

CONTENTS

General

Contents Page - Bundle 3 of 3	1
-------------------------------------	---

Freeholder Replies to Enquiries / Management Information

Freehold Replies	2
2017-03-13 Certificate of Insurance	5
2017-03-13 Summary of Cover	6
91 The Ridgeway Fire Risk Assessment	8
Asbestos Risk Assessment	22
91 ridgeway 2014-2015 Actuals	51
91 ridgeway 2015-2016 Actuals	52
91 ridgeway 2016-2017 Actuals and 2017-18 Budget	53

Freehold Title and Leases

Official Copy (Register) - EX85391	54
Official Copy (Title Plan) - EX85391 (1)	58
Official Copy (Lease) 09.12.1966 - EX85391	60
Official Copy (Lease) 24.05.1985 - EX85391	76
Official Copy (Lease) 25.03.1999 - EX85391	93
Official Copy (Lease) 27.05.2005 - EX85391	101
Official Copy (Lease) 25.03.2010 - EX85391	118
Official Copy (Lease) 30.06.2011 - EX85391 (1)	139
Official Copy (Lease) 30.06.2011 - EX85391	159

Auction Legal Pack

(Bundle 3 of 3)

Roof Space Flat 91 The Ridgeway Chingford London E4 6QW

Contents:

Bundle 1

1. Special Conditions (including draft transfer)
2. Planning Permission (including approved plans PL01(B)/PL03(B)/EX01/EX02)
3. Title Documents
 - a. Leasehold Title and Filed Plan
 - b. Lease dated 6 May 2016
 - c. Deed of Variation dated 22 September 2016
 - d. Consent to Alterations and Deed of Variation dated 22 May 2017
4. Notes: Right of First Refusal Does Not Apply to this sale.

Bundle 2

5. Searches
 - a. Environmental Search
 - b. Local Authority Search
 - c. Water Authority Search

Bundle 3

6. **Freehold Information**
 - a. **Freeholder Replies to Enquiries (including insurance, service accounts, fire risk assessment and asbestos risk assessment)**
 - b. **Freehold Title and Filed Plan**
 - c. **Leases flat 1-7 in building**

Kenneth Elliott and Rowe Solicitors
Enterprise House,
18 Eastern Road,
Romford,
Essex RM1 3PJ
DX 131528 Romford 8
FAX: 01708 766674
Reference: MBS/MBS/GRO008/001/

Kenneth Elliott and Rowe
18 Eastern Road
Romford
Essex
RM1 3PJ

05 June 2017

Dear Sirs

Re Roof Space 91, The Ridgeway, CHINGFORD, London, E4 6QW.

We refer to your recent letter. We reply to your enquiries:

1. Please confirm the name and address of the Landlord.

Mark Sadler and Clare Stevens/Sadler. All notices should however be addressed to CES Freehold Estates LLP 129 Brentwood Road Herongate Brentwood Essex CM13 3PB

2. Please confirm that the ground rent is paid to date and if possible provide a receipt.

Confirmed. The ground rent is paid to 24 March 2018

3. Please confirm that the service charge is paid to date and if possible provide a receipt.

Service charges are not yet payable on this unit. The lease provides that service charges become payable on completion or occupation of the new flat or if six months pass since the commencement of the works.

4. Please provide the current and past two years service charge budget

Enclosed.

5. Please confirm whether any major works are planned or envisaged for the building in the next 12 months.

There are none planned or envisaged nor have any section notice been served however if works of repair become necessary they will be carried out so no long term guarantee can be provided.

6. Please confirm that the insurance premium is paid to date and if possible provide a receipt.

Again no insurance is due on this flat until the flat is completed/occupied as above. During the construction phase the tenant is responsible for insuring the site under their own construction policy. Details should be provided to the landlord before commencement of the works.

7. Please provide a copy of the current insurance schedule and policy booklet.

Enclosed schedule and summary of cover.

8. Please confirm your fee for a notice of assignment and mortgage

£100 per notice. No VAT.

Please make all cheques payable to "CES Freehold Estates LLP"

9. Please confirm that you have consented to the proposed alterations to the roof space (pursuant to planning permission reference: 170953)

Confirmed. You are aware that we have recently completed a licence/consent for alterations.

10. Please confirm if alternative layouts/other schemes would be permitted in the future.

Provided formal licence is applied for a variation on the current scheme would be permitted as the demise of the flat is larger than the area required for the current scheme.

11. Please confirm how access to the site is obtained.

There are no doors / gates to the communal parts. Clearly the tenant needs to construct the addition to the rear staircase to give permanent access to the loft space.

12. Please confirm that the parking spaces are in situ.

The tenant will need to remove the bollards at the front of the building to create the additional spaces. There are no specific parking rights for the other tenants in the building over the front parking areas in any event – each of the existing flats has a garage.

13. Please confirm if you have received any objections to the proposed works.

There have been no objections raised with us.

14. Do you have asbestos / fire safety risk assessments for the building. If so please provide copies.

Yes. Enclosed.

15. Was any asbestos discovered?

No but as the constructions of the new flat will involve opening up areas the tenant will be responsible for such matters during the construction phase.

Yours faithfully

CES Freehold Estates LLP



Schedule

Property Investors Protection Plan

Important notes

- For unoccupied Buildings either in their entirety or in part, Insurers must be notified to agree specific terms & conditions. In addition the Empty Properties Condition is to be observed (Page 26 policy document).
- It is a condition of the insurance that the properties must be maintained in good order at all times.
- Notification of unoccupancy or variation in the risk must be made immediately in writing to Centor Insurance & Risk Management Ltd.

Property insured

The insured	Clare Stevens & Mark Sadler
Address	91 The Ridgeway Chingford London E4 6QW
Occupancy	Residential Flats - Purpose Built

Cover applicable

Section 1 - Buildings sum insured	£1,181,250	Section 1 - Building declared value	£875,000
Section 1 – Contents of Common Parts	Not insured	Section 1 – Landlords Contents	Not insured
Section 1 – Alternative Accommodation in respect of Residential Portions	33% Limit		
Section 2 – Rental Income Sum insured	Not Insured	Indemnity Period	n/a
Section 3 – Public Liability	Insured	Limit of indemnity	£5,000,000
Section 4 - Employers Liability	Not insured	Limit of indemnity	n/a

Excluding cover for acts of Terrorism, unless Buyback cover has been specifically purchased.

Your premium

Premium	£700.00
Buyback Terrorism	£87.50
Insurance Premium Tax: (at current rate)	£78.75
Total premium:	£866.25

Claims notification

In the event of any Damage insured by this policy full details must be provided promptly to Centor Insurance & Risk Management Ltd, 17 Dominion Street, London EC2M 2EF. If Damage is caused by riot or malicious persons, notification must be made within 7 days. With regard to other losses notification must be made within 30 days.

Damage as defined in your policy including: fire, lightning, aircraft, explosion, riot & civil commotion, malicious damage, impact, burst pipes, storm, flood, leakage of oil from fixed installation, theft damage to buildings, accidental damage, accidental breakage of fixed glass, subsidence, landslip and heave.

Excesses

Fire, lightning , explosion & aircraft	NIL
Subsidence, landslip & heave	£1,000
All Other Losses	£100

Summary of cover

Type	Property Owners Combined
Insured	Clare Stevens & Mark Sadler
Correspondence Address	129 Brentwood Road Herongate Essex CM13 3PB
Period	From: 25th March 2017 To: 24th March 2018 (Both dates inclusive)
Insurer	AXA Insurance UK plc
Policy No	LP PPP 6958830/TER

Sections Operative

Buildings	Insured
Contents (Common Parts)	Not Insured
Landlords Contents	Not Insured
Residential Loss of Rent &/or Alternative Accommodation	Insured
Property Owners Liability	Insured
Employers Liability	Not Insured

Buildings & Contents Including Terrorism

Cover	Damage as defined in the policy including: Fire, Lightning, Aircraft, Explosion, Earthquake, Riot & Civil Commotion, Malicious Damage, Impact, Burst Pipes, Storm, Flood, Leakage of Oil from fixed installation, Theft Damage to buildings, Accidental Damage, Accidental breakage of fixed glass, Subsidence, Landslip & Heave	
Risk Address	91 The Ridgeway, Chingford, London E4 6QW	
Occupation	Residential Flats - Purpose Built	
Sums Insured	Buildings Declared Value	£875,000
	Contents (Common Parts)	Nil
Excess	Fire, lightning, explosion & aircraft	Nil

Summary of cover

	Subsidence, landslip & heave	£1,000
	All Other Losses	£100
Inflation Protection	"Day One" basis of settlement (Maximum 35% of buildings declared value)	

Business Interruption Including Terrorism

Cover	Loss or destruction at the insured premises caused by an insured peril under the property section of this policy occurring during the period of insurance	
Sum Insured	Residential Properties Only - Alternative Accommodation and/or Loss of Rent – Policy limit which is 33% of your buildings declared value.	

Property Owners Liability

Cover	Indemnity for legal liabilities as property owner for accidental bodily injury, illness or disease sustained by the Public for which the property owner may be held legally liable, including costs and expenses incurred, arising from the occupation of the premises	
Limit of Indemnity	Each and every claim	£5,000,000
General Policy Exclusions/Conditions/Warranties(Suspensive Conditions)/Clauses	Your policy is subject to general exclusions, conditions, warranties (now known as suspensive conditions) and clauses in respect of some, or all sections of cover. Please ensure you familiarise yourself with these.	
Specific Policy Exclusions/Conditions/Warranties (Suspensive Conditions) /Clauses	There are no specific exclusions, conditions, warranties or clauses applicable to your risk, other than those outlined as general in your documentation.	
Premium	£770.00 including Insurance Premium Tax at 10% (£70.00)	
Terrorism Premium	£96.25 including Insurance Premium Tax at 10% (£8.75)	
Information	Please note the failure to comply with policy, conditions, warranties (suspensive conditions), clauses and or subjectivities can invalidate your insurance cover and lead to a claim being repudiated by your insurer.	



Residential - Regulatory Reform (Fire Safety) Order 2005, Fire Risk Assessment Report

Title

91 The Ridgeway

Address of the Premises

91 The Ridgeway
Chingford
London
E4 6QW

Responsible Person

CES Freehold Estates LLP

Assessor

Liam Plumb

Date of Fire Risk Assessment

21/12/2015

Date of Previous Risk Assessment

No Previous FRA

Table of Contents

Residential - Regulatory Reform (Fire Safety) Order 2005, Fire Risk Assessment Report	1
Table of Contents	2
Follow-Up Items	4
Risk Rating and Action Planning	5
Risk Rating Summary.....	5
The Fire Risk Assessment	7
GENERAL INFORMATION.....	7
1 The Building.....	8
2 Occupants Especially at Risk.....	8
3 Previous Fire Loss Experience	8
4 Other Relevant Information	8
5 Relevant Fire Safety Legislation	8
FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL.....	8
6 Electrical sources of ignition	8
7 Smoking.....	9
8 Arson	9
9 Portable Heaters and Heating Installation	9
10 Housekeeping & sources of fuel.....	9
11 Hazards Introduced by Contractors and Building Works.....	9
12 Other Significant Fire Hazards	10
FIRE PROTECTION MEASURES	10
13 Means of Escape.....	10
14 Measures to Limit Fire Spread and Development	11
15 Emergency Escape Lighting.....	11
16 Fire Safety Signs and Notices.....	11
17 Means of Giving Warning in the Event of Fire	11
18 Manual Fire Extinguishing Appliances	12
MANAGEMENT OF FIRE SAFETY.....	12
19 Procedures and arrangements	12
20 Testing and maintenance	12
21 Records.....	12
Media	14

Disclaimer

The assessors believe the information contained within this risk assessment report to be correct at the time of printing. The assessors do not accept responsibility for any consequences arising from the use of the information herein. The report is based on matters which were observed or came to the attention of the assessors during the day of the assessment and should not be relied upon as an exhaustive record of all possible risks or hazards that may exist or potential improvements that can be made.

Confidentiality Statement

In order to maintain the integrity and credibility of the risk assessment processes and to protect the parties involved, it is understood that the assessors will not divulge to unauthorized persons any information obtained during this risk assessment unless legally obligated to do so.

Follow-Up Items

Question	Response	Details	
8.2 Is there sufficient control of unnecessary fire load in close proximity to the building or available for ignition by outsiders?	No	Description:	Common areas are required to be kept completely clear at all times and nothing is to be stored in the common areas. Remove the household goods, boxes, wood and rubbish.
		Priority:	5 (Urgent)
		Date due:	22 Dec 2015
21 Dec 2015.	Common areas are required to be kept completely clear at all times and nothing is to be stored in the common areas. Remove the household goods, boxes, wood and rubbish.		

