

This long-term agricultural tenancy agreement is made on the day of 29th October 2025

Between

Robert Orton, [REDACTED]

e-mail address: [REDACTED]

phone number [REDACTED]

And:

Riverside Farm JK Limited, Fairham Brook Lane, Bunny, Nottinghamshire, NG11 6SQ.

[REDACTED]

Parties

(1) **LANDLORD** Robert Orton of [REDACTED] (the "**Landlord**") being the owner of the agricultural land described in Schedule 1 and having full power and authority to grant this tenancy; and

(2) **TENANT** Riverside Farm JK Limited, Fairham Brook Lane, Bunny, Nottinghamshire, (the "**Tenant**") being the person who will occupy and farm the said agricultural land under the terms of this long-term agricultural tenancy agreement.

Background

- (A) The Landlord is the freehold owner of agricultural land comprising approximately 1.59 hectares (3.9 acres) situated at Costock and more particularly described in Schedule 1 (the "**Property**").
- (B) The Property consists of agricultural land suitable for crop production and livestock rearing and does not include any buildings or structures.
- (C) The Tenant desires to take a long-term tenancy of the Property for agricultural purposes and has the necessary experience, expertise and financial resources to conduct agricultural operations on the Property.

- (D) The Landlord wishes to grant to the Tenant a long-term agricultural tenancy of the Property to enable the Tenant to establish and maintain a viable agricultural enterprise.
- (E) The parties intend that this Agreement shall constitute an agricultural tenancy governed by the Agricultural Holdings Act 1986 and/or the Agricultural Tenancies Act 1995 as applicable.
- (F) The parties acknowledge that the long-term nature of this tenancy is intended to provide security of tenure to enable the Tenant to make appropriate investments in the agricultural operation and improvement of the Property.
- (G) Both parties understand their respective rights and obligations under the applicable agricultural tenancy legislation and agree to comply with all relevant statutory requirements.

1. Definitions

- 1.1. In this Agreement, unless the context otherwise requires, the following terms shall have the meanings set out below:
- 1.2. **Agricultural Holdings Act** means the Agricultural Holdings Act 1986 and any statutory modification or re-enactment thereof for the time being in force.
- 1.3. **Agricultural Land** means land used for agriculture which is so used for the purposes of a trade or business, and includes any building or structure on such land which is occupied with the land for the purposes of such trade or business.
- 1.4. **Agricultural Tenancies Act** means the Agricultural Tenancies Act 1995 and any statutory modification or re-enactment thereof for the time being in force.
- 1.5. **Agricultural Use** means use for the purposes of agriculture including arable farming, livestock farming, horticulture, forestry, the growing of crops, and the keeping or breeding of livestock, poultry or bees.
- 1.6. **Commencement Date** means 29.10.2025 being the date from which this tenancy commences.

- 1.7. **Expiry Date** means being the date on which this tenancy expires, subject to any statutory continuation or extension.
- 1.8. **Fixed Equipment** means any building or structure affixed to the Property and any works on, in, over or under the Property which are reasonably necessary for or conducive to the conduct of agricultural operations.
- 1.9. **Holding** means the aggregate of the land comprised in this tenancy.
- 1.10. **Improvements** means any building, structure, work, planting or other improvement made on the Property by the Tenant with or without the consent of the Landlord.
- 1.11. **Landlord** includes the person for the time being entitled to the reversion immediately expectant on the determination of this tenancy.
- 1.12. **Property** means the agricultural land and premises described in Schedule 1 together with all buildings, structures, fixtures, fittings and appurtenances thereon.
- 1.13. **Statutory Requirements** means all applicable statutes, statutory instruments, regulations, orders, bye-laws and other legal requirements including but not limited to those relating to agriculture, environment, health and safety, and data protection.
- 1.14. **Successor** means a person who is eligible to succeed to this tenancy under the Agricultural Holdings Act or such other applicable legislation.
- 1.15. **Tenant** includes the personal representatives and successors in title of the Tenant and any person deriving title through the Tenant.
- 1.16. **Term** means the period of years commencing on the Commencement Date and expiring on the Expiry Date, subject to earlier determination in accordance with the provisions of this Agreement.
- 1.17. **Termination Date** means the date on which this tenancy is terminated whether on the Expiry Date or on any earlier date in accordance with the provisions of this Agreement or by operation of law.
- 1.18. **Tribunal** means the First-tier Tribunal (Property Chamber) or such other tribunal as may have jurisdiction over agricultural tenancy matters.

