DATED 2025

(1) GSAF PROPCO UK 2 LIMITED

(2) YUGO STUDENTS (UK) LIMITED

(3) LONDONIST DMC LIMITED

DEED OF VARIATION

in relation to a

LICENCE AGREEMENT DATED 9 JULY 2024

relating to student accommodation at
Therese House, 29-30 Glasshouse Yard, London EC1

DEED OF VARIATION

DATED: 2025

BETWEEN:

(1) **GSAF PROPCO UK 2 LIMITED** (incorporated in Jersey with registration number 156562), whose registered office is at 2nd Floor, Gaspe House, 66-72 Esplanade, St Helier, Jersey JE1 1GH (the **"Company"**);

(2) **YUGO STUDENTS (UK) LIMITED** (incorporated in England and Wales with registration number 09978655), whose registered office is at 2nd Floor, Castlemead, Lower Castle Street, Bristol BS1 3AG ("**Yugo**"); and

(3) **LONDONIST DMC LIMITED** (incorporated in England with registered number 08392889) whose registered office is at 5 Great James Street, London WC1N 3DB (**"Londonist"**)

(together the **"Parties"** and **"Party"** shall be construed accordingly).

RECITALS

(A) On 9 July 2024, the Paries entered into a licence agreement in relation to the Building (the "**Licence Agreement**").

(B) The Parties now wish to vary the terms of the Licence Agreement on the terms set out below..

NOW IT IS AGREED AS FOLLOWS:

1. DEFINITION AND INTERPRETATION

1.1 Words and expressions defined in the Licence Agreement shall, unless the context othereiwse requires, have the same meanings ascribed to them in this Deed of Variation.

1.2 Clause 1.2 of the Licence Agreement shall apply to this Deed of Agreement as if set out in full herein, save that references therein to the "Agreement" shall be construed as references to this Deed of Variation.

2. GRANT OF LICENCE, SERVICES AND ACCOMODATION

2.1 The Parties agree that, as at the date of this Deed of Variation, £400,000 (four hundred thousand pounds sterling) of the Total Guaranteed Payment remains payable under the Licence Agreement (the "**Total Guaranteed Payment Balance**").

2.2 The Parties further agree that, contrary to the terms set out in the Licence Agreement, the Total Guaranteed Payment Balance shall be paid in the four (4) installments of £100,000 (one hundred thousand pounds sterling) each (the "**Installments**"), such Installments to be paid in

cleared funds on 20 November 2025, 20 December 2025, 20 January 2026 and 20 February 2026 or, if any such date is not a Working Day, on the next succeeding Working Day (each an "**Installment Payment Date**") PROVIDED that if any of the Installments is not paid within fourteen (14) daysfollowing the relevant Installment Payment Date, the entire amount of the Total Guaranteed Payment Balance not already paid shall become immediately due and payable.

2.3 Nothing in this Agreement gives any proprietary interest whatsoever in the Building to Londonist or to any LIcensee, nor does it confer exclusive possession of the Rooms to Londonist or any Licensee or create the relationship of landlord and tenant.

2.4 The licence created pursuant to this Agreement is personal to Londonist and Lonsonist will not deal in any way whatsoever with the benefit of such licence, save that the Company agrees that Londonist may, only by way of the grant of Licences, grant sub-licences to Students to occupy the Rooms during the Contract Period.

2.5 Yugo shall procure that each Licensee shall, prior to taking-up occupation of a Room, sign or electronically acknowledlge and accept the term of a code of conduct in relation to their occupation of the Building, substantially in the form set out in Schedule 2 (the "**Code of Conduct**"). To the extent any Licensee fails to abide by the Code of Conduct, Londonist shall indemnify and hold harmless the Company and/or Yugo in respect of any costs, damages, losses, expenses or liabilities they may suffer or incur as a result of such failure.

