

**THIS MEMORANDUM OF AGREEMENT** made the <sup>16</sup> day of March 2009

**BETWEEN LEWIS AND ITA DOYLE** of Augustine Court, St. Augustine Street, Galway, the Lessor of the One Part and **RACHEL BUCKLEY AND NEIL McNULTY** of Mausrevagh, Headford, Co. Galway ("the Lessee" of the Other Part).

**WHEREAS:**

- A. By Lease dated the 18th day of November, 1994 and made between **LEWIS AND ITA DOYLE** (therein called "the Lessor") and **FRANCIS BURKE AND GARY BURKE** (therein called "the Lessee"), a shop at Abbeygate House, 26 Lower Abbeygate Street, Galway were leased to the Lessee on the terms and conditions therein set out.
- B. The said Lease was for a term of 35 years from the 14th day of November, 1994 with the proviso that the rent would be reviewed every 5 years.
- C. By Agreement between the parties hereto and their predecessors, the Review Period was amended is now due for review on the 14<sup>th</sup> day of November 2009 and the current rent is €20,315.81 per annum.
- D. The Lessee is now entitled to the Lessee's interest in the Property.
- E. The Lessor and the Lessee have agreed that the rent shall not be reviewed under the terms of the Lease but the Lessor shall be at liberty at any time, but not before the 14<sup>th</sup> day of November 2011 to review the rent under the terms of the said Lease for the balance of the Review Period and that the period for such review shall run from the date notified to the Lessee until expiry of the five years from the 14<sup>th</sup> day of November 2009 ("the Review Period").

**NOW THIS AGREEMENT WITNESSETH** that in pursuance of the foregoing the Lessor agrees to accept the current rent until such time as they notify the Lessee of their intention to seek a rent review under the provisions of the Lease as herein amended, which review shall not be notified prior to the 14<sup>th</sup> day of November 2011 and which review will only apply for the balance of the review period to the 14<sup>th</sup> day of November 2014. In the meantime, the Lessor agrees to accept and the Lessee agrees to pay the current rent of €20,315.81 per annum.

**IN WITNESS WHEREOF** the parties aforesaid have hereunto set their hands and affixed their seals the day and year first herein written.

**SIGNED SEALED & DELIVERED** by **LEWIS**  
AND **ITA DOYLE** in the presence of:-

*Mr M  
Doherty  
Sally*

*Lewis Doyle*  
\_\_\_\_\_  
**LEWIS DOYLE**  
*Ita Doyle*  
\_\_\_\_\_  
**ITA DOYLE**

**SIGNED SEALED & DELIVERED** by **RACHEL**  
**BUCKLEY** AND **NEIL McNULTY** in the presence  
of:-

*Victoria Buckley*

*Rachel Buckley*  
\_\_\_\_\_  
**RACHEL BUCKLEY**  
*Neil McNulty*  
\_\_\_\_\_  
**NEIL McNULTY**

Dated the 16<sup>th</sup> day of MARCH 2009

**LEWIS AND ITA DOYLE**

Lessor

and

**RACHEL BUCKLEY AND NEIL  
McNULTY**

Lessee

**RENT REVIEW AGREEMENT**

**LEWIS C. DOYLE SOLICITORS**

Solicitors,  
Augustine Court,  
St. Augustine Street,  
GALWAY.

**File:** LCD/MD/43312(D36.2)