

A CONTRACT made this 30th day of JUNE 2006 between INTERPHONE (SENTRYMATIC) LIMITED of INTERPHONE HOUSE, 12-22 Herga Road, Wealdstone, Harrow, Middlesex HA3 5AS (hereinafter called "the Company" which expression shall include its successors and assigns) of the one part and

Owner..... Hughenden Court (Hastings) RTM Company Limited (Co. Reg. No. 05235436)
(hereinafter called "the Owner") of the other part

Registered Office..... Fairways Management 16 The Fairway Bexhill on Sea East Sussex TN39 4ER

Installation Address..... Hughenden Court Mount Pleasant Road Hastings E Sussex TN34 3ST

whereby it is mutually agreed as follows:-

Company's Guarantee 1. THE Company shall, subject to the terms hereinafter contained, for a period of twelve months as set out in Clause 6 hereof, guarantee to maintain in efficient working order, an installation consisting of:

Specification of Equipment	ONE	48-way stainless steel Audio Door Entrance Panel with integral speaker unit and including 'Trade' facility
	FORTY SEVEN	Handsets
	ONE	Power supply unit
	ONE	Door release
	ONE	Trades timer

complete with accessories at an annual basic fee of £ 450.00 plus VAT.

Mode of Payment THE Owner shall on the commencement of the period of guarantee as set out in Clause 6 hereof promptly pay to the Company the sum of £ 528.75 due for service for the subsequent twelve month period at the Offices of the Company.

Sundry Charges 2. THE Owner agrees to pay, at the Company's standard rates, where applicable, for wasted maintenance visits, overtime, erection of outside lines, fares and carriage of goods incurred in repairing the installation and, where premises are more than twenty miles from any of the Company's branches or depots, for out of town fares and reasonable expenses incurred, also for the provision of any supplementary electric supply points where necessary for the maintenance of the installation, or any subsequent instructions and any statutory charges (e.g. VAT) on this Contract.

Owner's Warranty 3. THE Owner warrants that at the date of this Contract the installation is in full operation and repair and no patent or latent defect exists relating to the installation and it is fully compliant with all legal and regulatory requirements.

Ownership and Insurable Risk 4. IT is agreed that the entire installation (which, for the avoidance of doubt, shall include the wiring) shall remain the property of the Owner, who shall be responsible for any loss or damage of, to, or by the installation, including theft, fire, war risks, terrorism or any other cause (fair wear and tear only excepted).

Alterations and Removals 5. NEITHER the Owner nor any third party shall interfere with, or in any way attempt to move, repair or remove the installation or any part thereof, from its original position but shall be entitled upon giving the Company notice in writing at any time during the continuance of this Contract to require the Company to transfer the installation (or in the case of destruction or damage, a reasonably similar installation) at the expense of the Owner to any other premises within the area where the Company (or its associated Companies) has then existing facilities for servicing the installation. Any alterations or extensions to the installation necessary or desired by the Owner shall be carried out at his expense by the Company at their standard charges. The Company shall not be held responsible for any unavoidable delay in the execution of orders.

Duration 6. THIS Contract shall commence on 1st July 2006 and shall be for the following THREE years. At the end of this period, or any subsequent twelve month period, the Contract shall continue for a further period of twelve calendar months unless either of the parties to the Contract shall give two calendar months prior notice in writing before the expiration of the said term.

- Late Payment 7. THE Company reserves its statutory right to claim interest and compensation for debt recovery costs under the Late Payment of Commercial Debts (Interest) Act 1998 if the Owner fails to pay any money hereunder within 28 days of it becoming due.
- Free Maintenance Service 8. THE Company agrees during the continuance of this Contract to execute without charge all repairs and replacements necessitated by fair wear and tear and/or faulty workmanship and/or faulty materials. The Owner agrees to notify the Company immediately in writing of any fault occurring or repairs necessary for the satisfactory working of the installation. The maintenance shall not include the supply of mains electricity nor the repairs of faults due to the failure or irregularity of the power supply, or the default of the Owner, and shall be carried out during the Company's normal working hours unless the Subscriber has contracted with the Company for extended cover at agreed surcharge.
- Access to Premises 9. THE duly authorised representative of the Company shall at all reasonable times have access to the premises of the Owner in order to inspect and maintain the installation.
- Variation of Fees 10. THE Company reserves the right to vary the fee payable hereunder by the same percentage as the All Items Retail Prices Index (RPI) officially published by the Office for National Statistics (or any other ministry or government department upon whom the duties in connection with the RPI shall have devolved) shall have varied since the date of this Contract.
- Modification of Contract 11. THIS Contract is the entire agreement between the Company and the Owner and no verbal representations or arrangements, which are in conflict with the terms of this Contract, can be recognised by the Company and no indulgence to the Owner shall prejudice the strict rights of the Company under this Contract.
- Force Majeure 12. THE Company shall not be liable for any failure or delay in carrying out its obligations under this Contract due to events beyond its control.
- Governing Law 13. THIS Contract shall be governed by the law of England.

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Accepted by
INTERPHONE (SENTRYMATIC) LIMITED

DIRECTOR

SIGNATURE
For and on behalf of Hughenden Court (Hastings) RTM Company Limited
Duly authorised to sign on behalf of the Owner

W. SHARP

NAME IN CAPITAL LETTERS