2.6 In addition to any other remedy available to the Company or Yugo, if any fixtures, furniture, personal belongings of Licensees or any other items are left in the Rooms or any part of the Building at the end of the Contract Period, the Company or Yugo may (without any obligation as trustee or bailee), dispose of or destroy the same without any liability to Londonist or any Licensee and Londonist shall indemnify the Company and/or Yugo against any liability it may incur to a third party whose property has been so disposed of or destroyed.

2.7 Yugo shall throughout the Contract Period or, to the extent specified in the definition of "Available for Letting" only at the beginning of the Contract Period, use all reasonable endeavors to ensure that the Rooms are Available for Letting.

2.8 Londonist shall provide the Students who enter into Licences with bedding, linen and kitchen packs if required by the Students at the cost of such Students.

2.9 Londonist shall at its cost procure that the Rooms are professionally deep cleaned (to requirements standard in the purpose-built student accommodation sector), before and at the end of each Licence and handed back to the Company vacant and in good and clean condition (Yugo having inspected each Room on the last day of each Licence) with all damage notifed to Yugo, the reasonable cost of rectification of damage to be payable by Londonist to the Company (or to Yugo on behalf of the Company), within 30 days of demand, Yugo having provided Londonist with photographic evidence of the damage where reasonably feasible.

2.10 The Company shall be responsible for reactive routine maintenance required to the Rooms during the Contract Period, excluding damage referred to in clause 3.9.

2.11 Yugo will provide each Licensee with a check-in inventory at the start of their Licences, which Yugo shall procure is completed or electronically acknowledged and accepted by the Licensees and returned/electronically sent to within two days of the start of the Licence.

2.12 Londonist shall, prior to a Licensee taking-up occupation of a Room, provide Yugo with the full name, postal and e-mail addresses and date of birth of the relevant Licensee, together with evidence that the Licensee is (or will during the Licence be) a Student (including a student enrolment form), having the right to study in the UK and details of any declared disability of the Student and any further information which Yugo reasonably requires.

2.13 Following receipt of the information referred to in clause **clause** 3.12 Yugo, on behalf of the Company, shall allocate Rooms which are Available for Letting to Licensees and in so doing shall have regard to the individual wishes of the relevant Licensees with a view to accommodating, wherever practicably possible, the preferences of Licensees.

2.14 Londonist undertakes to procure that all Licensees shall vacate the Rooms and the Building by the end of the Contract Period and Londonist will indemnify the Company in respect of any loss of rent and/or other costs and expenses suffered or incurred by the Company as a result of any Licensee failing to vacate the Rooms and the Building by the end of the Contract Period. If any Licensees fail to vacate the Rooms and the Building by the end of the Contract Period, Londonist will take such steps (at the cost of Londonist), as are required by the Company or Yugo to enable the Company to obtain possession of the relevant Room(s0 at the earliest opportunity.

3. LICENCE AGREEMENTS

3.1 Londonist shall only grant Licences to Students for periods during the Contract Period. Londonist shall not enter into any Licence with any Student who has an unspent criminal conviction or who has previously beenin breach of any tenancy agreement, licence agreement or other similar occupation agreement in relation to any property managed by Yugo or any subsidiary or affiliate of Yugo, or to anyone who is not a Student.

3.2 No Student shall be allowed into occupation of a Room until such time as the such Student has been signed and delivered to Yugo a copy of the Code of Conduct, and it is agreed and acknowledged that Licensees shall be entitled to check into Rooms between 8 a.m. (other than on the first day of the Contract Period, when check-in shall begin at 10 a.m.), and 7 p.m. Monday to Fridays.

3.3 Londonist shall not demand or receive a security or other deposit from the Students on the Company's or Yugo's behalf or in connection with Licences.

4. INSURANCE

Londonist shall not do or omit to do anything which may make any insurance of the Building taken out by the Company void or voidable or which would result in an increase in the premiums for such insurance.

5. ASSISTANCE AND CO-OPERATION AND OPEN BOOK POLICY

5.1 Subject to **clause** 6.4, each Party undertakes to co-operate promptly and in good faith with the other in order to facilitate the performance of this Agreement.