Risk Rating and Action Planning

Question	Response	Details																				
Risk Rating Summary																						
<p>The risk level estimator used is based on a more general health and safety risk level estimator of the type contained in BS 8800, the risk matrix table is shown below.</p> <table border="1" style="margin-left: 20px; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="width: 30%;">Potential consequences of fire ⇒</th> <th style="width: 20%;">Slight harm</th> <th style="width: 20%;">Moderate harm</th> <th style="width: 30%;">Extreme harm</th> </tr> </thead> <tbody> <tr> <td>Likelihood of fire ↓</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Low</td> <td style="background-color: #00ff00;">Trivial risk</td> <td style="background-color: #ffff00;">Tolerable risk</td> <td style="background-color: #ffa500;">Moderate risk</td> </tr> <tr> <td>Medium</td> <td style="background-color: #ffff00;">Tolerable risk</td> <td style="background-color: #ffa500;">Moderate risk</td> <td style="background-color: #ff4500;">Substantial risk</td> </tr> <tr> <td>High</td> <td style="background-color: #ffa500;">Moderate risk</td> <td style="background-color: #ff4500;">Substantial risk</td> <td style="background-color: #ff0000;">Intolerable risk</td> </tr> </tbody> </table>			Potential consequences of fire ⇒	Slight harm	Moderate harm	Extreme harm	Likelihood of fire ↓				Low	Trivial risk	Tolerable risk	Moderate risk	Medium	Tolerable risk	Moderate risk	Substantial risk	High	Moderate risk	Substantial risk	Intolerable risk
Potential consequences of fire ⇒	Slight harm	Moderate harm	Extreme harm																			
Likelihood of fire ↓																						
Low	Trivial risk	Tolerable risk	Moderate risk																			
Medium	Tolerable risk	Moderate risk	Substantial risk																			
High	Moderate risk	Substantial risk	Intolerable risk																			
<p>Taking into account the fire prevention measures observed at the time of this risk assessment it is considered that the hazard from fire (likelihood of fire) at these premises is:</p>	Low																					
<p>In this context, a definition of the above terms is as follows:</p> <p>Low: Unusually low likelihood of fire as a result of negligible potential sources of ignition.</p> <p>Medium: Normal fire hazards (e.g. Potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor short comings).</p> <p>High: Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.</p>																						
<p>Taking into account the nature of the building and the occupants as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:</p>	Slight Harm																					
<p>In this context, a definition of the above terms is as follows:</p> <p>Slight harm: Outbreak of fire is unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).</p> <p>Moderate harm: Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but is unlikely to involve multiple fatalities.</p>																						


Score (2/2) 100%
91 The Ridgeway

<p>Extreme harm: Significant potential for serious injury or death of one or more occupants.</p>		
<p>Accordingly it is considered that the risk to life from fire at these premises is:</p>	<p>Tolerable</p>	
<p>Comments</p>		
<p>Note: A suitable risk-based control plan should involve effort and urgency that is proportional to the risk, although the purpose of this section is to place the fire risk in context, the approach to fire risk assessment is subjective and for guidance only. All hazards and deficiencies identified in this report should be addressed by implementing all recommendations contained in the previous Follow Up Items section, the risk levels are detailed below.</p>		
<p>PRIORITY 5 - Urgent Immediate action is required, use of the building or relevant areas may need to be restricted until these items are addressed, action should be taken within 1 month</p>		
<p>PRIORITY 4 - High Considerable resources may have to be allocated to reduce the risk. If the premises contain a sleeping risk temporary control measures may be required until the risk has been reduced or eliminated. If the building is occupied but there is no sleeping risk action should be taken within 3 months</p>		
<p>PRIORITY 3 - Medium It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a 6 month period</p>		
<p>PRIORITY 2 - Low No major additional controls are required however there is a need for improvements. It is generally considered that these items should be addressed within 12 months</p>		
<p>PRIORITY 1 - Monitor No action is required however it may be possible to make improvements as part of future planning or upgrades</p>		

The Fire Risk Assessment

Question	Response	Details
GENERAL INFORMATION		
<p>This Fire Risk Assessment (FRA) is based on PAS 79 format, the purpose of the report is to provide an assessment of the risk to life from fire. The report does not address the risk to property or business continuity from fire, insurers may require additional fire protection measures.</p> <p>This FRA has been carried out on behalf of the Responsible Person as defined in Article 3 of the FSO, the content of the Fire Risk Assessment should assist the Responsible Person in achieving compliance with Article 9 of the FSO the requirement to carry out Fire Risk Assessments.</p> <p>It is important to understand the content of the Fire Risk Assessment, necessary recommendations are made if there are actions that are required to protect relevant persons from fire. (Relevant persons are any persons lawfully in the building) If the content in the recommendations section is unclear clarification should be sought.</p> <p>The Fire Risk Assessment considers dangerous substances within the premises only to determine the adequacy of general fire precautions (Article 4 of FSO) it is the responsibility of the Responsible Person to ensure compliance with Dangerous Substances and Explosive Atmospheres Regulations 2002.</p> <p>This Fire Risk Assessment is only part of the process to achieving compliance with the FSO, a full copy of the FSO can be obtained by going to http://www.legislation.gov.uk/ukxi/2005/1541/pdfs/ukxi_20051541_en.pdf</p> <p>The percentage figures shown at the bottom of the page in the Fire Risk Assessment section are not a percentage figure for the level of compliance but are the percentage of positive answers given however there is some correlation between the two</p>		
Name of Contact at the premises	CES Freehold Estates LLP	
Assessor for and on behalf of Capital Fire Risk Assessments UK Ltd		
Liam Plumb		
<p>Capital Fire Risk Assessments UK Ltd Nesfield House, Broughton Hall Business Park, Broughton, North Yorkshire BD23 3AE</p> <p>Telephone: 0800 193 8081 Email: enquiries@capital-fire.co.uk Web: www.capital-fire.co.uk</p>		
Suggested Date for Review	21/12/2016	
<p>This fire risk assessment should be reviewed by a competent person by the date indicated above or at such earlier time as there is reason to suspect that it is no longer valid, or if there has been a significant change in the matters to which it relates, or if a fire occurs</p>		

Score (10/14) 71.43%
91 The Ridgeway

1 The Building		
The Premises		
 <p>Appendix 1</p>		
1.1 Number of floors	3	
1.2 Brief details of construction	This is a brick built construction	
1.3 Occupancy type	Residential	
1.4 Approximate date of construction	Not known.	
2 Occupants Especially at Risk		
2.1 Are there disabled occupants?	No	
2.2 Are there occupants in remote areas or at special risk?	No	
3 Previous Fire Loss Experience		
3.1 Is there any previous history of fire loss in the premises	No	
4 Other Relevant Information		
4.1 Give details of any other relevant information		
5 Relevant Fire Safety Legislation		
5.1 The following fire safety legislation applies to these premises: The Regulatory Reform (Fire Safety) Order 2005		
5.2 The above legislation is enforced by:	London fire & rescue	
FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL		
6 Electrical sources of ignition		
6.1 Are reasonable measures taken to prevent fires of electrical origin?	N/A	
6.2 More Specifically		
Is the fixed wiring installation periodically tested	N/A	

Score (10/14) 71.43%

91 The Ridgeway

and inspected?		
Are portable appliances tested/inspected if applicable to communal areas?	N/A	
Is there a suitable limitation on the use of trailing leads and adapters?	N/A	
7 Smoking		
7.1 Are reasonable measures taken to prevent fires as a result of smoking?	N/A	
8 Arson		
8.1 Does the basic security against arson appear reasonable?		
8.2 Is there sufficient control of unnecessary fire load in close proximity to the building or available for ignition by outsiders?	No	Common areas are required to be kept completely clear at all times and nothing is to be stored in the common areas. Remove the household goods, boxes, wood and rubbish.
<p>Note: Reasonable only in the context of this fire risk assessment. If specific advice on security (including security against arson) is required the advice of a security specialist should be obtained.</p>		
9 Portable Heaters and Heating Installation		
9.1 If portable heaters are used are suitable measures taken to minimize the risk of ignition of combustible materials?	N/A	
9.2 Are fixed heating installations subject to regular maintenance?	N/A	
10 Housekeeping & sources of fuel		
10.1 Is the standard of housekeeping adequate?	No	See 8.2
10.2 More specifically:		
Are combustible materials separated from ignition sources?	Yes	
Is the unnecessary accumulation of combustibles and waste avoided?	No	See 8.2
11 Hazards Introduced by Contractors and Building Works		
11.1 Are fire safety conditions and instructions communicated to outside contractors?	N/A	
There was no evidence/paperwork to confirm		

Score (10/14) 71.43%

91 The Ridgeway

fire safety conditions and instructions are communicated to outside contractors. The responsible person should ensure that all contractors and other visitors are aware of the fire procedures in place on the premises. It is suggested that a copy of the fire procedures be handed to any contractors carrying out works on the premises.		
11.2 Is there satisfactory control over works carried out at the premises by outside contractors (including "hot work" permits)? There is no evidence/paperwork to confirm this see 14.1 and a hot work permit system should also be introduced.	N/A	
11.3 If there are in-house maintenance personnel are suitable precautions taken during "hot work" including the use of hot work permits? See 14.1 14.2 above	N/A	
12 Other Significant Fire Hazards		
12.1 Are there any other significant fire hazards that warrant consideration including process hazards that impact on general fire precautions?	No	
FIRE PROTECTION MEASURES		
13 Means of Escape		
13.1 Is it considered that the building is provided with adequate means of escape in case of fire?	Yes	
13.2 More specifically:		
Are escape routes adequately designed?	Yes	
Is there adequate provision of exits?	Yes	
Are exits easily and immediately openable where necessary?	N/A	
Do fire exits open in the direction of travel where necessary?	N/A	
Have sliding or revolving doors been avoided where necessary?	N/A	
Is there a stay put policy in operation?	N/A	
Are there reasonable distances of travel where there is a single direction of travel?	Yes	

Score (10/14) 71.43%
91 The Ridgeway

Are there reasonable distances of travel where there are alternative means of escape?	N/A	
Is there suitable protection of escape routes?	N/A	
Are there suitable fire precautions for all inner rooms?	N/A	
Are escape routes unobstructed?	Yes	
13.3 Is it considered that the building is provided with reasonable arrangements for means of escape for disabled occupants?	N/A	
14 Measures to Limit Fire Spread and Development		
14.1 Do fire doors meet current standards?	N/A	
14.2 Is there sufficient standard of compartmentation?	N/A	
<p>Notes: Comments on compartmentation are based on visual inspection of readily accessible areas, with a degree of sampling where appropriate. A full investigation of HVAC systems is outside the scope of this risk assessment.</p>		
15 Emergency Escape Lighting		
15.1 Is there a reasonable standard of escape lighting provided if needed?	N/A	However we recommend the evacuation route has emergency lights installed.
<p>Note: Comments on emergency lighting are based on visual inspection, no test of luminance levels or verification of full compliance with relevant British Standards has been carried out during the assessment</p>		
16 Fire Safety Signs and Notices		
16.1 Are fire safety signs and notices suitable and sufficient?	N/A	
17 Means of Giving Warning in the Event of Fire		
17.1 Is there a reasonable manually operated electrical fire alarm system provided?	N/A	
17.2 If an automatic fire detection system is required is it provided and generally appropriate for the occupancy and fire risk?	N/A	
<p>Note: Comments on fire alarm system are based on visual inspection, no audibility tests or verification of full compliance with relevant British Standards has been carried out during the assessment</p>		

Score (10/14) 71.43%
91 The Ridgeway

18 Manual Fire Extinguishing Appliances		
18.1 Is the provision of portable firefighting equipment adequate if required?	N/A	
18.2 Are all fire extinguishing appliances readily accessible?	N/A	
MANAGEMENT OF FIRE SAFETY		
19 Procedures and arrangements		
19.1 Fire safety is managed by?	CES Freehold Estates LLP	
<p>Note: This is not intended to represent a legal interpretation of responsibility, but merely reflects the managerial arrangement in place at the time of the risk assessment</p>		
19.2 Is there a fire policy in place if it is considered necessary?	N/A	
More specifically:		
Is there a suitable fire assembly point(s)?	N/A	
Are there adequate procedures for evacuation of any disabled people who are likely to be present?	N/A	
19.3 Are routine in-house inspections of fire precautions carried out (e.g. In the course of health and safety inspections)?	N/A	
20 Testing and maintenance		
20.1 Is there adequate maintenance of premise?	N/A	
20.2 Is there weekly testing and periodic servicing of the fire detection and alarm system?	N/A	
20.3 Is there monthly, six-monthly and annual testing of the emergency lighting?	N/A	
20.4 Is there annual maintenance and testing of firefighting equipment if installed?	N/A	
20.5 Other relevant inspection and testing		
21 Records		
21.1 Are there appropriate records of:		
Fire alarm tests?	N/A	
Emergency escape lighting tests?	N/A	

Score (10/14) 71.43%

91 The Ridgeway

Maintenance and testing of other fire protection systems?	N/A	
---	-----	--

Media



Appendix 1



Management Survey

91 The Ridgeway
E4 6QW



Constructive Support Services Ltd

1 Crabtree Court Farm
Crabtree Close
Wrotham
Sevenoaks
Kent
TN15 7JL

Company Details
Email: admin@constructive.org.uk
Tel: 020 3490 0565

Contents:

Contents

1. Executive Summary [Conclusions and actions]
2. Contract Review
3. Introduction - Purpose, Aims and Objectives
4. Desk Top Review and Survey Planning
5. Survey Method
6. Exclusions and Caveats
7. Sampling and Analysis
8. Survey Results - Interpretation
9. Recommendations

APPENDICES - Survey Results

Appendix 1 - Asbestos Register - Results

Appendix 2 - Survey Data Sheets

Appendix 3 - Areas Surveyed

Appendix 4 - Analysis Certificates

Appendix 5 - Plans

1.0 Executive summary:



Asbestos containing materials have been identified during the Management Survey and the specific areas are categorized below in order according to the initial Material Risk Assessment made by Constructive Support Services Ltd.

HIGH RISK MATERIALS - Material Score 10 and above or Priority Score of 18-24

Asbestos in poor condition, or asbestos debris/contamination has been identified within the following areas listed in the table below. It is recommended that risk assessment (s) are undertaken to ensure that Regulation 4, Regulation 10, Regulation 11, and Regulation 16 of the Control of Asbestos Regulations 2012 are complied with.

Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations
There were no results found.						

MEDIUM RISK MATERIALS - Material Score Between 7 and 9 or Priority Score of 12-17

Asbestos containing materials, which are unsealed or damaged, have been identified within the following areas listed in the table below. It is recommended that remedial work to seal or remove these materials is undertaken as a priority and that air monitoring is carried out within adjacent areas in order to assess airborne fibre levels.

Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations
There were no results found.						

1.0 Executive summary:



LOW RISK MATERIALS - Material Score 6 and below or Priority Score of less than 11

Asbestos Containing Materials have been identified which are in good condition, A management policy and plan need to be implemented to manage these materials safely. The materials require labelling and the condition of these materials re-inspected at 24 monthly intervals.

Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations
There were no results found.						

1.0 Executive summary:



PRESUMED ASBESTOS/NO ACCESS AREA

Asbestos Containing Materials have been presumed as being present to the following areas where access could not be gained. A management policy and plan needs to identify that these areas require inspection once access can be provided. These areas require re-inspection for accessibility at 24 monthly intervals.



Building	Floor	Room/Area	Recommendation
There were no results found.			