2. **Grant of Tenancy**

- 2.1. The Landlord hereby demises and lets to the Tenant and the Tenant takes from the Landlord the Property for the **Term** at the **Annual Rent** and otherwise upon and subject to the terms, conditions, covenants and agreements contained in this Agreement.
- 2.2. The demise includes:
- (a) the Agricultural Land comprising the Property as more particularly described in Schedule 1;
 - (b) all rights, easements, privileges and appurtenances belonging or appertaining to the Property; and
 - (c) the right to use any access roads, tracks, water supplies and drainage systems serving the Property.
- 2.3. The **Tenant** shall hold the Property as tenant and not as licensee and shall be entitled to exclusive possession of the Property during the **Term** subject to the rights reserved to the **Landlord** under this Agreement.
- 2.4. This tenancy is granted for the purpose of **Agricultural Use** only and the **Tenant** shall not use the Property for any purpose other than agriculture without the prior written consent of the **Landlord**.
- 2.5. The rights granted to the **Tenant** under this Agreement are personal to the **Tenant** and may not be exercised by any other person except as expressly permitted under this Agreement or by operation of law.

3. **Term**

- 3.1. The tenancy shall commence on 29.10.2025 and shall continue for a **Term** of 10 years ending on 29.10.2035; unless terminated earlier in accordance with the provisions of this Agreement.
- 3.2. Time shall be of the essence in relation to the **Commencement Date** and **Expiry Date**.

- 3.3. The **Tenant** shall be entitled to hold over after the **Expiry Date** in accordance with the provisions of the Agricultural Holdings Act 1986 or the Agricultural Tenancies Act 1995 as applicable, subject to the service of appropriate notices by either party.
- 3.4. Either party may terminate this Agreement by giving not less than 12 months' written notice to expire or any anniversary thereof, such notice to be served in accordance with the requirements of the applicable agricultural tenancy legislation.
- 3.5. The parties may by mutual written agreement extend the **Term** for such period and upon such terms as may be agreed between them.
- 3.6. Any extension of the **Term** pursuant to clause 3.5 shall be subject to the same terms and conditions as this Agreement unless expressly varied in writing.
- 3.7. The **Tenant's** occupation of the **Property** for agricultural purposes during the **Term** shall create such security of tenure rights as may be available under the applicable agricultural tenancy legislation.

4. Rent and Payment Terms

- 4.1. The Tenant shall pay to the Landlord an **Annual Rent** of £100 per annum (the "**Initial Rent**") for the first year of the Term.

5. Use of Property

- 5.1. The Tenant shall use the Property solely for **Agricultural Use** and for no other purpose without the prior written consent of the Landlord.
- 5.2. The Tenant may carry out the following agricultural activities on the Property:
- (a) cultivation of crops including cereals, root crops, fodder crops and other agricultural produce;
 - (b) grazing of livestock and animal husbandry activities appropriate to the Property;
 - (c) storage and processing of agricultural produce grown on the Property;
- 5.3. The Tenant shall not without the prior written consent of the Landlord:

- (a) use any part of the Property for non-agricultural purposes including residential, commercial, industrial or recreational activities;
- (b) establish or operate any business on the Property other than the agricultural enterprise;
- (c) store or process agricultural produce not grown on the Property;
- (d) permit camping, caravanning or other temporary occupation of the Property.