5.2 In particular (but without prejudice to the generality of the foregoing), upon request fromYugo, Londonist will, within seven days of such request, provide Yugo with an up to date schedule of all Licences entered into with Students pursuant to this Agreement (including Licences which have been entered into but in relation to which the relevant Students have not yet taken-up occupation of the relevant Rooms), such schedule to include details of the Rooms the subject of the relevant /Licences; and the start and end date of the relevant Licences.

5.3 Londonist agrees to provide assistance to Yugo in relation to welfare and issues of discipline concerning Licensees (but only to the extent permissible in accordance with applicable laws).

5.4 Nothing in **clause** 6.4 shall:

5.4.1 interfere with the right of either Party to arrange its affairs in whatever manner it considers fit or is obliged by law so to do in order to perform its obligations in a manner which it considers to be the most effective and efficient (insofar as consistent with the provisions of the Agreement); or

5.4.2 oblige any Party to incur any material additional cost or expense or suffer any material loss of profit.

6. TOTAL GUARANTEED PAYMENT

The Total Guaranteed Payment is inclusive of:

6.1 the standard broadband internet service up to 75mb provided to individual Licensees in Rooms subject to a fair user policy;

6.2 power, light, heating and water;

6.3 use of the Common Parts and Common Room

but is exclusive of Council Tax (if any) and if the Licensee does not pay the Company (or Yugo on behalf of the Company), a sum equal to any council tax due when demanded by the Company or Yugo then Londonist shall pay a sum equal to such council tax to the Company (or to Yugo on behalf of the Company), on demand.

6.4 Subject to the provisions of this **clause** 7 Londonist shall pay the respective Guaranteed Payments on each of the Guaranteed Payment Dates.

6.5 The obligation on Londonist in relation to the Guaranteed Payments shall start on the date of this Agreement.

6.6 If the Rooms or any part or the principal means of access to the Rooms are damaged or destroyed by an insured risk so as to make the Rooms or any part unfit for occupation or use, or inaccessible the Company shall be entitled to terminate the relevant Licences and the Guaranteed Payments (or a due proportion of it according to the nature and extent of the damage) will be suspended from the date of damage or destruction until the Rooms or such part have been made fit for occupation and use and are accessible or until alternative Rooms

are made available for the purposes of this Agreement and any sums paid in advance in respect of a period for which the Guaranteed Payments are suspended shall be repaid to Londonist.

6.7 The Guaranteed Payments (or due proportion) will not be suspended to the extent that any insurance effected by or on behalf of the Company or other party against loss of rent from the Building (or any reversionary interest in it) or the risk has become excluded from the insurance because of any breach by Londonist of this Agreement.

8. RELEVANT REQUIREMENTS

8.1 The Parties hereby agree:

8.1.1 to comply with all applicable laws relating to ant-bribery, equality, anti-slavery and prevention of facilitation of tax evasion including the Bribery Act 2010, the Equality Act 2010, the Modern Slavery Act 2015, the Counter Terrorism and Security Act 2015 and the Criminal Offences Act 2017 and each Party is complying and will comply with the National Minimum Wage Act 1998 in relation to its employees and staff ("**Relevant Requirements**");

8.1.2 not to engage in any activity, practice or conduct outside England and Wales which would constitute an offence under the Relevant Requirements if such activity, practice or conduct had been carried out in England and Wales; and

8.1.3 promptly report to the other Parties once it becomes aware of:

(a) any breach, or potential breach, of the Relevant Requirements; and

(b) any actual or suspected slavery or human trafficking which has any connection with this Agreement.

8.2 Each Party warrants and represents to the other Parties that to the best of its knowledge at the date of this Agreement, neither it nor any of its officers, employees, agents or sub-contractors has:

8.2.1 been convicted of any offence under the Relevant Requirements; and

8.2.2 has been or is the subject of any investigation, inquiry or enforcement proceedings by any governmental, administrative or regulatory body regarding any offence or alleged offence in connection with the Relevant Requirements.