Building Notes:

Internal notes: N/A

External notes: brick build, upvc windows, tile roof, wood soffits

2.0 Contract Review:

Name and address of site:	91 The Ridgeway		
Name and address of client:	CES Freehold Estates LLP, 129 Brentwood Road		
Client contact:	Mark Sadler		
Type of survey:	Management Survey (with MA and PA)		
Date of survey:	9 Jan 2016		
Report Revision Number:	1		
TEAMS internal job number:	J000275		
Lead surveyor[s]:	David Ryce	Signature:	
Technically reviewed by:	David Ryce	Signature:	
Report issue date:	14 Jan 2016		

3.0 Introduction/Objectives:



Constructive Support Services Ltd received an order of confirmation to undertake a Management Survey from CES Freehold Estates LLP. This order has been accepted on the basis of the original quotation and our terms and conditions of business.

The order relates to an 'Asbestos Management Survey' of:

91 The Ridgeway
E4 6QW

The survey was carried out by David Ryce.

The Type of survey selected / requested by the client was a Management survey.

The reason for selecting this survey is to enable the client to manage the risks from retained asbestos in their premises.

The survey has included the completion of priority assessment in accordance with HSG227. This priority assessment was completed with input from the duty holder and his representatives.

This survey was carried out in accordance with documented in house procedures, which are based on the HSE Guidance document HSG 264.

3.1 Purpose of Survey

The purpose of this Management Survey is to help the duty holder manage asbestos in these premises. It provides sufficient information for an asbestos register to be generated in accordance with HSG 264 so that the duty holder can carry out a risk assessment and prepare a suitable management plan in accordance with regulation of the Control of Asbestos Regulations 2012 (CAR 2012).

3.2 Aim of Survey

The aim of the survey was to;

1. Locate and record the location, extent, and product type as far as reasonably practicable of known or presumed ACM's.
2. Inspect and record information on the accessibility, condition and surface treatment of know or presumed ACM's
3. Determine and record the asbestos type based on sampling or by making a presumption based on product type and appearance

3.0 Introduction/Objectives(Cont): - Type of Survey



3.3 Type of Survey – Management Survey

This management survey is required for the normal occupation and use of the building to ensure continued management of any ACM's in situ, and is the standard survey type.

Its purpose is to locate as far as is reasonably practicable, the presence and extent of any suspect ACM's in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation and to assess their condition.

All areas have been accessed as far as is reasonably practicable. Any areas that it was not possible to access have been presumed to contain asbestos and documented within this report. This survey involved sampling and analysis to confirm the presence or absence of asbestos containing materials, however presumptions may have also been used within this report to presume or strongly presume the presence of ACM's.

Management surveys will involve minor intrusive work and some disturbance. The extent of the intrusion will vary between premises and depend on what is reasonably practicable for individual properties eg type of building, nature of construction, etc.

The survey report can be used as a basis to start developing a management plan and prioritise actions, but in itself does not constitute a management plan as required under CAR 2012.

In order for the building occupier under regulation 4 of CAR 2012 they must implement a management policy and plan for confirmed or presumed asbestos containing materials.

This management survey includes a material assessment of the identified or presumed ACM's which relates to their condition and their potential to release fibres. This material assessment will provide the duty holder with an initial guide to the priority for managing ACM's as it will identify those ACM's which will most readily release fibres if they are disturbed.

4.0 Desk Top Review and Survey Planning:



Details of information requested from the Duty Holder by Constructive Support Services Ltd in order to carry out a desk top review and plan the survey in accordance with HSG 264 were recorded on our pre-survey questionnaire, along with details of all the information that were provided by Mark Sadler on behalf of the client.

The Information provided was assessed during the desktop review and a survey plan, and risk assessment was produced for the survey of:

91 The Ridgeway
E4 6QW

The 'Asbestos Management Survey' urvey was carried out to

The following areas were excluded from the 'Asbestos Management Survey':

Where information was provided regarding the presence of known or presumed asbestos materials then this has been validated during the course of the survey, and recorded within this report.

Detailed drawing were not provided by the client at the time of the survey.

A decontamination unit was not needed onsite during the survey.

Utilities and services were still live at the time of the survey.

Access equipment for working at heights was not required.

The survey did not involve confined space working.

The client did not inform Constructive Support Services Ltd of any chemical / biological hazards.

An appropriate exchange of information has occured between Mark Sadler of the DCH Group and Constructive Support Services Ltd to enable survey planning in accordance with 'HSG264 Asbestos: The Survey Guide'.

5.0 Survey Method



5.1 This survey has been undertaken in accordance with HSG264 and Constructive Support Services Ltd in house procedures.

5.2 Clients of Constructive Support Services Ltd that have signed our terms and conditions are deemed to have agreed, and accepted, our surveying approach, our sampling strategy, and our standard planning, surveying and reporting format unless they have made specific requests to the contrary.

5.3 The information provided by the client or their representative are recorded in the planning document and has been used to define the scope of the survey.

5.4 Photographs of suspected ACM's will be taken at the time of the survey unless the client expressly requests otherwise. Sampling points and suspected ACM's will not be identified with labels unless the client expressly requests otherwise.

5.5 All fibrous materials and item will be included in the survey unless, in the surveyors professional opinion, these items can be excluded (eg. Wood, wallpaper, man-made mineral fibre). Samples of all thermoplastic floor coverings will be taken unless, in the surveyors professional opinion, such items can be excluded. All textured coatings and novel bituminous will be sampled.

5.6 Areas that could not be accessed were presumed to have ACM's present until proven otherwise. Each area requiring further inspection is documented within the Executive summary (Inaccessible areas). Inaccessible areas are also shown on the plan drawings (Appendix 5)

5.7 Materials that could not be accessed and in the surveyors opinion can be dismissed will be presumed to be ACM unless proven otherwise. Materials that are not sampled but, in the surveyors opinion, have a similar appearance, location and function as a previously sampled material will be strongly presumed to be similar to the sampled material.

5.8 The quantity of samples taken may have been minimised by using 'strongly presumed' as defined above. Materials that are 'strongly presumed' to be similar to a material that has already been sampled will be recorded in the comments section of the survey and referenced against the original sampled material.

5.9 Our surveyor has made every attempt to avoid causing damage during the management surveys whilst attempting to identify possible ACM's. Minor repairs will be made and any areas accessed will be left in a safe condition.

5.10 Intrusive damage that is required to gain access to an area/location that is within the scope of the survey has been agreed with the client or the clients representative. Any remedial action will be put in place before such action is attempted. If remedial action cannot be arranged, no attempt to access the area will be made and the reasons recorded. The area/location will be presumed to have ACM's present until proven otherwise.

5.11 Non fibrous materials and item known not to contain asbestos (eg Breeze block, plaster, plasterboard plastics and non textured paints) will be excluded from the survey unless the surveyor suspects that these materials have been contaminated with asbestos from other sources or specifically requested by the client.

5.12 Older electrical equipment, which cannot be shown to contain ACM's, has been presumed to have ACM's present unless, in the surveyors professional opinion, such items can be excluded.

6.0 Exclusions and Caveats:

6.1 For safety reasons it is not possible to inspect internal areas of plant and machinery.

Access to internal wall linings and general cavities was restricted to avoid excessive damage to surface finishes.

Where areas have been designated as 'no access' or 'restricted access', unless further inspection/sampling proves otherwise, the presumption has been made that these structures/areas contain asbestos materials.

During the course of the survey it may not have been possible to access all areas of the site. Details of areas requiring further access are identified within the Data Sheets of this report. In accordance with HSG 264, asbestos is presumed to be present within these areas and should be treated accordingly until further inspection and analysis of building fabric and services proves otherwise.

It is recommended that further intrusive inspection and sampling be carried out where site refurbishment, maintenance, or similar may disturb Asbestos Containing Materials that have remained inaccessible during this survey, this should be a refurbishment/demolition survey as described in HSG 264.

Residual asbestos material may be present beneath re-lagged services and cannot be detected unless the re-lagging is systematically removed. Caution should therefore be taken when working on such materials for the potential presence of asbestos residue.

Textured Coatings such as "Artex" may contain a trace quantity of Chrysotile asbestos. Due to this low asbestos content, applications of this product may be non-homogenous and may elicit both positive and negative samples. Where both positive and negative samples are obtained the client should presume that the textured coating contains Chrysotile throughout even though a non-detected result has been obtained.

This report does not include investigations into land contamination associated with asbestos or any other contaminant.

6.2 Specific caveats

It was agreed with the client that access above or behind known ACM's was not required within the survey.

Underground services were not included in the survey.

It has been agreed with CES Freehold Estates LLP that there was not any unsafe structures on site.

7.0 Sampling and Analysis:

7.1 The object of bulk sampling is to identify the nature and extent of any visible ACM.

7.2 Bulk sampling is undertaken inline with the recognised safe procedures in order to cause minimal possible nuisance and potential risk to health of the building occupants and visitors. Bulk samples are taken in accordance with documented in house procedures, following guidelines detailed in HSG264 'The Survey Guide' and HSG248 'The Analyst Guide'. The quantity of samples taken will be minimised by using 'strongly presumed'. Materials that are 'strongly presumed' to be similar to a material that has already been sampled will be recorded in the comments section of the survey record and referenced against the original sampled material.

7.3 Bulk samples are returned to the appointed bulk analysis laboratory with the appropriate sample / report reference number. Where appropriate; a label will be left on site adjacent to the sample location.

7.4 The label will indicate the sample number and the date taken. This label can be used along with the report for cross reference purposes.

7.5 Bulk sample analysis is carried out in accordance with HSE document HSG 248 'The Analysts Guide' and Constructive Support Services Ltd documented in-house methods. Samples are examined under a low magnification stereomicroscope and the fibres teased apart. The fibres are then mounted in liquids of known refractive indices and examined under high magnification using polarised light and dispersion staining in accordance with HSG 248 'The Analysts Guide'.

7.6 The bulk sample description and analysis results can be found in Appendix 4 of this report – The analysis certificate.

Key to Analysis Results:

Chrysotile - White Asbestos

Amosite - Brown Asbestos

Crocidolite - Blue Asbestos

Tremolite - Rare Asbestos

Actinolite - Rare Asbestos

Anthophyllite - Rare Asbestos

8.0 Survey Results - Interpretation:



Survey Results

8.1 The results of the survey inspections and sampling undertaken are recorded on the enclosed Survey Data Sheets (appendix 2), Asbestos Register (appendix 1) and Non-Asbestos Material Register (appendix 3). Where asbestos containing material have been identified or presumed to be present then a Material Assessment Algorithm has been calculated as detailed in HSG 264 and reproduced in the table below:

8.2 Within the survey data sheets the individual scores in brackets, for each sample variable, are added together to form the final material/priority risk assessment algorithm score.

8.0 Survey Results - Interpretation (cont):

Material Risk Assessment Algorithm

Product type [or debris from product]

Score	Examples of scores
1	Asbestos reinforced composites [plastics, resins, mastics, roofing felts, vinyl floor tiles, semi- rigid paint, decorative finishes and asbestos cement etc]
2	Asbestos insulating board, mill boards, other low-density boards, textiles, gaskets, ropes and woven materials and asbestos paper.
3	Thermal insulation [e.g. pipe and boiler lagging], sprayed asbestos, loose asbestos, asbestos mattresses and packing.

Extent of damage/deterioration

Score	Examples of scores
0	Good condition: no visible damage
1	Low damage: a few scratches or surface marks, broken edges on boards or tiles, etc.
2	Moderate damage: significant breakage of materials or several small areas where material has been damaged exposing fibrous edges.
3	High damage or deterioration of materials, sprays and thermal insulation. Visible asbestos contamination by debris or residues.

Surface treatment

Score	Examples of scores
0	Composite materials containing asbestos, reinforced plastics, resins, vinyl tiles
1	Enclosed sprays or insulation, AIB [with exposed face encapsulated], cement sheets, etc.
2	Unsealed AIB, encapsulated insulation and sprays.
3	Unsealed insulation and sprays.

Asbestos Type

Score	Examples of scores
1	Chrysotile
2	Amphibole asbestos (excluding Crocidolite)
3	Crocidolite

Priority Risk Assessment Algorithm

Assessment Factor		Score	Examples of score variables		
Normal occupant activity	Main type of activity in area	0 1 2 3	Rare disturbance activity (e.g. little used store room) Low disturbance activities (e.g. office type activity) Periodic disturbance (e.g. industrial or vehicular activity which may contact ACMs) High levels of disturbance, (e.g. fire door with asbestos insulating board sheet in constant use)		
	Secondary activities for area	As above	As above		
Likelihood of disturbance	Location	0 1 2 3	Outdoors Large rooms or well ventilated areas Rooms up to 100m ² Confined spaces		
		Accessibility	0 1 2 3	Usually inaccessible or unlikely to be disturbed Occasionally likely to be disturbed Easily disturbed Routinely disturbed	
			Extent/amount	0 1 2 3	Small amounts or items (e.g. strings, gaskets) ≤10m ² or ≤10m pipe run >10m ² to ≤50m ² or >10m to ≤50m pipe run >50m ² or >50m pipe run
	Human exposure potential	Number of occupants		0 1 2 3	None 1 to 3 4 to 10 >10
				Frequency of use of area	0 1 2 3
			Average time area is in use		0 1 2 3
Maintenance activity	Type of maintenance activity	0 1 2 3			Minor disturbance (e.g. possibility of contact when gaining access) Low disturbance (e.g. changing light bulbs in asbestos insulating board ceiling) Medium disturbance (e.g. lifting one or two asbestos insulating board ceiling tiles to access a valve) High disturbance (e.g. removing a number of asbestos insulating board ceiling tiles to replace a valve or for re-cabling)
		Frequency of maintenance activity		0 1 2 3	ACM unlikely to be disturbed for maintenance ≤1 per year >1 per year >1 per month

Material Risk Assessment Score

Risk Category	Risk	Score Range	Fibre release potential
A	HIGH	Material Score 10 and above or Priority Score of 18-24	High risk with a high potential to release fibres if disturbed
B	MEDIUM	Material Score Between 7 and 9 or Priority Score of 12-17	Medium risk with a medium potential to release fibres if disturbed
C	LOW	Material Score Between 5 and 6 or Priority score of 9-11	Low risk with and having low potential to release fibres if disturbed
D	VERY LOW	Material Score 4 and below or Priority Score of less than 8	Very low risk with and having very low potential to release fibres if disturbed

9.0 Recommendations:

9.1 To comply with and ensure that the requirements of section 2 & 3 of the Health and Safety at Work Act (as amended) 1974, the Management of Health and Safety at Work Regulations 1999, the Control of Asbestos Regulations 2012 and the Control of Substances Hazardous to Health 2002 are met, the following recommendations should be implemented:

9.2 Undertake suitable and sufficient Risk Assessments of identified asbestos containing materials against normal occupation and maintenance operations, in compliance with Regulations 3 of the Management of Health & Safety at Work Regulations 1999 and Regulation 6 of the Control of Asbestos Regulations 2012.