5.4. The Tenant shall maintain the agricultural character of the Property and shall not permit any use or activity that would prejudice the Property's status as Agricultural Land.

5.5. The Tenant shall comply with all Statutory Requirements relating to agricultural use including environmental regulations, animal welfare standards, and food safety requirements.

5.6. Any consent given by the Landlord under this clause may be subject to such conditions as the Landlord may reasonably impose and may be revoked upon reasonable notice if such conditions are not complied with.

6. Tenant's Obligations

6.1. The Tenant shall use the Property solely for Agricultural Use and shall maintain the Property in a good and substantial state of repair and condition throughout the Term.

6.2. The Tenant shall comply with all Statutory Requirements relating to the Property and the conduct of agricultural operations thereon, including but not limited to:

- (a) all environmental protection legislation and regulations;
- (b) all health and safety legislation and regulations;
- (c) all animal welfare legislation and regulations;
- (d) all planning laws and regulations;
- (e) all waste management and disposal regulations.

- 6.3. The Tenant shall maintain comprehensive insurance covering:
- (a) employer's liability insurance as required by law;
- 6.4. The Tenant shall permit the Landlord reasonable access to the Property upon giving not less than 24 hours' written notice, except in cases of emergency.
- 6.5. The Tenant shall keep proper records of all agricultural operations conducted on the Property and shall provide copies to the Landlord upon reasonable request.
- 6.6. The Tenant shall not assign, sublet or part with possession of the whole or any part of the Property without the prior written consent of the Landlord.
- 6.7. The Tenant shall yield up the Property at the end of the Term in good repair and condition and in accordance with the tenant's obligations under this Agreement.

7. Landlord's Obligations

- 7.1. The Landlord shall comply with all Statutory Requirements relating to the Property insofar as compliance is the responsibility of the landlord under applicable law.
- 7.2. The Landlord shall ensure that all necessary statutory consents and licences for the agricultural use of the Property are in place and maintained throughout the Term.

8. Improvements and Alterations

8.1. Tenant's Improvements

- (a) The Tenant may carry out improvements to the Property provided that written consent is first obtained from the Landlord in accordance with this clause.
- (b) The Tenant shall not carry out any improvements without the Landlord's prior written consent, which shall not be unreasonably withheld or delayed.
- (c) Any request for consent must be accompanied by detailed plans, specifications, costings and evidence of any necessary planning permissions or other statutory consents.

8.2. Consent Requirements

- (a) The Landlord's consent shall be required for all improvements including but not limited to the construction of buildings, installation of Fixed Equipment, drainage works, and permanent alterations to the land.
- (b) The Landlord may impose reasonable conditions on any consent granted, including requirements for the standard of workmanship, materials to be used, and compliance with all relevant regulations.
- (c) Minor improvements of a value not exceeding £ 500 may be carried out without consent provided the Tenant gives 30 days' prior written notice to the Landlord.
- (d) No compensation shall be payable for improvements carried out without proper consent or which have been wholly or partly paid for by the Landlord.

8.3. Tenant's Fixtures and Equipment

- (a) The Tenant may install fixtures and equipment reasonably necessary for the conduct of the agricultural business on the Property including front gates.
- (b) All fixtures and equipment installed by the Tenant shall remain the property of the Tenant and may be removed by the Tenant at any time during the Term or within two months after termination.

8.4. Removal Rights

- (a) The Tenant's right to remove fixtures and equipment shall be subject to giving one month's written notice to the Landlord of the intention to remove.
- (b) The Landlord may elect to purchase any fixtures or equipment at their fair market value by giving written notice within 14 days of receiving the Tenant's removal notice.
- (c) If fixtures or equipment are not removed within the permitted time, they shall become the property of the Landlord without compensation.

9. Repair and Maintenance

9.1. The Tenant shall keep and maintain the Property in good and substantial repair and condition throughout the Term, fair wear and tear excepted.