9. REPRESENTATION AND WARRANTIES

9.1 Each Party represents and warrants to the other Parties that:

9.1.1 the execution, delivery and performance of this Agreement is within its full right, power, and authority;

9.1.2 requires no action by or in respect of, or filing with, any governmental body, agency or official to execute, deliver and perform its obligations of this Agreement;

9.1.3 the execution, delivery and performance of this Agreement shall not contravene, or constitute a default under, any provision of applicable law or regulation or of the organisational documents of such Party or of any agreement, judgement, injunction, order, decree or other instrument binding upon such Party.

9.1.4 this Agreement constitutes legal, valid and binding obligations on it enforceable against it in accordance with its terms, except that enforceability may be limited by bankruptcy, insolvency, reorganisation, moratorium or other similar laws affecting the enforcement of the creditor's right generally and equitable principles of general application;

9.2 Londonist represents and warrants to the other Parties that:

9.2.1 It shall make timely payment of the Total Guaranteed Payment and any other fees or charges as specified in this Agreement;

9.2.2 Londonist shall comply with all the terms and conditions of this Agreement;

9.2.3 Londonist shall promptly notify the Company and/or Yugo of any circumstances that may affect its ability to fulfil its obligations under this Agreement.

9.3 The Company and/or Yugo represent and warrant to Londonist that:

9.3.1 the Building and the Rooms therein are free and clear of any liens, claims, or encumbrances that would interfere with the Licensee's use and enjoyment of the Rooms;

9.3.2 the Building complies with all applicable laws and regulations governing the use and occupancy of the Rooms and does not violate any environmental laws and regulations that could subject Londonist to liability;

9.3.3 the Licensees shall have quiet and peaceful enjoyment of the Rooms without unreasonable interference from the landlord or any other third parties with superior title except as permitted by law or with prior reasonable notice to Licensees;

9.3.4 they shall provide Londonist and the Licensees with suitable means of access to and egress from the Building;

9.3.5 The Company and/or Yugo will promptly address any complaints or concerns raised by Londonist or the Licensees regarding the condition or maintenance of the Rooms or the Building;

9.4 Each Party agrees to inform the other Party as soon as reasonably practicable if any statement set forth in this Clause ceases to be true and correct as of any date after the date of this Agreement.

10. ASSIGNMENT

10.1 No Party shall be entitled to assign, charge or otherwise deal with its interest in this Agreement without the prior written consent of the other Parties (such consent not to be unreasonably withheld or delayed).

11. NOTICES

11.1 Any notice to be given or served by any Party to the others under this Agreement shall be in writing and shall either be delivered personally, posted by first class pre-paid post or e-mail to the address set out in this clause or to such other address as one Party notifies to the others in writing.

11.2 Service under **clause** 11.1 shall be deemed to have been effected as follows:

11.2.1 if personally delivered, at the time of delivery to the addressee during working hours, or if not during working hours, at 10.00am the following Working Day; or

11.2.2 if sent by first class pre-paid post, on the second Working Day after it has been put in the post; or

11.2.3 if sent by e-mail, at 10.00 am on the first Working Day after the e-mail is sent.

11.3 For the purpose of this clause until further notification:

11.3.1 the Company's and Yugo's details are care of (in the case of a notice to the Company), Yugo Students (UK) Ltd, 40 Berkeley Square, Bristol, BS8 1HP marked for the attention of Lee Quayle, e-mail: lee.quayle@yugo.com;

11.3.2 Londonist's details are 5 Great James Street, London WC1N 3DB marked for the attention of Asim Erturk, e-mail asim@londonist.co.uk and legal@londonist.co.uk, or such other person and such other address as Londonist may from time to time advise the Company and Yugo of in writing;

11.4 In proving service under **clause** 9.1 it shall be sufficient to prove that personal delivery was made or that the letter was properly addressed and posted.

12. VALUE ADDED TAX

All payments due under this Agreement shall be exclusive of VAT, if any.