9.3 The findings of the survey be brought to the attention of those persons who are likely to come in contact with asbestos, in compliance with Section 2 and 3 of the Health and Safety at Work Act (as amended) 1974 and Regulation 10 of the Control of Asbestos Regulations 2012.

9.4 Implement an Asbestos Management Policy, Plan and review process in compliance Regulation 4 of the Control of Asbestos Regulations 2012.

9.5 Instigate regular inspections, to record and update details of retained asbestos containing materials.

9.6 Review the arrangement under the management plan in accordance with regulation 4 of the CAR 2012.

9.7 During the course of the survey it may not have been possible to access all areas of the site. Details of areas requiring further access are identified within the Data Sheets of this report. In accordance with HSG 264, asbestos has been presumed to be present within these areas and should be treated accordingly until further inspection and analysis of building fabric and services proves otherwise.

9.8 Where asbestos debris or asbestos in poor condition has been found it is recommended that access is restricted and or controlled to these areas in accordance with Regulation 11 and Regulation 16 of the Control of Asbestos Regulations 2012.

9.9 If we have identified asbestos materials in poor condition, it is recommended that air monitoring is carried out within a number of areas where asbestos materials have been identified in order to assess airborne fibre levels within adjacent occupied areas in relation to the clearance indicator, as documented by HSG 248 the Analyst Guide.

9.10 All identified asbestos to be appropriately identified and subject to risk assessment, management, and re-inspection.

9.11 Site specific recommendations in respect to the location and condition of asbestos materials identified during the course of this inspection are detailed in the Survey Data Sheets and Asbestos register. In considering the management of asbestos materials identified to date, these recommendations should be taken into consideration.

9.12 In accordance with the Control of Asbestos Regulations 2012 the removal of ACM's fall into one of the three categories below:

Licensed Asbestos Removal

Is defined as any work, which is undertaken on a friable asbestos product or which is likely to exceed the control limit of 0.1f/cm3. A licensed asbestos removal contractor must undertake this work and a 14-day notice must be given to the HSE prior to the commencement of the work.

Notifiable Non Licensed Works

If work on an ACM causes the deterioration of the matrix material in which the asbestos fibres are firmly linked, then these works are Notifiable Non Licensed Work (NNLW). Work of this type does not require an asbestos removal licence, but the company undertaking the work must have the following:

- Notification of the work to the relevant enforcing authority prior to the work commencing.
- Medical examinations to assess each worker's state of health to be carried out, before any possible – exposure to asbestos. Then re-examinations every three years.
- Insurance for working with asbestos containing materials.
- A register of work to be kept by the employer for each employee exposed to asbestos.

Non Notifiable Non Licensed work

-Non-Licensed Works Is defined as any work, which involves short, non-continuous maintenance activities, during which only nonfriable materials are removed. It can also involve the removal of non-friable materials for refurbishment purposes. However, work of this type is only applicable where the matrix material in which the asbestos fibres are firmly linked remains intact.

- If a non-licensed contractor is appointed to undertake the removal works on the above materials, the following points must be adhered to:
- All operatives undertaking work on the material must have asbestos awareness training and practical asbestos training.

9.13 It is recommended that further intrusive investigations and sampling be carried out in accordance with HSG.264, where any major refurbishment, maintenance, installation or similar activity may expose asbestos materials that have remained inaccessible during the survey. This should be as a refurbishment/demolition survey as documented in HSG264.

9.14 The findings of this report should not be solely relied upon in obtaining costs for proposed asbestos abatement work. Any proposed abatement/removal of the asbestos should be undertaken against a detailed specification.

Appendix 1 - Asbestos Register



Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Priority Score	Total PA risk assessment score	Recommendation
----------	-------	----------------	---------------------------	--------------	-----------	----------------------	---------------	----------	---------------	-------------------	-------------------	---	----------------

There were no results found.

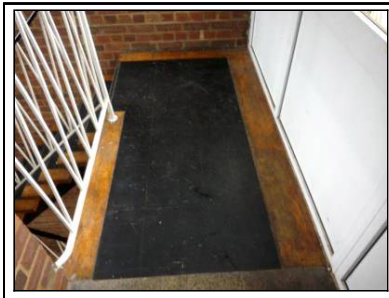
KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Appendix 2 – Survey Data Sheets

Service Type	Management Survey		
Report Revision Number	1	Surveyors	David Ryce
TEAMS Job Number	J000275	Survey Date	9 Jan 2016
Site Address:	91 The Ridgeway E4 6QW	Bulk Analysis Laboratory	Scopes
		Sample Analysis Date	14 Jan 2016

Survey Data Sheets



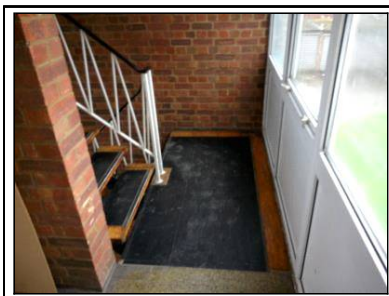
Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
9 Jan 2016	David Ryce	Management Survey	2nd Floor	No Asbestos Detected
Building	Room	Item	Quantity	
N/A	hallway/stairwell 201	floor tile stairwell	>6m ²	
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
AA000449 (S)	N/A	N/A	N/A	N/A

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
		Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A
		Amount	N/A	Average Time	N/A		
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Data Sheets (cont)



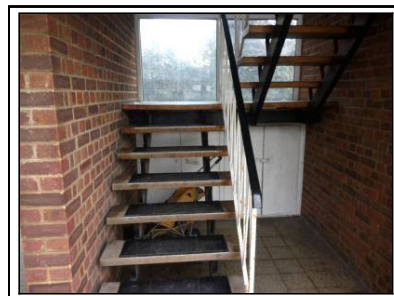
Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
9 Jan 2016	David Ryce	Management Survey	1st Floor	No Asbestos Detected
Building	Room	Item	Quantity	
N/A	hallway/stairwell 101	floor tile stairwell	>6m ²	
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
As AA000449 (SP)	N/A	N/A	N/A	N/A

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
		Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A
		Amount	N/A	Average Time	N/A		
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Data Sheets (cont)



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
9 Jan 2016	David Ryce	Management Survey	Ground Floor	No Asbestos Detected
Building	Room	Item	Quantity	
N/A	stairwell G01	floor tile stairs	6m ²	
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
As AA000449 (SP)	N/A	N/A	N/A	N/A

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
		Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A
		Amount	N/A	Average Time	N/A		
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Appendix 3 - Areas Surveyed

Building	Floor	Room No:	Room Type	Item
N/A	Ground Floor	G01	stairwell	ceramic floor tiles, vynil floor tiles to stairs, brick walls,
N/A	1st Floor	101	hallway/stairwell	ceramic floor tiles, brick walls, concrete ceiling - f/t to stairwell
N/A	2nd Floor	201	hallway/stairwell	concrete ceiling, brick walls, ceramic floor tiles, f/t to stairwell

Appendix 4 – Analysis Certificates





CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

STANDARD
 PREMIUM
 EMERGENCY

Client:	CONSTRUCTIVE SUPPORT SERVICES LTD
Address:	1 CRABTREE COURT FARM CRABTREE CLOSE WROTHAM SEVENOAKS KENT TN15 7JL
Attention:	TECHNICAL MANAGER 91 THE RIDGEWAY E4 6QW
Site Address:	
Date sample taken:	09/01/16
Date sample received:	14/01/16
Date of Analysis:	14/01/16

Analysis Report No.	SCO/16/0840		
Report Date.	14/01/16		
Site Ref No.	N/A		
Page No:	1	Of	1
No. of Samples:	1		
Obtained:	DELIVERED		

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Scopes Asbestos Analysis "in house" method of transmitted/polarised light microscopy and centre stop dispersion staining, based on HSE's HSG248. If samples have been DELIVERED the site address and actual sample location is as given by the client at the time of delivery. Scopes Asbestos Analysis Services Limited are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Scopes Asbestos Analysis Services Limited cannot be held responsible for the interpretation of the results shown.

SCOPES SAMPLE No.	CLIENT SAMPLE No.	Sample Location	Fibre Type Detected
1	AA000449	SECOND FLOOR- STAIRWELL- FLOOR TILE	NADIS

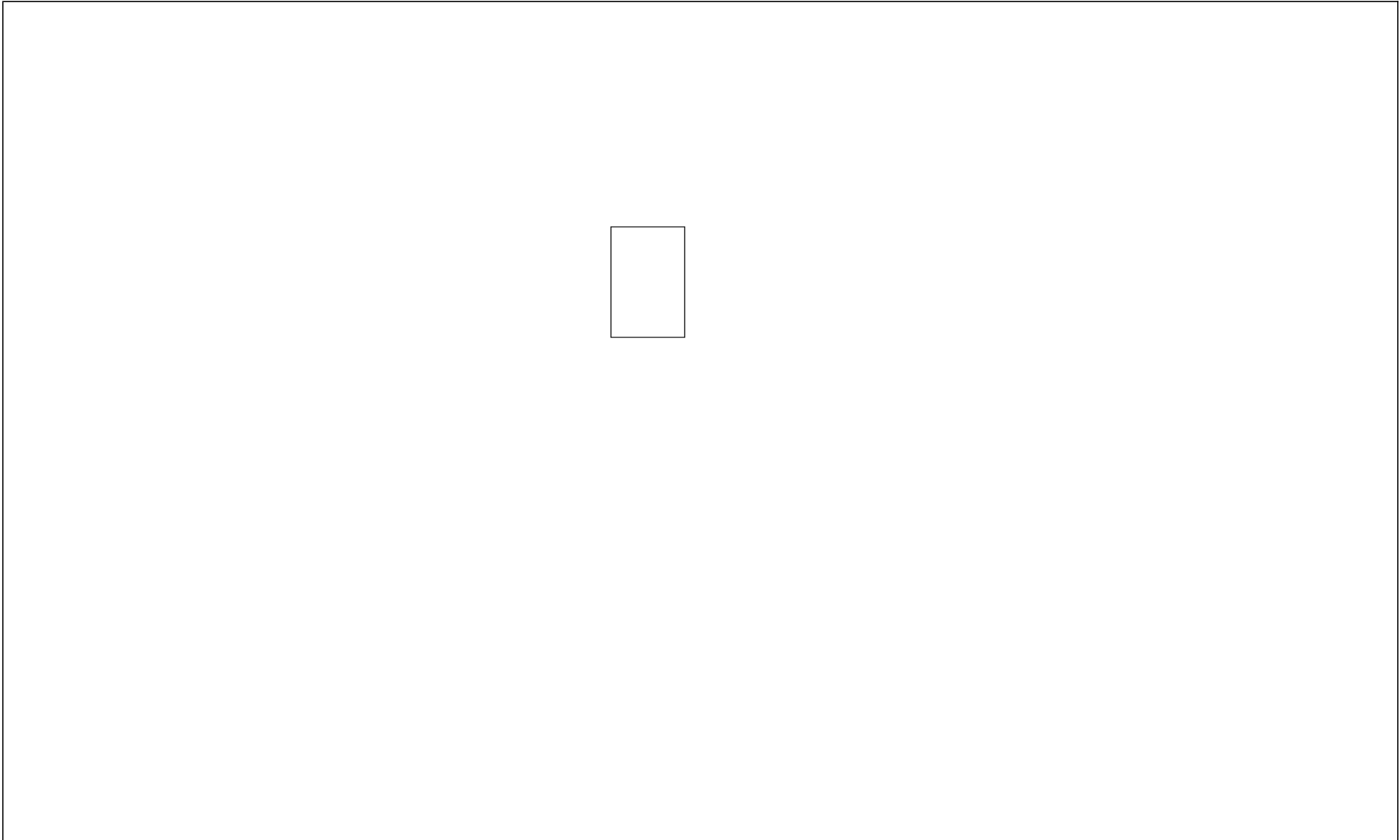
KEY: NADIS - No Asbestos Detected in Sample
 Note: All samples will be retained for a minimum of six months.
 Note: This Certificate for Identification of Asbestos Fibres shall not be reproduced except in full without the written approval of the Laboratory.

