

LEASE DATED

1st March 2007

PREMISES

Unit 4 Dinas Isaf Industrial Estate

Williamstown

Mid-Glamorgan

**ORIGINAL
LANDLORD**

Moulded Foams (Wales) Limited

**ORIGINAL
TENANT**

DCB Mouldings Limited

**SUPPLEMENTAL
DOCUMENTS**

Licence To Sublet dated 1st March 2007

Schedule of Condition dated 24th January 2007 prepared by
Graham & Sibbald Surveyors

LEASE TERM

10-years from and including 1st March 2007

There is a Tenant Only break on 5th anniversary of the start
of the contractual term (1st March 20012)

TERM DATE

1st March 2012

The Demise

Clause LR4

Unit 4 Dinas Isaf Industrial Estate, Williamstown, Mid-Glamorgan defined in more detail in Clause 1.2 of the Superior Lease and including the works which had been or are being carried out on and to the demised premises as more particularly defined and described in an agreement dated 29th April 1998.

Superior Lease defines the premises as:-

All that piece or parcel of land containing in the whole by admeasurement 3.35 acres or thereabouts which is more particularly delineated on the plan annexed hereto and thereon edged red together with a factory known as Unit 4 (with additions thereto), Dinas Isaf Industrial Estate, Williamstown in the county of Mid-Glamorgan and other buildings and structures thereon erected or on any part thereof.

External Repair

Clause 8.7.1

Subject to Clause 9.3 to keep the demised premises including the windows, guttering, sewage, drains, walls, fences, gates, foundations and roads thereof and all additions thereto in good and substantial repair, order and condition.

Clause 9.3

If the Superior Landlord requires that dilapidations work shown in the attached Schedule of Condition to be carried out within 2-years of the date of this lease or if during negotiations for the purchase by the Tenant of the freehold interest in the demised premises the Superior Landlord values the freehold interest in the demised premises on the assumption that the Tenant's Repairing Obligations in the lease have been fully observed and performed, the Landlord will contribute towards the cost of such dilapidations up to the sum of £50,000.

If the Tenant does not purchase the freehold interest in the demised premises within 2-years of the date of this lease, then on the expiry or sooner determination of the term or the purchase of the freehold interest in the demised premises, the Landlord will contribute towards the Tenant's cost of carrying out the works to the dilapidations evidenced by the attached Schedule of Condition and such liability will be limited to a sum not exceeding £100,000 in respect of those works.

Clause 8.7.3

To keep the open land in a clean and tidy condition.

Internal Repair

Clause 8.7.2

To keep the inside of the demised premises and all improvements and additions thereto and the doors, partitions and windows (including frames and glass) thereof and the gas, water, electricity, steam and sanitation installations and fittings, wires, flues and pipes thereof serving the demised premises and all the Landlord's fixtures, fittings and equipment in good tenantable repair, order and condition...

Decoration

Clause 8.7.6

In each of the exterior decorating years and in the last year of the term but not more frequently than once in any 18-month period to redecorate the exterior of the demised premises and in each of the interior decorating years and in the last year of the term but not more frequently than once in any 18-month period to redecorate the interior of the demised premises in both instances in a good and workmanlike manner and with appropriate materials of good quality to the reasonable satisfaction of the Landlord's surveyor, any change in the tints, colours and patterns of such decoration to be approved by the Landlord (such approval not to be unreasonably withheld or delayed) provided that the covenants relating to the last year of the term shall not apply where the Tenant shall have performed the obligation in question less than 12-months prior to the expiry of the term.

Exterior decorating years defined as 2008 and every third year thereafter, interior decorating years are defined as 2011 and every fifth year thereafter.

Yield Up

Clause 8.24

At the expiration of the term to yield up the demised premises with vacant possession together with the Landlord's fixtures, fittings, plant and equipment clean and in repair and decorated in accordance with the terms of this lease, having first replaced any Landlord's fixtures and fittings, plant and equipment which may be missing or damaged with other of a similar kind and quality and having made good the damage resulting from the removal of any Tenant's fixtures, fittings, fascia or signs.

Reinstatement

Clause 8.10

Not to make any alterations or additions to the demised premises or erect any new buildings or other structures nor install any flagpole outside, television or radio aerial thereon nor to fell any trees thereon without the consent in writing of the Landlord and the approval (such consent and approval not to be unreasonably withheld) of the Landlord to the plans and specifications thereof and if such consent and approval are given to make such alterations or additions in conformity with such plans and specifications and to the approval of the Landlord all such consents and approvals on the part of the Landlord in respect of internal alterations not to be unreasonably withheld or delayed.

Statutory Obligations

Clause 8.15

In all respects to comply with the provisions of the Offices, Shops and Railways Premises Act 1963, the Factories Act 1961 and the Health & Safety At Work Etc Act 1974 or any statutory modification or re-enactment thereof for the time being in force or any statutory regulations made thereunder and with any obligations imposed by law in regard to carrying on the trade or business

for the time being being carried on at the demised premises.

Clause 8.17

At all times during the term to comply in all respects with the provisions and requirements of the Town & Country Planning Act 1990 and any statutory re-enactment thereof and all regulations made thereunder and of all planning permissions and building regulations consent so far as the same respectively relate to or effect the demised premises or any part thereof and not without the prior written consent of the Landlord (such consent not to be unreasonably withheld) to apply for either planning permission or building regulations consent in respect of the demised premises or any part thereof.

Licence Terms

Clause No

Dilapidation Fees

Clause 8.22

To pay all reasonable and proper costs and charges and expenses (including solicitors costs and surveyors fees) incurred by the Landlord for the purpose of or incidental to the preparation and service of any notice under Sections 146 or 147 of the Law of Property Act 1925 (or any statutory modification or re-enactment thereof for the time being in force) requiring the Tenant to remedy a breach of any covenant herein before contained notwithstanding forfeiture for such breach may be avoided otherwise than by relief granted by the court.