13. INVALIDITY/SEVERABILITY

If at any time any provisions of this Agreement shall become or be held to be of no effect or unenforceable whether by operation of law or by reason of uncertainty or otherwise, it shall not affect the validity or enforceability of the remainder of this Agreement which shall remain in full force and effect.

14. VARIATION

No variation to this Agreement shall be effective unless in writing signed by a director or other duly authorised officer of each of the Parties.

15. PERSONAL DATA AND FREEDOM OF INFORMATION

15.1 This clause sets out the framework for the sharing of personal data between the Parties as independent data controllers for the Agreed Purposes.

15.2 Each Party is responsible for its own compliance with Data Protection Legislation and without limit to the generalty of the forgoing, each Party shall:

15.2.1 ensure that it is in compliance with Data Protection Legislation;

15.2.2 ensure that it has all necessary notices (and where necessary consents) in place to enable the lawful transfer of the Shared Personal Data to the Permitted Recipients for the Agreed Purposes;

15.2.3 give full information to any data subject whose personal data may be processed by that Party under this Agreement of the nature of such processing carried out by that Party. Each Party shall also give all of the information which it is required to give under Articles 13 and 14 of the GDPR to each data subject and give notice that, on the termination of this Agreement, personal data relating to them may be retained by or, as the case may be, transferred to one or more of the Permitted Recipients, their successors and assignees;

15.2.4 ensure that all Permitted Recipients are where possible subject to written contract obligations concerning the Shared Personal Data (including obligations of confidentiality) which are no less onerous than those imposed by this Agreement;

15.2.5 ensure that it has in place appropriate technical and organisational measures, to protect against unauthorised or unlawful processing of personal data and against accidental loss or destruction of, or damage to, personal data;

15.2.6 only process personal data in accordance with the requirements of Article 32 of the GDPR

15.2.7 not transfer any personal data outside the European Economic Area unless the transferor ensures that (i) the transfer is to a country approved by the European Commission as providing adequate protection pursuant to Article 45 GDPR; (ii) there are appropriate safeguards in place pursuant to Article 46 GDPR; or (iii) one of the derogations for specific situations in Article 49 GDPR applies to the transfer.

15.3 The Company and Yugo shall:

15.3.1 process the Shared Personal Data only for the Agreed Purposes; and

15.3.2 not disclose or allow access to the Shared Personal Data to anyone other than the Permitted Recipients

15.4 Each Party acknowledges that for the purpose of carrying out its respective obligations under this Agreement each Party may receive personal data from the others. The Parties acknowledge that each is acting as an independent data controller in respect of the personal data to be shared under this Agreement.

15.5 Each Party acknowledges that the other Parties, acting in compliance with their obligations under the FOIA or the EIR, may be obliged to disclose Information including Confidential Information without necessarily consulting with the other Parties or following consultation with the other Party and having taken its views into account.

15.6 A Party will not be in breach of its obligations referenced at clause 15.5 to the extent that the Confidential Information:

15.6.1 is known to the Party making the disclosure before its receipt from the other Party, and not already subject to any obligation of confidentiality to that other Party;

15.6.2 is or becomes publicly known without any breach of this Agreement or any other undertaking to keep it confidential;

15.6.3 has been obtained by the Party making the disclosure from a third party in circumstances where the Party making the disclosure has no reason to believe that there has been a breach of an obligation of confidentiality owed to the other Party;

15.6.4 has been independently developed by the Party making the disclosure; or

15.6.5 is approved for release in writing by an authorised representative of the relevant Party.

15.6.6 is disclosed to Permitted Recipients on a need-to-know basis; or

15.6.7 is disclosed as required by law, provided that the disclosing Party gives prompt notice to the other Party of such disclosure, unless prohibited by law.

16. WAIVER

Any relaxation, forbearance, indulgence or delay (together "indulgence") of any Party exercising any right shall not be construed as a waiver of the right and shall not affect the ability of that Party subsequently to exercise that right or to pursue any remedy, nor shall any indulgence constitute a waiver of any other right (whether against the Party or any other person).