Analysed by:	W JEFFERIES	Authorised signatory:	
		Print name:	C.BOLTON – ADMINISTRATION MANAGER

BULK 001-VER 5 12-AUGUST-09-QCM

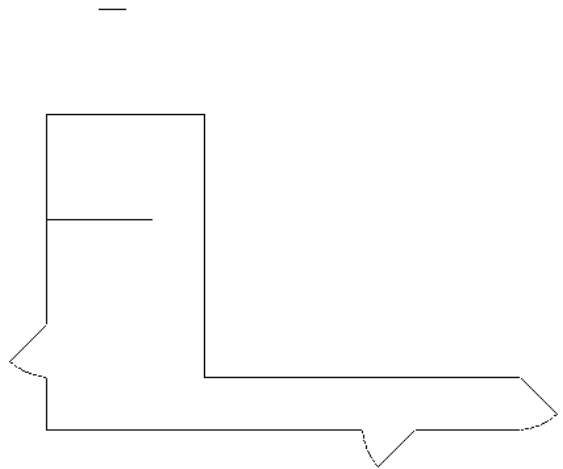
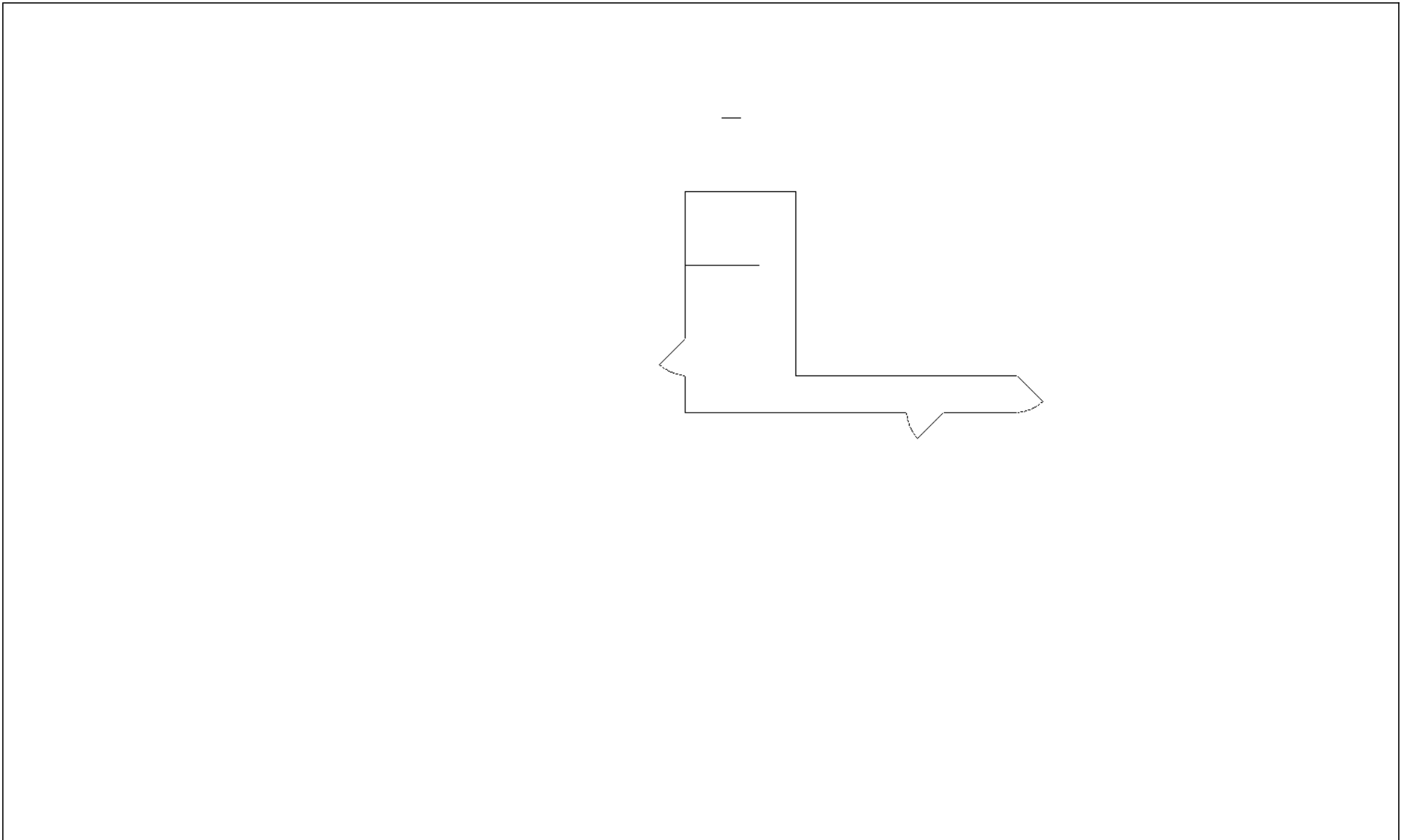
Appendix 5 – Plans





Client: CES Freehold Estates LLP
Site:
Floor: Ground Floor
UPRN No: N/A





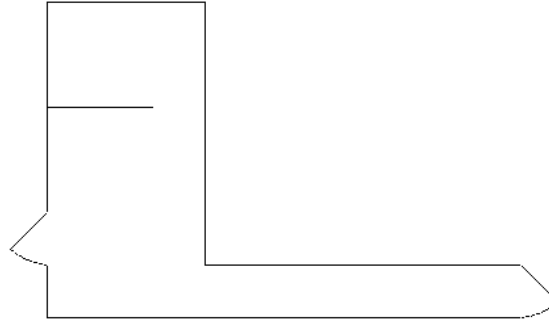
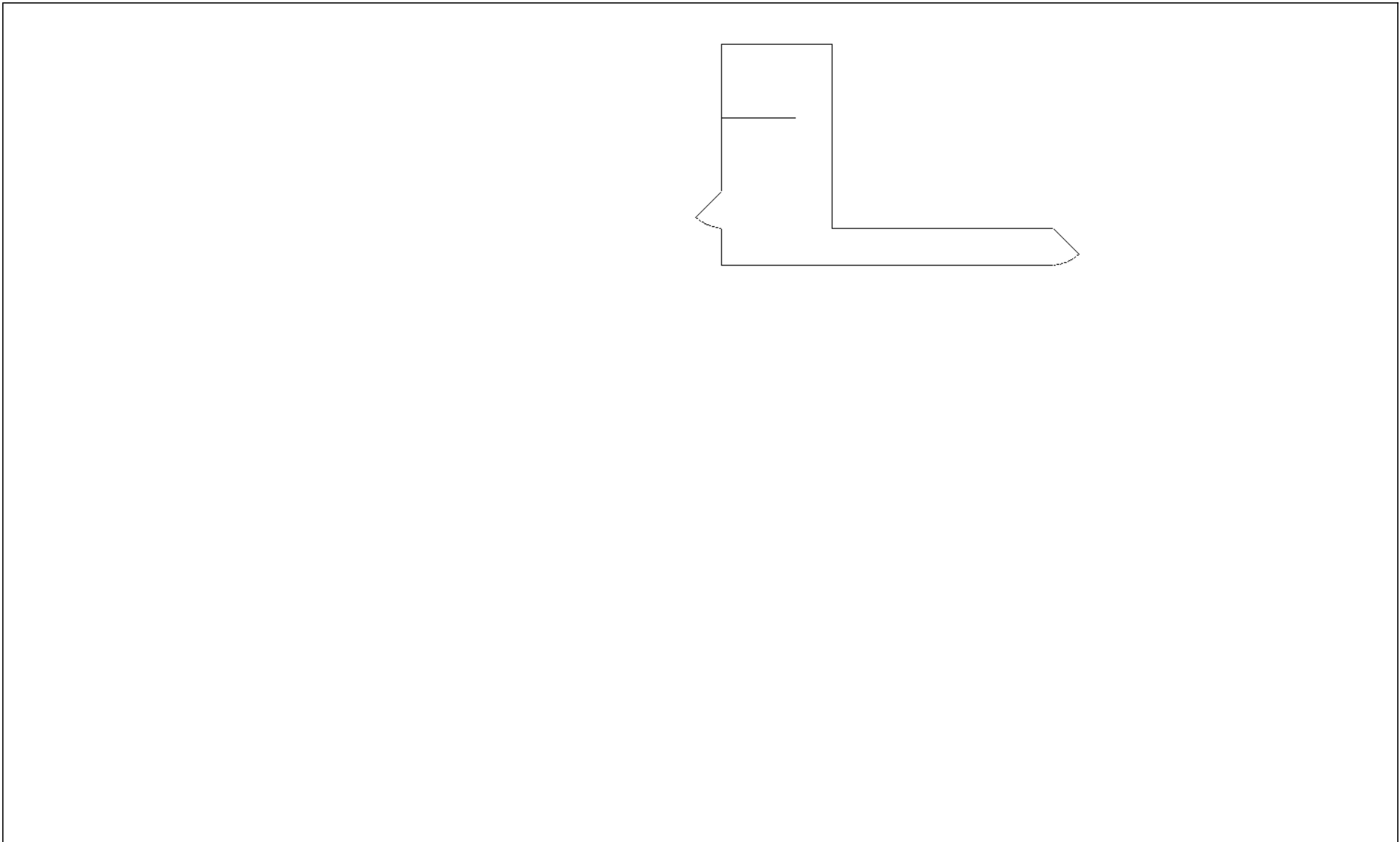
Client: CES Freehold Estates LLP

Site:

Floor: 1st Floor

UPRN No: N/A





Client: CES Freehold Estates LLP

Site:

Floor: 2nd Floor

UPRN No: N/A



CES Freehold Estates LLP

129 Brentwood Road
Herongate
Brentwood
Essex
CM13 3PB
OC366249

91 THE RIDGEWAY CHINGFORD LONDON E4 6QW**Service Charge 2014-2015 FINAL**

	Budget	Actual
EXPENDITURE		
Common Parts Insurance	594.79	594.79
Electricity for common parts	250.00	180.94 *
Gardener	0.00	0
General Maintenance provision	0.00	0
Management fee	150.00	150
Sub total Expenditure	994.79	925.73
Excess 2014-15		-69.06

Service Charge 2015-2016 BUDGET

EXPENDITURE	
Common Parts Insurance	670.4
Electricity for common parts	250.00
Gardener	0.00
General Maintenance provision	0.00
Management fee	180.00
Adjustment 2013-14 shortfall	-69.06
Sub total Expenditure	1031.34

Cost per flat **£147.33**

Payment due 25 March (for period 25/03/-29/09/)	£73.67
Payment due 29 September (for period 30/09/-24/03/)	<u>£73.67</u>

91 THE RIDGEWAY CHINGFORD LONDON E4 6QW

Service Charge 2015-2016 FINAL

	Budget	Actual
EXPENDITURE		
Common Parts Insurance	670.4	670.40
Electricity for common parts	250.00	180.94 *
Gardener	0.00	0
General Maintenance provision	0.00	0
Management fee	180.00	180
Adjustment 2013-14 shortfall	-69.06	-69.06
Fire Risk Assessment		234
Asbestos Risk Assessment		168
Sub total Expenditure	1031.34	1,364.28
Shortfall 2015/6		332.94

Service Charge 2016-2017 BUDGET

EXPENDITURE	
Common Parts Insurance	633.01
Electricity for common parts	200.00
General Maintenance provision	0.00
Management fee	180.00
Adjustment 2015-16 shortfall	332.94
Sub total Expenditure	1345.95
Cost per flat	£192.28

Payment due 25 March (for period 25/03/-29/09/)	£96.14
Payment due 29 September (for period 30/09/-24/03/)	<u>£96.14</u>

91 THE RIDGEWAY CHINGFORD LONDON E4 6QW

Service Charge 2016-2017 FINAL

	Budget	Actual
EXPENDITURE		
Common Parts Insurance	670.4	670.40
Electricity for common parts	200.00	378.44 *
Electrical Repairs Common Parts	0.00	261.77
Management fee	180.00	180
Adjustment 2015-16 shortfall	332.94	332.94
Fire Risk Assessment	0.00	0
Asbestos Risk Assessment	0.00	0
Sub total Expenditure	1383.34	1,823.55
Shortfall 2015/6		440.21

Service Charge 2017-2018 BUDGET

EXPENDITURE	
Block Insurance Cover	866.25
Electricity for common parts	350.00
General Maintenance provision	0.00
Management fee	180.00
Adjustment 2015-16 shortfall	440.21
Sub total Expenditure	1836.46
Cost per flat	£262.35

Payment due 25 March (for period 25/03/-29/09/)	£131.18
Payment due 29 September (for period 30/09/-24/03/)	<u>£131.18</u>

*

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



Official copy of register of title

Title number EX85391

Edition date 27.09.2016

- This official copy shows the entries on the register of title on 06 JUN 2017 at 09:09:23.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 06 Jun 2017.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Wales Office.

A: Property Register

This register describes the land and estate comprised in the title.

WALTHAM FOREST

- 1 (14.06.1963) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 91 The Ridgeway, London (E4 6QW).
- 2 (04.02.1982) The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 3 (04.02.1982) The land has the benefit of the following rights reserved by a Transfer of the land edged and numbered EGL98144 in green on the filed plan dated 10 June 1981 made between (1) Hale Construction Company Limited and (2) Ralph Sidney Bateman:-

"Except and Reserving unto the Vendor and its Lessees Owners and Occupiers for the time being of the property known as 91 The Ridgeway Chingford aforesaid the right to enter upon a four foot strip of the land hereby transferred and coloured blue on the annexed plan for the purpose of maintaining the garages situate on he north western boundary of the land hereby transferred the person or persons exercising such right making as little damage to the property hereby transferred as may be and making good all damage thereby occasioned AND EXCEPTING any rights of light or air over the remainder of the property comprised in the Vendor's Title hereinbefore mentioned."

NOTE: The land coloured blue referred to is tinted brown on the filed plan.
- 4 (10.06.2005) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (04.05.2016) PROPRIETOR: CLARE ELIZABETH STEVENS and MARK BERNARD

B: Proprietorship Register continued

SADLER of 129 Brentwood Road, Herongate, Brentwood CM13 3PB.

- 2 (04.05.2016) The price stated to have been paid on 22 April 2016 was £80,000.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (14.06.1963) A Conveyance of the land in this title dated 22 December 1900 made between (1) Thomas Robert Maltwood and John Maltwood and (2) Georgina Peachey contains the following covenants:-

"AND the said Georgina Peachey doth hereby for herself and her assigns covenant with the said Thomas Robert Maltwood and John Maltwood their heirs and assigns that she the said Georgina Peachey her heirs and assigns will at all times hereafter observe and perform the stipulations and regulations in relation to the said piece of land hereby assured which are contained in the first schedule hereto

THE FIRST SCHEDULE above referred to

1. The said Georgina Peachey shall within six months after the date hereof fence in and afterwards maintain a good and substantial fence at least four feet six inches high and will observe the building line shewn upon the plan drawn upon this Indenture

2. No building of any kind other than a dwellinghouse of not less than six hundred pounds shall be erected upon the piece of land hereby conveyed except stabling and outbuildings and no trade or business of any kind shall be carried on

3. No hut tent caravan house on wheels show swing roundabouts shooting range or other chattel shall be placed or used or allowed to remain upon any part of the property without the previous consent in writing of the said Thomas Robert Maltwood and John Maltwood."

NOTE: The building line is set back 40 feet

NOE 2:-By an Order of the Chancery Division of the High Court of Justice (1962 M2501) it was declared that no part of the land in this title is affected by the restrictive covenant contained in the second paragraph of the first schedule of the said Conveyance dated 22 December 1900.

- 2 (29.12.1966) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto and to such rights of way, passage and running of gas, electricity, water and soil, support shelter and protection and entry and other rights as are granted by those leases.
- 3 (27.09.2016) By a Deed dated 22 September 2016 made between (1) Mark Bernard Sadler and Clare Elizabeth Stevens and (2) Freehold Investments (Ground Rent) Limited the terms of the lease dated 6 May 2016 referred to in the schedule of leases hereto were varied.