9.2. All repairs and maintenance work shall be carried out in a good and workmanlike manner using materials of suitable quality and in accordance with good agricultural practice.

10. Termination

10.1. Expiry by Effluxion of Time

- (a) This tenancy shall determine on the Expiry Date without the need for any notice to quit unless extended or renewed in accordance with the terms of this Agreement or by operation of law.

10.2. Termination by Notice to Quit

- (a) Either party may terminate this tenancy by serving not less than three months' written notice to quit expiring on the Expiry Date or any anniversary thereof.
- (b) Any notice to quit shall be in writing and served in accordance with the requirements of the applicable agricultural tenancy legislation and clause 19.8 of this Agreement.

10.3. Termination for Breach

- (a) The Landlord may terminate this tenancy by serving not less than three months' written notice on the Tenant if the Tenant commits a material breach of this Agreement and fails to remedy such breach within three months of receiving written notice specifying the breach.
- (b) The Landlord may serve a notice to quit to take effect at the end of the then current year of the tenancy where the Tenant is in breach of any obligation as to the payment of rent or other sums due under this Agreement.

10.4. Statutory Grounds for Termination

- (a) The Landlord may terminate this tenancy on any of the grounds specified in the Agricultural Holdings Act 1986 or the Agricultural Tenancies Act 1995 (as applicable) by serving the appropriate statutory notice.
- (b) The Tenant may serve a counter-notice where permitted by the applicable agricultural tenancy legislation.

10.5. Termination Procedures

- (a) Upon service of any notice to quit or upon expiry of this tenancy, the Tenant shall quit and deliver up the Property to the Landlord with vacant possession.
- (b) The Tenant shall remove all chattels, fixtures and fittings belonging to the Tenant before the termination date unless otherwise agreed in writing.
- (c) Any property remaining on the Property after the termination date may be disposed of by the Landlord at the Tenant's expense.

10.6. Continuation of Obligations

- (a) Termination of this tenancy shall not affect any accrued rights or obligations of either party or any provision of this Agreement which is expressed to survive termination.

11. Succession Rights

- 11.1. This clause applies where the Tenant dies during the Term and the tenancy is an agricultural holding within the meaning of the Agricultural Holdings Act 1986.
- 11.2. Subject to the provisions of the Agricultural Holdings Act 1986, an eligible person may apply to the Tribunal for a direction entitling them to a tenancy of the Holding.
- 11.3. An application under clause 13.2 must be made within three months after the death of the Tenant or such longer period as the Tribunal may allow.
- 11.4. For the purposes of this clause, an eligible person means:

- (a) a surviving spouse or civil partner of the Tenant who was residing in the farmhouse or other dwelling on the Holding throughout the period of two years ending with the death of the Tenant;
 - (b) a child, adopted child or step-child of the Tenant;
 - (c) any other relative of the Tenant who, in either case, satisfies the Tribunal that they have worked for the greater part of their time during the five years ending with the death of the Tenant in agriculture on commercial units of which the Holding formed part;
 - (d) where the Tenant was a surviving spouse or civil partner who became entitled to the tenancy by succession, any child, adopted child or step-child of the deceased spouse or civil partner who preceded the Tenant.
- 11.5. The Landlord shall be entitled to serve a counter-notice on any eligible person objecting to the grant of a tenancy on the grounds that:
- (a) the eligible person is not suitable to become the tenant of the Holding having regard to their training, experience and financial resources; or
 - (b) the efficient and responsible management of the Holding would be prejudiced if the eligible person became the tenant.
- 11.6. Where this tenancy is a farm business tenancy under the Agricultural Tenancies Act 1995, succession rights shall only apply if and to the extent provided for in the terms of this Agreement or by operation of law.
- 11.7. Any Successor shall take the tenancy subject to all the terms and conditions of this Agreement and shall be liable for all obligations of the Tenant from the date they become entitled to the tenancy.
- 11.8. The Landlord may require any Successor to provide guarantees or security for the performance of their obligations under this Agreement equivalent to those provided by the original Tenant.
- 11.9. 14.2, the Annual Rent shall continue unchanged until the next Rent Review Date.

