cheque for £ 88.60, being 6 months water rates, payable on 25/12/84, which I have paid on your behalf.

Please note my new address, to which all future correspondence should be addressed.

Best wishes for 1985

Yours sincerely,

Robert (C.G. Tinker)



# An Agreement

made the

day of

19

**Between** (1) The Landlord Mr. Colin Tillie,  
17, Pembroke Gardens,  
London, W.8.

and

(2) The Tenant Mr. Ricardo Rivadeneira,  
115, Oakwood Court,  
London, W.14.

## WHEREBY IT IS AGREED as follows:—

1. THE Tenant shall have the right to occupy and use for a holiday [the suite of rooms or flat consisting of rooms numbered on the floor forming part of [the building] [the dwellinghouse] known as

FLAT 9, 29, PALACE GATE, LONDON, W.8.

[TOGETHER WITH the use of the forecourt entrance hall and lift (if any) staircase outer door and vestibule of the said building in common with the other tenants and occupiers thereof]  
[And the garden thereof (if any)]

AND the furniture and fixtures and effects therein (which are more particularly described in the Inventory thereof signed by or on behalf of the parties)

FOR THE PERIOD OF 12 ~~weeks~~ [months] starting on 28th August 19 84  
and ending on 27th August 19 85

AT THE RENT OF £400.00 for every [week] ~~month~~ of the period to be paid in advance on the days and by the instalments following (that is to say)

On the twenty eighth day of each month throughout the tenancy and always one month in advance, i.e. £1,733.33 monthly in advance by banker's standing order.

## 2. THE Tenant will—

(1) Pay the rent on the days and in manner aforesaid

(2) Not make any alteration in or addition to the premises

(3) Not do or suffer to be done on the premises anything which may be or become a nuisance or annoyance to the Landlord or to the tenants or occupiers of [the rest of the said building or] the adjoining premises or may vitiate any insurance of the premises against fire or otherwise or increase the ordinary premium thereon

(4) Use the premises and the said furniture fixtures and effects in a tenant-like manner

(5) Not remove any of the said furniture fixtures and effects from the premises

(6) Not assign underlet charge or part with the possession of the premises or any part thereof or of the said furniture fixtures or effects or any of them

(7) Not use the premises or any part thereof for any other purpose than that of a private holiday residence

(8) Keep the garden (if any) tidy and in good order

(9) Yield up the premises at the end of the tenancy with all the said furniture fixtures and effects in the same clean state and condition as they were in at the beginning of the tenancy and make good pay for the repair of or replace all such articles of the said furniture fixtures and effects as shall be broken lost damaged or destroyed during the tenancy (reasonable wear and tear and damage by fire excepted)



(10) Leave the said furniture and effects at the end of the tenancy in the rooms or places in which they were at the beginning of the tenancy

(11) Pay for the washing of all linen and for the washing and cleaning of all counterpanes blankets and curtains which shall have been soiled during the tenancy (the reasonable use thereof nevertheless to be allowed for)

(12) Pay for all gas and electric light and power which shall be consumed or supplied on or to the premises during the tenancy and general and water rates.

(13) Pay all charges made for the use of the telephone (if any) on the premises during the tenancy or a proper proportion of the amount of such charges to be assessed according to the duration of the tenancy

(14) Permit the Landlord or the Landlord's Agent at reasonable hours in the daytime to enter upon and view the premises with prospective tenants or occupiers.

3. PROVIDED that if the rent or any instalment or part thereof shall be in arrear for at least seven days after the same shall have become due (whether legally demanded or not) or if there shall be a breach of any of the agreements by the Tenant herein contained the Landlord may re-enter upon the premises and immediately thereupon the tenancy hereby created shall absolutely determine but without prejudice to the other rights and remedies of the Landlord.

4. THE Landlord hereby agrees with the Tenant as follows:—

(1) To pay and indemnify the Tenant against all ~~rates~~ taxes assessments and outgoings in respect of the premises (except charges for the supply of gas electric light and power or the use of any telephone which are to be paid by the Tenant as hereinbefore provided) and general and water rates

(2) That the Tenant paying the rent and performing all the agreements by the Tenant herein contained may quietly possess and enjoy the premises during the tenancy without any lawful interruption from the Landlord or any person rightfully claiming under or in trust for that party.

5. THIS Agreement shall take effect subject to the provisions of section 32 of the Housing Act 1961 so far as applicable to the tenancy hereby created.

The Tenant hereby agrees to pay the general rates and water rates on the above premises throughout the tenancy.

The Tenant agrees to lodge with the Landlord a deposit of £1,600.00 (one thousand six hundred pounds) to be held against any damages to the property or its contents incurred during the tenancy. The said sum of £1,600.00 shall, after deduction therefrom of such amount, if any, of such damages, be returned to the Tenant promptly after the term.