NOTE: Copy Deed filed under AGL377086.

Schedule of notices of leases

1	29.12.1966 1 (part of) 2	Flat 7 Garage	09.12.1966 999 years from 29.9.1966	NGL29455
2	12.06.1973 3 (part of) 4	Flat 3, 91 The Ridgeway, Chingford, (first floor flat) and garage	24.05.1973 999 years from 29.9.1966	EGL17718
3	19.06.1985 1 (part of)	Flat 5 (first floor flat)	24.05.1985 999 years from 29.9.1966	EGL158938

Schedule of notices of leases continued

4	23.06.1999 5	Garage to flat 5	25.03.1999 999 years from 29.9.1966	EGL390370
5	10.06.2005 3 (part of) and 6	Flat 1, 91 The Ridgeway (ground floor flat) and garage	27.05.2005 999 years from 26.9.1966	EGL489077
6	07.04.2010 7 (part of) 8	Flat 4, 91 The Ridgeway (first and second floor flat) and garage	25.03.2010 999 years from 26.9.1966	EGL569972
7	04.07.2011 Numbered 1 (part of) and 9 in blue	Flat 2, 91 the Ridgeway (ground floor) and garage	30.06.2011 999 years from 26.9.1966	AGL235525
8	04.07.2011 Numbered 3 (part of) and 10 in blue	Flat 6, 91 The Ridgeway (second floor) and garage	30.06.2011 999 years from 26.9.1966	AGL235526
9	13.05.2016 3 (part of), 7 (part of), 11 (part of) and 12 (part of)	Top floor flat, 91 The Ridgeway (third floor)	06.05.2016 999 years from 29/9/1966	AGL377086

NOTE: See the entry in the Charges Register relating to a Deed of variation dated 22 September 2016

End of register

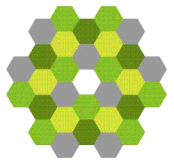
These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

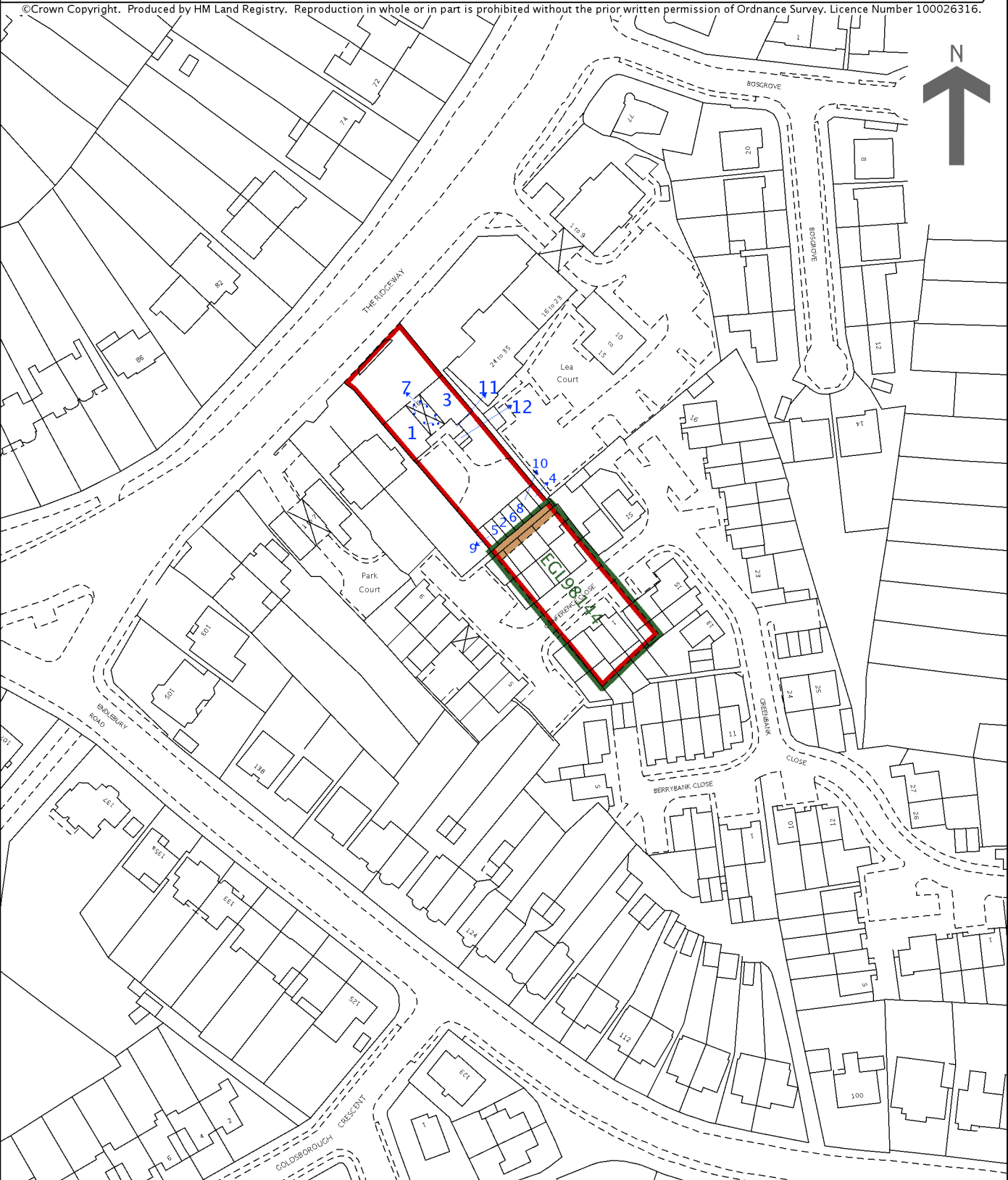
Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from Land Registry.

This official copy is issued on 06 June 2017 shows the state of this title plan on 06 June 2017 at 09:09:23. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Wales Office .



© Crown Copyright. Produced by HM Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.



These are the notes referred to on the following official copy

Title Number EX85391

The electronic official copy of the document follows this message.

This copy may not be the same size as the original.

Please note that the quality of one or more pages may be poor. Unfortunately this is the best quality image we hold of the document. If you are able to obtain a better quality copy from another source we would be grateful if you would send it to us so we may update our records. Alternatively if you know who holds or may hold either a copy or the original please let us know so that we may contact that person.

Costs or expenses reasonably incurred as a result of the mistake may be recoverable as indemnity under paragraph 3 of Schedule 8, Land Registration Act 2002. However the Registrar's consent should normally be obtained before such costs are incurred. If you intend to incur costs as a result of any loss arising from the poor quality and to claim for these under the statutory compensation scheme please inform us of the steps you intend to take, what is the estimated cost and how this has been calculated. Our *Practice Guide 39 - Rectification and indemnity* contains further information. We appreciate that the payment of indemnity will be an inferior alternative to a better copy of the document itself.

You can view or download copies of the practice guide from our website at www.gov.uk/land-registry in English or Welsh. Alternatively, you can telephone Customer Support on 0300 006 0411 (0300 006 0422 for a Welsh-speaking service).

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

129-13-0
I.R.D.

P.P.

T H I S L E A S E is made the *ninth* day of *December* One thousand nine hundred and sixty six B E T W E E N HALE CONSTRUCTION COMPANY LIMITED whose registered office is situate at Markfield Road Tottenham in the London Borough of Haringey (hereinafter called "the Lessor" which expression shall where the context so admits include the estate owner or estate owners for the time being of the reversion immediately expectant on the determination of the term hereby granted) of the one part and LESLIE RODNEY KING of 3 Melbourne Road Elford (hereinafter called "the Lessee" which expression shall where the context so admits include his personal representatives successors in title and assigns) of the other part

W H E R E A S :-

- (1) The Lessor is the owner in fee simple of land at Chingford in the London Borough of Waltham Forest in Greater London delineated for the purpose of identification only on the plan annexed hereto and thereon edged with red and has erected thereon a block of flats comprising ~~Seven~~ flats in One block (hereinafter called "the said block") known as Numbers Flats 1 to 7 inclusive number 91 The Ridgeway Chingford aforesaid
- (2) The Lessor has previously granted Leases of or intends hereafter to grant Leases of properties in the said block other than the premises hereby demised and has in every Lease imposed or intends in every future Lease to impose the restrictions set forth in the Third Schedule hereto to the intent that the Lessor or any Lessee for the time being of any of the said properties may be able (so far as law shall permit) to enforce the observance of the said restrictions by the owners or lessees for the time being of the other flats
- (3) The Lessor has agreed to grant and the Lessee has agreed to take a Lease of the flat hereinafter mentioned comprised in the said block upon the terms and conditions hereinafter appearing

N O W T H I S D E E D W I T N E S S E T H as follows:-

1. IN consideration of the sum of FIVE THOUSAND FOUR HUNDRED AND TWENTY FIVE POUNDS paid by the Lessee to the Lessor (the receipt of which said sum the Lessor hereby acknowledges) and of the rents and covenants on the part of the Lessee hereinafter reserved and contained the Lessor HEREBY DEMISES unto the Lessee FIRST ALL THAT the flat



known or intended to be known as Flat 7 Number 91 The Ridgeway Chingford in the London Borough of Waltham Forest and being on the second floor of the said block the situation of which said flat is more particularly delineated for the purpose of identification only and not by way of limitation or measurement on the said plan and thereon edged with blue and so that the said flat shall include one half in depth of the concrete floor or support between the floors of the demised premises and the ceilings of the flat immediately below it and the entirety above the same level of such of the walls (and windows) as do not separate the same from any adjacent flat and one half only severed vertically of such of the walls as separate the said flat from any adjoining flat and so that the demised premises shall include the roof and roof structure immediately above the said flat AND SECONDLY ALL THAT piece of land delineated for the purpose of identification only and not by way of limitation or measurement on the said plan and thereon edged with green TOGETHER WITH the garage erected thereon including the foundations and the roof structure and including one half only severed vertically of such of the walls of the said garage as separate the same from any adjoining garage or other building and the entirety of all walls of the said garage as do not separate the same from any adjoining garage or other building ALL of which said premises First and Secondly hereinbefore described are hereinafter referred to as "the demised premises" TOGETHER WITH the rights more particularly set forth in the First Schedule hereto but Except and Reserved unto the Lessor and its successors in title as more particularly set forth in the Second Schedule hereto TO HOLD the demised premises unto the Lessee for the term of NINE HUNDRED AND NINETY NINE YEARS from the Twenty ninth day of September One thousand nine hundred and sixty six YIELDING AND PAYING to the Lessor during the said term

(a) The yearly rent of Fifteen pounds Fifteen shillings to be paid without any deduction except for Landlords Property Tax by half yearly payments on the Twenty fifth day of March and the Twenty ninth day of September in each year the first payment thereof being a proportionate part from the date of these presents to be made on the

twenty fifth day of *March* next

(b) A sum equal to a one equal seventh part of the costs expenses outgoings and matters mentioned in the Fourth Schedule hereto such costs expenses outgoings and matters to be certified by the Managing Agents of the Lessor or its successors in title for the time being whose Certificate shall be binding upon the Lessee and to



pay on the Twenty fifth day of March and the Twenty ninth day of September in each year to the Lessor or its successors in title the sum of Ten pounds on account of the said one equal seventh part contribution as aforesaid the first payment to be made on the *Twenty* day of *March* next provided that in the event of such total costs expenses outgoings and matters aforesaid amounting to less than a total sum of One hundred and forty pounds in a particular year the Lessee shall be entitled to be repaid or credited with his one equal seventh part of such excess paid by the Lessee as the Managing Agents for the time being of the Lessor and/or its successors in title shall certify as due to him AND in the event of the aforesaid costs expenses outgoings and matters amounting to more than One hundred and forty pounds in any particular year the Lessee shall forthwith on demand pay to the Lessor or its successors in title a further one equal seventh part of the amount of such excess so certified by the Managing Agents for the time being of the Lessor or its successors in title

(c) A sum equal to a one equal seventh part of all sums as the Lessor may from time to time pay by way of General Rate Water Rate or other outgoings in respect of the said block as the same shall not have already been charged upon any Tenants (including the Lessee) of the said block

AND all sums due hereunder shall be recoverable as rent

2. IT IS HEREBY AGREED AND DECLARED that the Lessee shall not become entitled to any right of light or air which would in any way restrict or interfere with the free use of the adjoining or neighbouring property of the Lessor for building or other purposes

3. THE Lessee hereby COVENANTS with the Lessor as follows:-

(1) To pay the rents and other monies hereby reserved and made payable at the times and in manner in which the same are hereby made payable subject only to the provisions hereinafter contained

(2) To pay all existing and future rates taxes duties charges and assessments and outgoings whether parliamentary parochial local or otherwise now or hereafter imposed assessed or charged upon the demised premises or any part thereof or on the Lessor Lessee or Occupier in respect thereof respectively

(3) From time to time and at all times during the said term well and substantially to repair renew uphold support cleanse maintain drain and keep the interior of the demised premises and all additions made to the demised premises and the fixtures therein



in good and substantial repair during the term hereby granted AND it is hereby declared and agreed that there is included in this covenant as repairable by the Lessee (including replacement whenever such shall be necessary) but not by way of limitation the ceilings and the floors of and in the demised premises and the joists or beams and the concrete support for the said floors and the water and gas pipes electric cables and conduits and all services used solely in connection with the demised premises including the doors cisterns and sanitary fittings. There are also included in this covenant the Window frames (as well as the glass therein) of the demised premises the said glass to be cleaned both internally and externally by the Lessee whenever necessary but so that the Lessor will decorate the exterior of the window frames as hereinafter provided PROVIDED ALWAYS that the Lessee shall not repair or replace any joist or beam or the concrete support for the said floors without giving notice to the occupier of the property (if any) immediately below of his intentions so to do stating the details of the work intended to be done so that the Occupier of the lower property may take such precautions as he may be advised for the protection of the ceilings of the lower property

(4) To permit the Lessor and all persons authorised by it to enter upon the demised premises for any of the purposes herein referred to

