20. **GOVERNING LAW**

This lease and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims) shall be governed by and construed in accordance with the law of England and Wales.

21. **JURISDICTION**

Each party irrevocably agrees that the courts of England and Wales shall have exclusive jurisdiction to settle any dispute or claim arising out of or in connection with this lease or its subject matter or formation (including non-contractual disputes or claims).

22. **MISCELLANEOUS**

22.1 The parties confirm that:

(a) the Landlord served a notice on the Tenant, as required by section 38A(3)(a) of the LTA 1954, applying to the tenancy created by this lease, before this lease was entered into a certified copy of which notice is annexed to this lease;

(b) the Tenant made a statutory declaration dated 2014 in accordance with the requirements of section 38A(3)(b) of the LTA 1954, a certified copy of which statutory declaration is annexed to this lease; and

(c) there is no agreement for lease to which this lease gives effect.

22.2 The parties agree that the provisions of sections 24 to 28 of the LTA 1954 are excluded in relation to the tenancy created by this lease.

22.3 The Landlord or the Tenant may determine this lease after the initial 6 months of the term by giving to the other party not less than one month's notice (except for breach in which case termination can be shorter or immediate) of the intention and at the expiry of such notice this lease shall absolutely determine and cease to have effect but without prejudice of any rights or obligations accrued prior to the termination.

22.4 A person who is not a party to this lease shall not have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this lease. This does not affect any right or remedy of a third party which exists, or is available, apart from that Act.

This document has been executed both as an agreement and as a deed, and is delivered and takes effect on the date stated at the beginning of it.