17. ENTIRE AGREEMENT

Except where expressly provided otherwise in this Agreement, this Agreement constitutes the entire agreement between Parties in connection with its subject matter and supersedes any prior agreement, representations, communications, negotiations and understandings concerning the subject matter of this Agreement.

18. INTEREST

If any Party fails to pay any sum under this Agreement within 10 Working Days of the date it became due the owing Party shall with effect from the date the relevant sum became due until the payment date pay interest on the unpaid amount until payment at the rate of 5% above the base rate from time to time of Barclays Bank Plc.

19. FURTHER ASSURANCE

Each Party shall do all things and execute all further documents necessary to give full effect to this Agreement.

20. GOVERNING LAW AND JURISDICTION

This Agreement shall be governed by and construed in accordance with the laws of England and Wales and the Parties agree that, subject to clause 22, any dispute, difference or question of any kind which may arise between the Parties as to the terms hereof shall be submitted to the exclusive jurisdiction of the courts of England and Wales.

21. NO PARTNERSHIP OR AGENCY

21.1 No partnership

This Agreement does not and shall not in any circumstance constitute or be deemed to constitute a joint venture or partnership between the Parties or as a contract of employment between any of the Parties.

21.2 **No agency**

No Party shall act or hold itself out as the agent of any other Party for any purpose whatsoever or bind or hold itself out as having authority or power to bind the other Party (save where expressly agreed by the other Party in writing to the contrary).

22. THIRD PARTIES CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999

Nothing in this Agreement is intended to or does confer on any person who is not a Party any benefit or the right to enforce any of its terms, whether under the Contracts (Rights of Third Parties) Act 1999 or otherwise.

23. TERM AND TERMINATION

23.1 Either the Company or Londonist (the “Non-Defaulting Party”) may terminate this Agreement with immediate effect if the other Party enters into liquidation, is wound-up, dissolved or is the subject of an administration order except for the purposes of any amalgamation or reorganisation the terms of which have been previously approved in writing by the Non-Defaulting Party .

23.2 If a Guaranteed Payment is not paid within 14 days of the relevant Guaranteed Payment Date then the Company may terminate this Agreement by serving notice on Londonist to that effect, and on service of such notice this Agreement shall automatically terminate without prejudice to the rights of either Party to the other in respect of any breach of the terms of this Agreement.

24. DISPUTE RESOLUTION

24.1 If any dispute or difference as to the construction of this Agreement or any provision or obligation in this Agreement shall arise between the Parties (**"dispute"** or **"difference"**) then if the dispute is not resolved by agreement in writing between the Parties then any Party shall be free to refer the matter to an independent person who shall be an independent person who shall have been qualified in respect of the general subject matter of the dispute or difference for not less than 10 years and who shall be a specialist in relation to such subject matter agreed between the Parties or failing agreement within five (5) Working Days after any Party has given to the other a written request to concur in the appointment of such person to be appointed on the request of any Party by the President for the time being of the Royal Institution of Chartered Surveyors who shall be asked to appoint an appropriately qualified and experienced person as referred to above or if no such person exists or is unwilling to act the President of such professional body shall appoint a person who in his reasonable opinion he considers appropriate given the nature of the subject matter of the dispute or difference.

24.2 No Party shall be entitled to challenge the appointment of an Expert who has been appointed in accordance with this **clause** 22.

24.3 The Expert shall have the power to determine the procedures to be complied with by the Parties and to request any Party to provide him with such statements (which shall be written unless otherwise specifically required) documents or information as he may require.

24.4 The Expert shall not be deemed to be an arbitrator but will render his decision as an expert and the provisions of the Arbitration Act 1996 and the law relating to arbitration shall not apply to such Expert or his determination or the procedure by which he renders his determination.

24.5 The Expert shall be instructed to give notice of his decision to the Parties as soon as practicable but in any event within ten (10) Working Days after the date of his appointment.

24.6 The notice shall include a concise statement by the Expert of the reasons for his decision and shall be supported by a schedule summarising the documentation investigations and other evidence considered by the Expert in arriving at his decision.