(5) To keep in good decorative condition the interior of the demised premises

(6) To permit the Lessor and its Agents with or without workmen and others twice or more often (if the occasion should so arise) in each year at reasonable times to enter upon and examine the condition of the demised premises and thereupon the Lessor may serve upon the Lessee notice in writing specifying any repairs necessary to be done for which the Lessee is liable and require the Lessee forthwith to execute the same and if the Lessee shall not within Two months after the serving of such notice proceed diligently with the execution of such repairs then to permit the Lessor to enter upon the demised premises and execute such repairs and the cost thereof shall be a debt due to the Lessor from the Lessee with interest thereon from the date of demand to the date of payment at One pound per centum per annum above the Bank Rate for the time being and shall be charged as and recoverable as though it were rent in arrears



(7) Not at any time during the said term without the licence in writing of the Lessor first obtained to erect or place any additional building structure or erection on any part of the demised premises nor without such licence as aforesaid to make any alterations in the plan or elevation of the demised premises or in any of the party walls or the principal or bearing walls

(8) At the Lessee's own expense in all respects to obtain all licences approvals of plans permissions and other things necessary for the proper and lawful carrying out of such alterations and comply with the Bye-law Regulations and other matters prescribed by any competent Authority either generally or in respect of the specific works involved in such alterations

(9) During the last seven years of the said term not without the consent in writing of the Lessor to assign transfer mortgage charge underlease or part with the possession of the demised premises And not at any time during the said term to assign transfer mortgage charge underlease or part with the possession of part only of the demised premises

(10) Within one month after every Assignment Assent Transfer Mortgage Charge or Underlease of the demised premises to give notice in writing with particulars thereof to the Lessor's Solicitor. In the case of a devolution of the interest of the Lessee on death not perfected by an Assent within Twelve months thereafter to produce to the Lessor the Probate of the Will or Letters of Administration to the Estate of the Lessee. To pay to the Lessor's Solicitor a registration fee of Two pounds Two shillings in respect of each Assignment Assent Transfer Mortgage Charge Underlease or devolution

(11) To pay all expenses (including Solicitor's costs and Surveyor's fees) incurred by the Lessor incidental to the preparation and service of a notice under Sections 146 and 147 of the Law of Property Act 1925 or any statutory modification thereof notwithstanding forfeiture is avoided otherwise than by relief granted by the Court

(12) To observe all statutes and bye-laws affecting the demised premises and in particular (but without prejudice to the generality of the foregoing) to observe the conditions contained in the Town and County Planning Act 1947 or any statutory modification thereof and to indemnify the Lessor in respect thereof and within seven days of the receipt by the Lessee of the same to supply a copy to the Lessor of any Notice order proposal licence consent permission or direction given or made relating to the demised premises

(13) To insure and keep insured the demised premises against



normal householders comprehensive risks in some Insurance Office of repute to be approved by the Lessor in the full value thereof with the Lessor's interest noted on the Policy of Insurance and whenever required to produce to the Lessor upon demand the Policy of such Insurance or a true copy thereof and the receipt for the last premium thereof. If the Lessee shall fail so to insure the demised premises then the Lessor shall be entitled to take out such a Policy of Insurance as it shall consider fit and expedient and the premiums paid thereunder shall be recoverable from the Lessee as rent in arrears

(14) In case of destruction or damage by fire or other insured risks forthwith to rebuild or reinstate the demised premises with all reasonable speed to its former state or condition to the satisfaction of the Surveyor for the time being of the Lessor and in case the monies received in respect of the said Insurance shall be insufficient for the purpose to make good the deficiency out of his own monies

(15) At the expiration or sooner determination of the term hereby granted to yield up the demised premises and all fixtures and fittings therein in good and substantial repair in accordance with the Lessee's covenants herein contained

(16) To share with the Lessees or occupiers of Flat 6 Number 91 The Ridgeway aforesaid the cost or responsibility of keeping clean the floors and the windows of any landing and passageway on the second floor and the staircase leading to the said floor from the first floor

(17) To pay to the Lessor all costs charges and expenses incurred by the Lessor in abating any nuisance relating to the demised premises or any part thereof and in executing all such works as may be necessary for abating such nuisance in obedience to a notice served by any local or other public authority or otherwise howsoever

4. THE Lessee so as to bind the Lessee for the time being of the demised premises and so that this covenant shall be for the benefit and protection of the said block and the other properties therein and the adjoining property of the Lessor its successors tenants and assigns HEREBY COVENANTS with the Lessor and with the owners and lessees of each of such other properties that the Lessee and the persons deriving title under him will at all times during the term hereby granted in relation to the demised premises observe and perform the restrictions set forth in the Third Schedule



hereto and each of them and will also at all times during the said term observe and perform any covenants or other matters affecting the Lessor's freehold title contained or referred to in the Land Certificate under Title Number EX85391 so far as the same are still subsisting and capable of taking effect and relate to the demised premises

5. THE Lessor HEREBY COVENANTS with the Lessee as follows:-

(1) That every Lease of any other property comprised in the said block shall contain restrictions to be observed by the Lessee thereof similar to those contained in the Third Schedule hereto

(2) That the Lessee paying the rents and other monies hereby reserved and made payable and performing and observing the covenants hereinbefore contained shall peaceably hold and enjoy the demised premises for the term hereby granted without any interruption by the Lessor of any persons lawfully claiming under through or in trust for it

(3) That (subject to contribution and payment as hereinbefore provided) the Lessor will keep and maintain in good repair and condition (a) all such parts of the property delineated on the said Plan and thereon edged with red as shall not for the time being be comprised in a then subsisting Lease and (without prejudice to the generality of the foregoing) all water gas and other pipes and sewers drains meters and wires now or hereafter to be laid in under or upon any such parts as aforesaid (b) the main structure of the said block and in particular the foundations exterior walls passages landings and staircases main drains main roof chimney stacks gutters and rainwater pipes and water storage tanks enjoyed or used by the Lessee in common with the owners and lessees of the said block and (c) any windows in the exterior walls not so covered by the covenants of the owners and lessees of the said block

(4) That (subject as aforesaid) the Lessor will so far as practicable keep lighted the passages landings and staircases so enjoyed or used by the Lessee in common as aforesaid and so far as practicable keep the garage forecourts paths boundary fences and walls and gardens in good condition

(5) To pay all Rates Taxes and outgoings (if any) now or hereafter payable in respect of any parts of the said block except in so far as such fall to be paid by owners and lessees (including the Lessee) of the said block

(6) That (subject as aforesaid) the Lessor will so often as reasonably required redecorate those parts of the exterior of



the said block usually decorated and in particular will paint the exterior of the said block usually painted with two coats at least of good paint and will also so decorate the passages landings and staircases of the said block as often as is reasonably required in such a manner as the Lessor shall think fit

(7) At the request and cost of the Lessee from time to time to take all available steps to enforce the covenants for repair or otherwise on the part of the Lessees of the adjoining flats subject to the Lessee providing such security for the costs and expenses of such enforcement as the Lessor may reasonably require

6. THE Lessor shall not be liable or responsible for any damage suffered by the Lessee (whether personally or in respect of the demised premises or any property of the Lessee therein) or any invitee or licensee of the Lessee through any defect in any fixture pipes drainwire staircase or other thing in the said block (including the demised premises)

7. PROVIDED ALWAYS AND IT IS HEREBY AGREED AND DECLARED that:-

(1) If the rents and other monies hereby reserved and made payable or any parts thereof respectively shall be unpaid for Twenty one days after becoming payable (whether formally demanded or not) or if any of the covenants on the part of the Lessee herein contained shall not be observed and performed then and in any such case it shall be lawful for the Lessor or any person or persons authorised by it in that behalf at any time thereafter to re-enter the demised premises or any part thereof in the name of the whole and thereupon the term hereby created shall absolutely determine but without prejudice to any right of action or remedy of the Lessee in respect of any breach of the covenants by the Lessee hereinbefore contained

(2) In case at any time during this demise any dispute shall arise between the Lessee and the Lessor or any other of the tenants of the Lessor relating to the premises to them respectively demised or the party or other walls sewers drains pipes watercourses and other easements rights appurtenances or other things whatsoever relating or belonging thereto or any repairs thereto or the contributions in respect of the expense of such repairs as herein provided or any nuisance or annoyance arising therefrom then and in every such case such dispute (provided the other party or parties thereto shall also have agreed or become bound so to refer the same) shall be referred to the determination and award of the Surveyor for the time being of the Lessor which determination and award shall be



final and binding on the Lessee

(3) All interior walls which are common to the demised premises and any adjoining flat or other building in the said block are to be party walls and the expense of maintaining them shall be borne in equal shares by the Lessee and the lessee of the adjoining flat or other building

(4) Any notice required or authroised to be given to or served upon the Lessor or Lessee respectively shall be in writing and may be given in any of the modes provided by Section 196 of the Law of Property Act 1925 and the Recorded Delivery Service Act 1962

8. IT IS HEREBY DECLARED as follows:-

(1) That where the Lessee consists of two or more persons all covenants by and with the Lessee shall be deemed to be by and with such persons jointly and severally and that where there is reference to singular herein it shall include the plural and vice-versa and male shall include female herein

(2) The main structure shall mean all foundations exterior walls and all other interior walls porches halls staircases landings floors and ceilings which are not the responsibility of any owner of lessee under the covenants contained in any Lease of the said block and the roof shall mean the timbers and all roofing material

9. IT IS HEREBY CERTIFIED that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration other than rent exceeds the sum of Six thousand pounds

IN WITNESS whereof the Lessor has hereunto caused its Common Seal to be affixed and the Lessee has hereunto set his hand and seal the day and year first hereinbefore written

THE FIRST SCHEDULE above referred to:

1. The right for the Lessee his workmen servants visitors and other persons having lawful occasion to use the same in connection with the use and enjoyment of the demised premises in common with the Lessor and the Lessees for the time being of the adjacent properties and all other persons authorised by them at all times and for all purposes to use and to go pass and repass on foot only over and about the halls entrances passages stairways landings paths and the garden ground and also the right to pass and repass with or without vehicles over the right of way garage forecourts leading to the garage hereby demised



2. The free and uninterrupted passage and running of gas and electricity water and soil from and to the demised premises through the pipes wires and cables and sewers drains and watercourses which now are or may at any time hereafter be in under or passing through the said block or any part thereof and adjoining land of the Lessor
3. The right with servants workmen and others at all reasonable times (and upon giving reasonable notice except in case of emergency) to enter into and upon other parts of the said block and adjoining land belonging to the Lessor for the purpose of repairing cleansing maintaining and renewing such pipes wires conduits and cables sewers drains and watercourses as aforesaid and of laying down any new pipes and wires and conduits for television and wireless or otherwise and cables sewers drains and watercourses causing as little disturbance as possible and making good all damage thereby occasioned
4. The right to subjacent and lateral support and to shelter and protection from the other parts of the said block and from the site and roof thereof
5. The right with servants workmen and others at all reasonable times (and upon giving reasonable notice except in case of emergency) to enter into and upon other parts of the said block for the purpose of carrying out necessary repairs alterations and amendments to the demised premises or of repairing maintaining or renewing any part of the said block giving subjacent or lateral support shelter or protection to the demised premises causing as little disturbance as possible and making good all damage thereby occasioned
6. All such other rights easements and quasi easements as now belong to or are enjoyed by the demised premises
7. The benefit (so far as the Lessor is able to grant the same) of the restrictions contained in the Leases of the other flats comprised in the said block

THE SECOND SCHEDULE above referred to:

1. Except and Reserving unto the Lessor and all persons deriving title from or under it and the Lessees of the other flats in the said block rights and easements over and along and through the demised premises or any part thereof equivalent to those contained in Clauses 1 to 6 (both inclusive) of the First Schedule hereto
2. The right to install renew connect with enlarge maintain and keep in repair the soil and waste water pipes and chimneys and air ventilation pipes (if any) leading to and used by the other properties
3. Power for the Lessor with workmen servants and others to exercise the rights of entry contained in and for the purposes



mentioned in Clause 3(6) hereof

4. Power for the Lessor and its Surveyors and Managing Agents with or without workmen and others at all reasonable times on notice (but no notice shall be required in case of emergency) to enter the demised premises for the purpose of viewing the state and condition thereof and of carrying out its obligations under Clause 5 of this Lease

THE THIRD SCHEDULE above referred to:

1. Not to use the premises first hereinbefore demised or permit the same to be used for any purpose whatsoever other than as a private dwellinghouse or flat in the occupation of one family only nor to use the garage secondly hereinbefore demised for any purpose than for the garaging of a motor vehicle nor to use the demised premises for any purpose from which a nuisance or annoyance can arise to the Lessor and the owners lessees and occupiers of the other properties comprised in the said block or in the neighbourhood nor for any illegal immoral unpleasant noisy or noxious purpose
2. Not to deposit or rest or suspend in or over the common entrances corridors balconies landings staircases garage forecourts gardens and grounds any dirt rubbish articles or things. The said common entrances corridors balconies landings staircases garage forecourts gardens and grounds shall be kept free from any obstruction whatever
3. Not to do or suffer to be done any act or thing whereby any forecourts garden balcony or passageway in or belonging to the said block may be damaged or obstructed
4. Not to erect or suffer to be erected or affixed any poles masts or aerials outside the demised premises or so as to be visible from outside the flat whether in connection with radio television apparatus or otherwise
5. Not to place or suspend or suffer to be placed or suspended any excessive weight on or from the floors ceilings or walls of the demised premises or set up upon the demised premises any machinery engine or other apparatus other than the usual domestic appliances
6. Not to bring or suffer to be brought or do or permit to be done upon the demised premises anything which may render void or voidable any Policy of Insurance of the demised premises or of any part of the said block or which may cause an increased premium to be payable in respect thereof and not to store in the garage any petrol or othe inflammable liquid or material



7. Not to throw or place any dirt rubbish or other refuse or permit the same to be thrown or placed into the sinks baths lavatories cisterns or waste or soil pipes. No washing or wearing apparel or any linen shall be exposed on any part of the said block or in or upon any part of the demised premises so as to be visible from the outside and no rugs mats carpets or other articles shall be hung upon shaken or exposed from the demised premises or from the windows thereof
8. No musical instrument radio or television apparatus shall be played or used ^{or} any singing or noise take place in the flat between the hours ^{of} 12 midnight and 6 a.m. not at any other times in such a manner as to cause nuisance damage annoyance or disturbance to the other owners lessees or occupiers of other properties in the said block or in the neighbourhood
9. No name writing drawings signboard plate ^{or} placard of any kind shall be put on or in any window or on the exterior of the demised premises or so as to be visible from outside the flat
10. Not at any time without the licence in writing of the Lessor first had and obtained to erect or place or permit or suffer to be erected or placed any new erection in or upon the demised premises or make or permit or suffer to be made any alterations in any boundary wall or fence or make or permit or suffer to be made any change in the use of the demised premises or any part or parts thereof