AS WITNESS the hands of the parties hereto the day and year first above written.

SIGNED by the above-named

LANDLORD

In the presence of



DATED

19

Mr. Colin Tillie,

THE BOULEVARD, L.C.

and

Mr. Ricardo Rivadeneira

## Agreement

for letting a furnished house or flat for a holiday.

FLAT 9, 29, PALACE GATE, LONDON, W.8.

RENT £ 400.00 per week

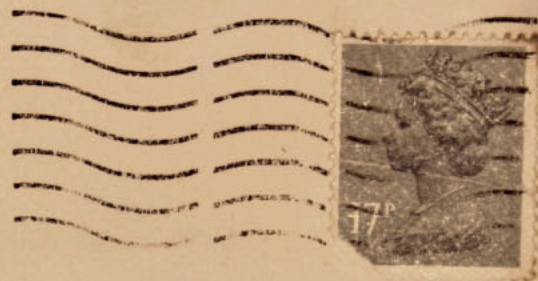
**oyez**

The Solicitors' Law Stationery Society plc, Oyez House,  
237 Long Lane, London SE1 4PU F2266 BM32423 9.82

Agreement 2D

★★★★





A. RIVASSENZIRA ESQ.,  
9 PARKER Mansions  
29 PARKER GATE  
London W 8



# INVOICE

**Freeman Berry**

72 Perrymead Street  
London SW6 3SP

VAT. No. 340 0730 08

Tel: 01- 736 6520

Name Mr. Ricardo Rivadeneira,  
Address c/o Mr. Martabit,  
115, Oakwood Court, London, W.14  
Date 16<sup>th</sup> August, 1984.

Re: Flat 9, 29 Palace Gate, London, W.8.	DEBIT £	CREDIT £
To: One months rent in advance on the above property from 28 <sup>th</sup> August to 27 <sup>th</sup> September, 1984 at a rental of £400.00 per week	1,733.33	
To: Deposit as per tenancy agreement	1,600.00	
To: Tenancy agreement fee + 15% V.A.T.	57.50	
	<b>£3,390.83</b>	
	£	

Rec'd  
for and on  
behalf of  
Freeman Berry  
Aug 21, 1984.  
£3,390.83  
from J. Martabit.



1 / 2 / 85

Dear Mr. Tillie:

Thanks for your letter of 18/1/85.

I enclose herewith cheque for £ 88.60 as requested.

Thanks for your acceptance to extend our occupation of the flat for 4 months.

About your proposition to increase 10% the rent for those 4 months I would have liked to accept by return. But when I received your letter I was waiting that a serious problem in the flat were corrected: the ~~roof~~<sup>ceiling</sup> of the master bedroom leaks ~~over~~<sup>in</sup> many places, 10 at least. So does the ceiling of one of the ~~bathrooms~~<sup>bathrooms</sup> (but not so much). You cannot imagine how many times we have claimed to the office in the lower Grand ~~apartment~~<sup>in the building</sup> which deals with this kind of problems. They had promised to have the roof fixed after Christmas, but nothing has been done so far. Now I think nothing will be done ~~without~~ if you do not have a hand in the issue. Of course it is not easy <sup>to</sup> realize how ~~the flat~~ my family and I could ~~manage the flat~~ go on occupying the flat if this problem ~~cannot~~<sup>were</sup> ~~could~~ not ~~be~~ resolved. It has caused us a great discomfort. For instance, we ~~could not~~ were prevented from travelling on Christmas since we feared the leaks ~~also~~ would also annoy the flat below, if ~~anyone~~<sup>would not</sup> ~~stay~~ ~~in~~ our flat for putting pots when it rained.



Previously to take a decision about the increase of rent for the 4 months, ~~and about our occupation~~ and in general about the occupation of the flat in the future, I would like to set of you the ~~fact~~ certainty that the problem about the liabs can, and will be, resolved.

As you know the flat has many other defects ~~I can not forget here 3 at least~~ <sup>such as</sup>: 1) painting unfinished in one of the bedrooms, detected when a cupboard was moved; 2) a plumber for cold water in a wash basin, in accordance with your <sup>written</sup> instructions in last September; 3) heating in living room, which is not working.

By the way I enclose a fotocopy of the invoice relative to the spare part which had to be fitted in the washing machine within the first month of our occupation.

I sincerely hope you will be able to have the problems resolved, so we can go on occupying the flat until December with the ~~rent~~ <sup>proposed</sup> increase in the last 4 months.

~~I wait your answer~~ I will wait your answer.

~~With our best wishes for 1985~~  
Awaiting your answer, I remain,  
Yours sincerely

Ricardo Rivadenir.