24.7 Such decision shall forthwith be given effect to by the Parties and shall be final and binding on them save in the case of manifest error.

24.8 The liability for the fees and expenses shall be borne equally between the Parties save as dealt with otherwise in the Expert's award.

This Agreement has been executed and delivered as a deed on the date stated at the beginning of this Agreement.

Executed as deed by)
GSAF PROCO UK 2 LIMITED)
acting by)

Director

Director

Executed as a deed by)
YUGO STUDENTS (UK) LIMITED)
acting by)

Director

Director

Executed as a deed by)
LONDONIST DMC LIMITED)
acting by)

Director

Director

SCHEDULE 1

Licence Agreement

SCHEDULE 2

Code of Conduct

I, [Name of Student] of [address of Student] undertake to:

GSAF PROPCO UK 2 LIMITED (the **"Company");** and

YUGO STUDENTS (UK) LIMITED ("Yugo")

that, at all time during my occupation of the property known as:

Therese House, 29-30 Glasshouse Yard, London EC1 (the "**Property**")

I shall, and (unless the context otherwise requires), I shall procure that any visitor of mine to the Property shall:

use the Property and the room within the Property allocated for my occupation (the"**Room**"), only for the purposes of residential accommodation and not for the purposes of any trade or business or for any illegal or immoral activity;

keep shut the entrance door of the Room when not in use;

not smoke any type of cigarette (including any vape or e-cigarette), cigar or pipe in the Room or any part of the Property;

not make any noise or play music within the Room which can be heard outside the Room;

observe all regulations made by the Company or Yugo in relation to the parking of motor vehicles in areas adjacent to the Property;

not bring any electric bicycle (or similar electric mode of transport), into any part of the Property and not charge any battery in relation to any electric bicycle (or similar electric mode of transport), anywhere in the Property

not store rubbish in the Room and place all rubbish in the waste bins located in the bin store at the Property;

not cause or make any threat, harassment, assault, nuisance, annoyance, damage or disturbance to the Company or Yugo or to any of their employees, agents or contractors or to any other occupier of the Property or to any neighbour of the Property;

not display any signs or notices in or from the Room or any part of the Property and not affix anything to the interior of the Room that may cause damage to the walls of the Room;

not erect any external wireless or television aerial or satellite dish in or on the Property;

not obstruct any means of access to or exit from the Room or any part of the Property;

not bring into or keep within the Room or any part of the Property any animal, bird, fish, reptile or insect;

not bring onto, or use in, the Room or any part of the Property any hazardous substances, illegal drugs, firearms, knives (other than domestic cutlery and kitchen knives), or other weapons;

not damage any part of the Room or any part of the Property or the Company's fixtures and fittings therein and to keep the Room clean and tidy and clear of rubbish and, at such time as I vacate the Property, to leave the Room free of all goods and chattels owned by me or any third party;

not make any alterations to the Room or any part of the Property;

not make copies of any keys provided to me in relation to the Room or the Property and, if I lose any such key(s), to pay Yugo a fee of £25.00 per lost key in respect of the cost of providing replacement key(s);

to the extent a TV is provided in the Room or I bring a TV into the Room, to have a valid TV licence in relation to the use of such TV;

not do or omit to do anything which may render any insurance policy relation to the Property void or voidable or which has the effect of increasing the insurance premium payable for such insurance;

not share occupation of the Room with any other person or allow the Room or any part of the Property to be used or occupied by any other persons, other than my bona fide short-term visitors;

comply with all statutory requirements and with any regulations or by-laws applicable to the Property; and

not interfere with or change, damage, alter or interfere with in any way the fire detection systems, service media or any electrical appliances within any part of the Property.

I understand and agree that the Company and/or Yugo may report any breach of this Code of Conduct by me (or any visitor of mine to the Property), to Londnist DMC Limited and that such breach may result in my licence to occupy the Room being terminated.

Signed: ……. Dated: ……..

[Print name of Student]