12. Dispute Resolution

- 12.1. The parties shall attempt to resolve any dispute arising out of or in connection with this Agreement through good faith negotiations for a period of thirty (30) days after written notice of the dispute is given by one party to the other.
- 12.2. If the dispute cannot be resolved through negotiations pursuant to clause 16.1, the parties agree to submit the dispute to mediation administered by the Centre for Effective Dispute Resolution (CEDR) or such other mediation service as the parties may agree.
- (a) The mediation shall be conducted in accordance with CEDR's Model Mediation Procedure current at the time of the mediation.
 - (b) The costs of mediation shall be shared equally between the parties unless otherwise agreed or ordered by the mediator.
- 12.3. If the dispute is not resolved through mediation within sixty (60) days of the commencement of the mediation process, either party may refer the matter to arbitration under the Arbitration Act 1996.
- (a) The arbitration shall be conducted by a single arbitrator appointed by agreement between the parties or, failing agreement within fourteen (14) days, by the President of the Royal Institution of Chartered Surveyors.
 - (b) The arbitrator shall have expertise in agricultural tenancy matters and the arbitration shall be conducted in accordance with the RICS Dispute Resolution Service Rules.
 - (c) The seat of arbitration shall be England and Wales and the arbitration shall be conducted in the English language.
- 12.4. Nothing in this clause shall prevent either party from seeking urgent interim relief from the courts where necessary to protect their interests.
- 12.5. Disputes relating to rent review under clause 14 shall be determined in accordance with the rent review procedures set out in that clause rather than the general dispute resolution procedures in this clause.

- 12.6. Any proceedings not subject to arbitration under this clause shall be subject to the exclusive jurisdiction of the courts of England and Wales.

13. Statutory Compliance

- 13.1. The Tenant shall at all times during the Term comply with all Statutory Requirements applicable to the use and occupation of the Property and the conduct of agricultural operations thereon.
- 13.2. The Tenant shall obtain and maintain all licences, permits, consents and approvals required for the agricultural use of the Property and shall comply with all conditions attached thereto.
- 13.3. The Tenant shall comply with all environmental legislation including but not limited to regulations relating to water pollution, soil protection, waste management, pesticide use, and biodiversity conservation.
- 13.4. Both parties shall comply with their respective obligations under the Agricultural Holdings Act 1986 or the Agricultural Tenancies Act 1995 as applicable to this tenancy.
- 13.5. The Tenant shall maintain accurate records as required by any Statutory Requirements and shall provide copies of such records to the Landlord upon reasonable request.
- 13.6. The Tenant shall comply with all health and safety legislation applicable to agricultural operations and shall maintain appropriate risk assessments and safety procedures.
- 13.7. If any Statutory Requirements change during the Term, the Tenant shall adapt its operations and practices to ensure continued compliance within any prescribed time limits.
- 13.8. The Tenant shall notify the Landlord promptly of any notice, enforcement action, or investigation by any regulatory authority relating to the Property or the Tenant's use thereof.
- 13.9. Each party shall indemnify the other against any losses, costs, or penalties arising from that party's breach of any Statutory Requirements.

- 13.10. Where compliance with any Statutory Requirements requires capital expenditure on Fixed Equipment, the parties shall negotiate in good faith regarding responsibility for such costs and any compensation arrangements.

14. Default and Remedies

- 14.1. The following shall constitute events of default by the Tenant:

- (a) breach of any covenant or obligation contained in this Agreement which is capable of remedy, provided that such breach continues for thirty (30) days after service of written notice requiring remedy;
- (b) breach of any covenant or obligation contained in this Agreement which is not capable of remedy;
- (c) the Tenant ceases to occupy the Property for agricultural purposes for a continuous period exceeding six (6) months without the Landlord's prior written consent;
- (d) the Tenant assigns, sublets or parts with possession of the Property or any part thereof without the Landlord's consent where required under this Agreement.

