

From: The Royal London Mutual Insurance Society Limited
(Company Registration Number 00099064)
80 Fenchurch Street,
London,
United Kingdom,
EC3M 4BY

To: Next Holdings Limited (Company Registration
Number 35161)
Desford Road
Enderby
Leicester
LE19 4AT

Date: 21st June 2023

Dear Sirs

Next Holdings Limited (Company Registration Number 35161) ("NEXT")

The Royal London Mutual Insurance Society Limited ("the Landlord" or "us" or "we")

37 Eastgate Street, Chester (the "Premises")

The lease of the Premises dated 19 July 2021 made between (1) The Royal London Mutual Insurance Society Limited and (2) Next Holdings Limited (the "Lease")

The side letter to the Lease dated 19 July 2021 made between (1) The Royal London Mutual Insurance Society Limited and (2) Next Holdings Limited (the "Original Side Letter")

The reversionary lease of the Premises dated 21st June 2023 made between (1) The Royal London Mutual Insurance Society Limited and (2) Next Holdings Limited (the "Reversionary Lease")

The deed of variation varying the Reversionary Lease made between (1) The Royal London Mutual Insurance Society Limited and (2) Next Holdings Limited (the "Deed of Variation")

The side letter to the Reversionary Lease dated 21st June 2023 made between (1) The Royal London Mutual Insurance Society Limited and (2) Next Holdings Limited (the "Reversionary Lease Side Letter")

In consideration of NEXT today entering into the Deed of Variation, Reversionary Lease and Reversionary Lease Side Letter we hereby agree and confirm as follows:

1. the Original Side Letter will be varied with immediate effect in the manner provided in the Schedule to this letter and will from the date of this letter take effect and be read and construed accordingly.
2. the Original Side Letter will continue in full force and effect as varied by this letter.
3. for the purposes of calculating Yearly Turnover Rent under the Original Side Letter, 30 June 2023 will be a Year End Date and the next Turnover Period will be the period commencing on and including 1 January to and including 24 December 2024.

The Schedule
Variations to the Original Side Letter

1. Paragraph 1.2 of the Original Side Letter shall be deemed to have been amended by insertion of the following drafting at the end of the paragraph:

“provided always that in respect of the period commencing on and including 1 July 2023 and ending on and including 31 December 2023 the Tenant shall not be liable to pay the Yearly Turnover Rent and during such period the Tenant shall be occupying the Premises on a rent free basis

2. Paragraph 5 of the Original Side Letter shall be deemed to have been deleted and the following paragraphs renumbered.

Please return one copy of this letter signed by you to signify your acceptance of its terms and conditions set out in this letter.

Signed by
for and on behalf of
**THE ROYAL LONDON MUTUAL INSURANCE
SOCIETY LIMITED**

Authorised Signatory

FULL Name:

Authorised Signatory

FULL Name:

Signed by:

Signature:
DocuSigned by:
Jane Shields
BA771A45F3F2424...

Print name:
Jane Shields

Duly authorised signatory for and on behalf of NEXT HOLDINGS LIMITED