- 14.2. Upon the occurrence of any event of default specified in clause 18.1, the Landlord may:

- (a) serve notice to quit in accordance with the provisions of this Agreement and applicable Statutory Requirements;
- (b) re-enter the Property and determine this tenancy, subject to any statutory restrictions;
- (c) claim damages for any breach of covenant;
- (d) exercise any other remedy available at law or in equity.

- 14.3. The Landlord's remedies under this clause are cumulative and may be exercised concurrently or successively.

- 14.4. Any waiver by the Landlord of a breach of any provision of this Agreement shall not constitute a waiver of any subsequent breach of the same or any other provision.
- 14.5. The following shall constitute events of default by the Landlord:
- (a) failure to comply with any repairing obligation under this Agreement for thirty (30) days after service of written notice by the Tenant;
 - (b) breach of the covenant for quiet enjoyment;
 - (c) any other material breach of the Landlord's obligations under this Agreement which continues for thirty (30) days after service of written notice by the Tenant.
- 14.6. No remedy exercised by either party shall prejudice any other remedy available under this Agreement or at law.

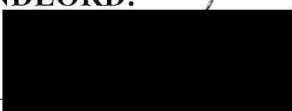
15. General Provisions

- 15.1. **Entire Agreement.** This Agreement constitutes the entire agreement between the parties relating to the tenancy of the Property and supersedes all prior negotiations, representations, warranties, commitments and writings in relation to such subject matter.
- 15.2. **Amendments.** No amendment, modification or supplement of this Agreement shall be binding unless executed in writing by all parties.
- 15.3. **Severability.** If any provision of this Agreement is held to be invalid, illegal or unenforceable, such provision shall be deemed severed from this Agreement and the validity, legality and enforceability of the remaining provisions shall not be affected or impaired.
- 15.4. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of England and Wales.
- 15.5. **Jurisdiction.** The courts of England and Wales shall have exclusive jurisdiction to settle any dispute arising out of or in connection with this Agreement.

- 15.6. **Notices.** Any notice required to be given under this Agreement shall be in writing and shall be deemed to have been duly given if delivered personally, sent by first class post or sent by email to the addresses set out in this Agreement or such other address as may be notified by either party.
- 15.7. **Time.** Time shall be of the essence in respect of all dates and periods specified in this Agreement.
- 15.8. **Third Party Rights.** A person who is not a party to this Agreement has no right under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this Agreement.
- 15.9. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall constitute an original and all of which together shall constitute one agreement.
- 15.10. **Survival.** The provisions of this Agreement that by their nature should survive termination shall continue in full force and effect after termination of this Agreement.

IN WITNESS WHEREOF the parties have executed this Agreement on the date first written above.

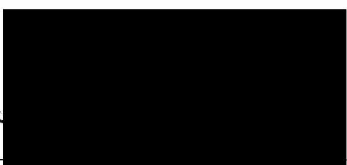
LANDLORD:

 _____ ROBERT ORTON

Print Name: ROBERT ORTON

Date: 29TH OCTOBER 2025

Witness:

 _____

Signature

Print Name: 

Address:

Occupation:

Date: 29TH OCTOBER 2025

TENANT:

Dr Julita Geary

Print Name: DR JULITA GEARY, DIRECTOR OF RIVERSIDE FARM JK LIMITED.

Date: 29TH OCTOBER 2025

Witness:

Mr Keith Geary

Signature

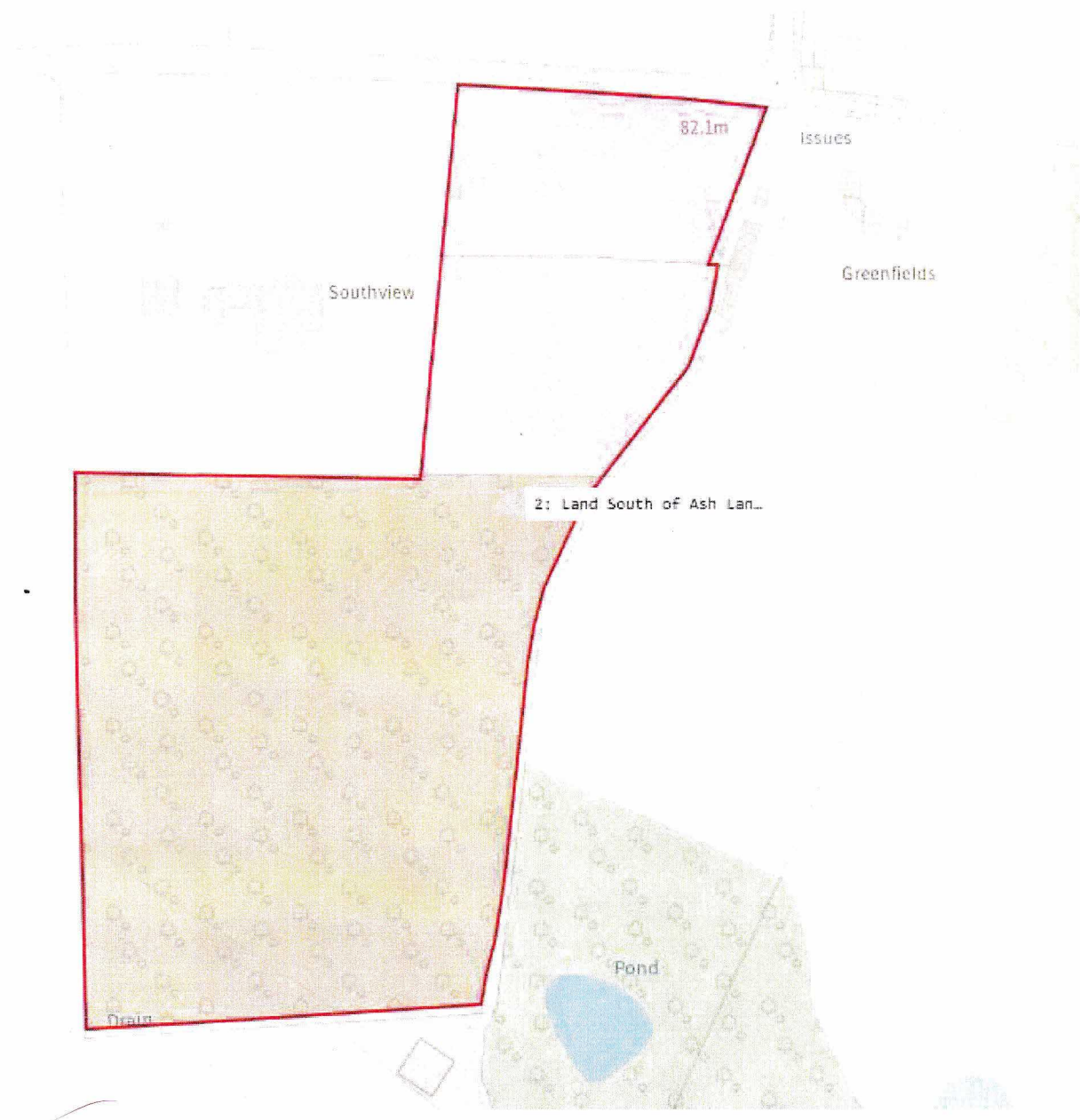
Print Name: KEITH GEARY

Occupation: AGRICULTURAL & FORESTRY CONTRACTOR

Date: 29TH OCTOBER 2025

Schedule 1. The "Property".

Land lying to the south of Ash Lane, Costock, Loughborough.



1.59 hectares / 3.9 acres of land shown edged with red on the above plan.