THE FOURTH SCHEDULE above referred to:

1. The expense of maintaining repairing redecorating and renewing:-
- (a) the main structure and in particular the foundations external walls main roof chimney stacks gutters rainwater pipes water storage tanks and any windows and other things not covenanted to be repaired by the lessees or occupiers of the said block
 - (b) such gas water and other pipes drains meters and electric cables and wires in under or upon the said block as are enjoyed or used in common by the owners lessees and occupiers of the other properties in the said block
 - (c) the main entrance corridors staircases landings and passages so enjoyed or used in common as aforesaid and the exterior decorations
 - (d) the boundary walls and fences
 - (e) any gullies and pipes
 - (f) main drains leading to the Local Authority sewer
2. The cost of lighting the staircases landings and corridors

PLAN

passages and main entrances and the cost of keeping the garage forecourts rights of way paths and gardens in good condition

3. All rates taxes and outgoings (if any) now or hereafter payable in respect of the garage forecourts paths gardens and any other parts of the said block used in common as aforesaid and which do not fall to be paid by the owners and lessees (including the Lessee of the said block)

4. The fees of the Managing Agents in respect of the Management of the said block and collections and also the Certificate referred to in Clause 1 (b) of this Lease not exceeding Ten per cent of the total expenditure

5. The cost of any Insurance effected by the Lessor for the benefit of the said block of flats as a whole not otherwise referred to herein



THE COMMON SEAL OF HALE CONSTRUCTION)
COMPANY LIMITED was hereunto affixed)
in the presence of:-)

SEAL

G. W. Dowds
W. J. Nicholls

Director
Secretary

SIGNED SEALED AND DELIVERED by the)
said LESLIE RODNEY KING in the)
presence of:-)

Leslie R. King

(LS)

Richard E. Stagg,
5 New Square,
Lincolns Inn, W.C.2.
Solicitor

DATED 9th December 1966.

HALE CONSTRUCTION COMPANY
LIMITED

- to -

LESLIE RODNEY KING ESQ.

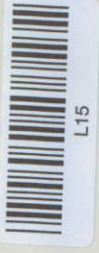
Copy/
LEASE
- of -

Flat 7 Number 91 The Ridgeway
Chingford in the London Borough of
Waltham Forest in Greater London.

*We hereby certify
is to be a true and correct
copy of the original lease
dated 9/12/66.
Trues still of record
Solicitor for the purchaser
9/12/66.*

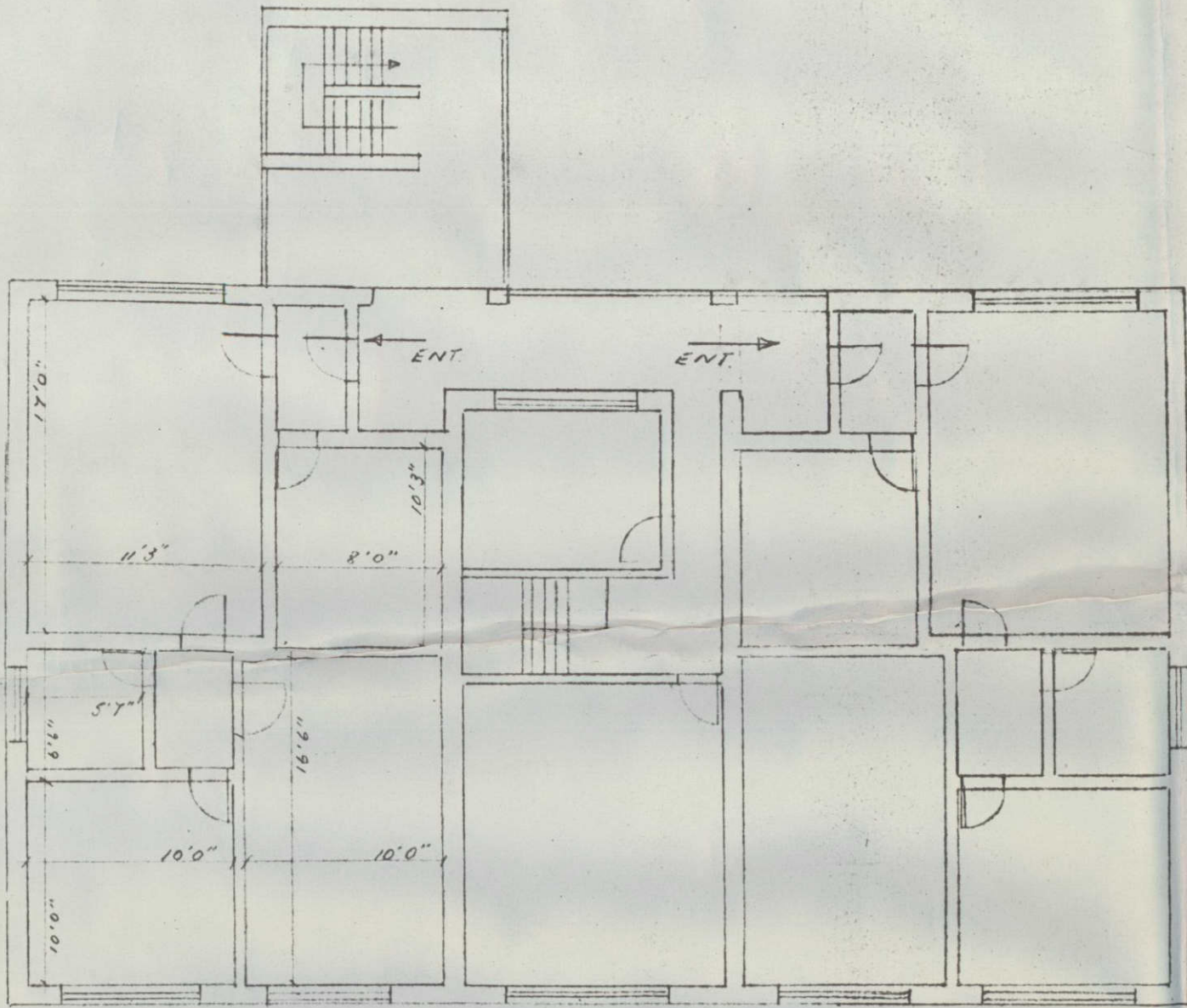
NGL 2000

A. S. COLDHAM,
SOLICITOR,
CHINGFORD, E.4.

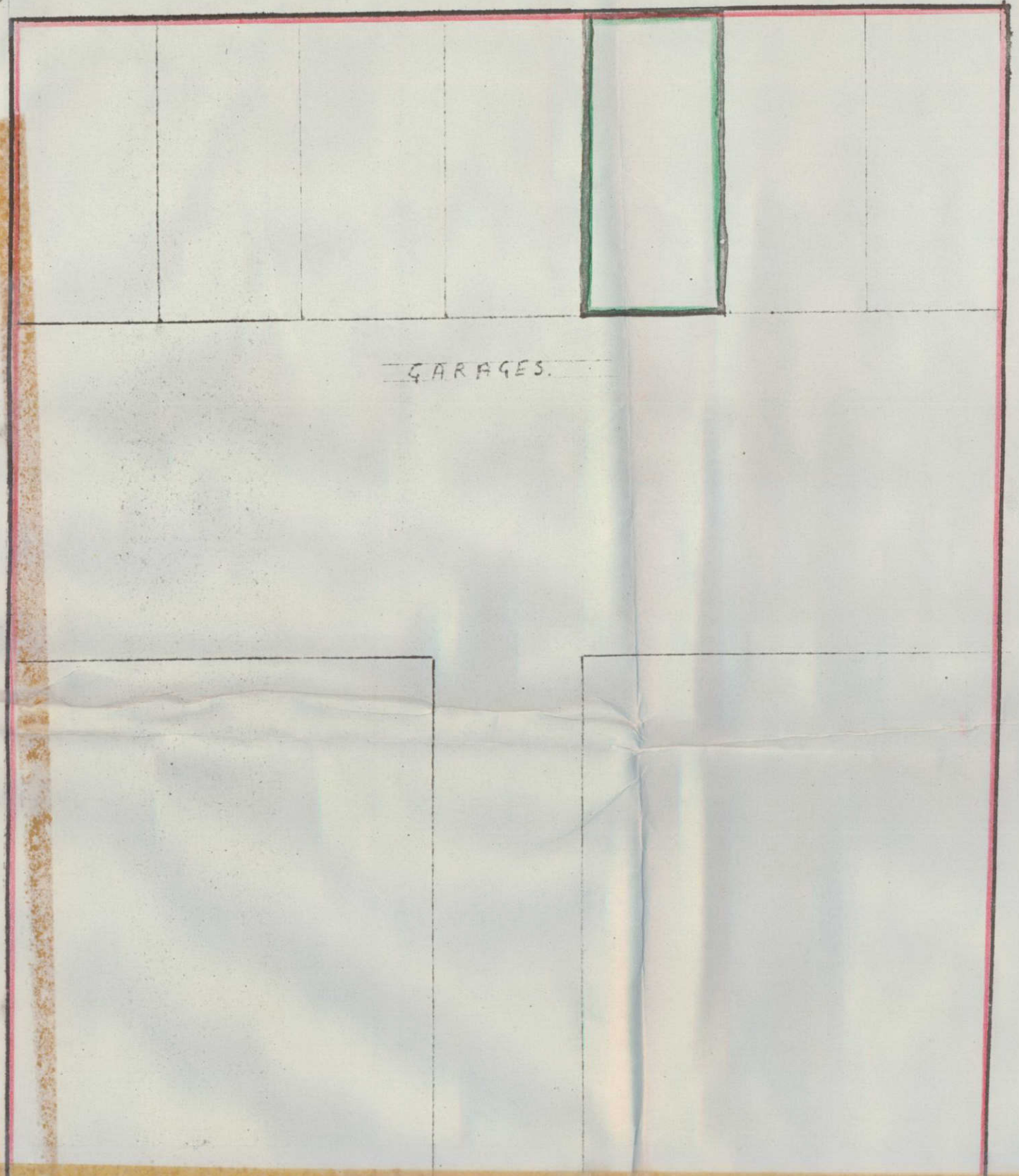


B

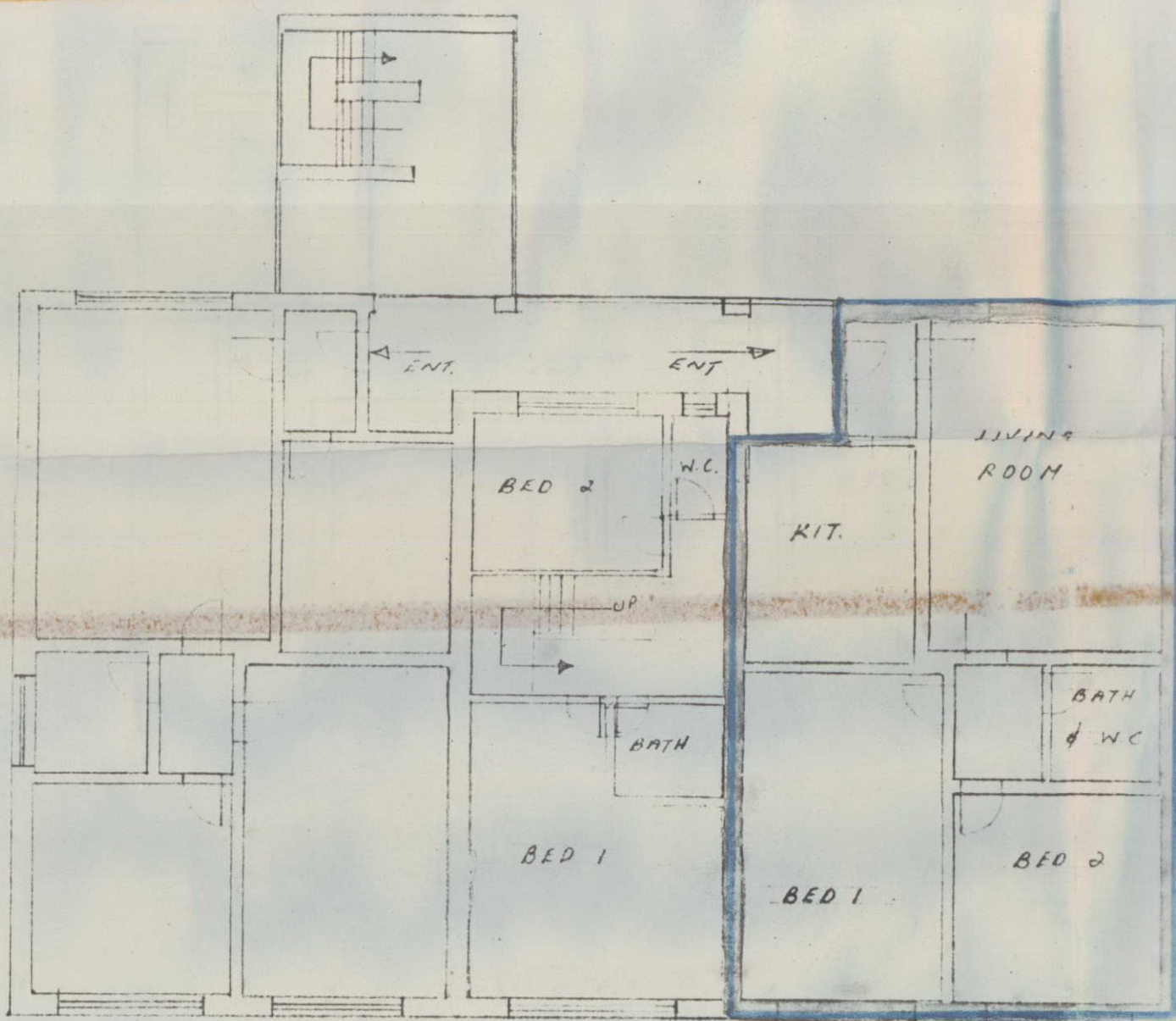
58'6"



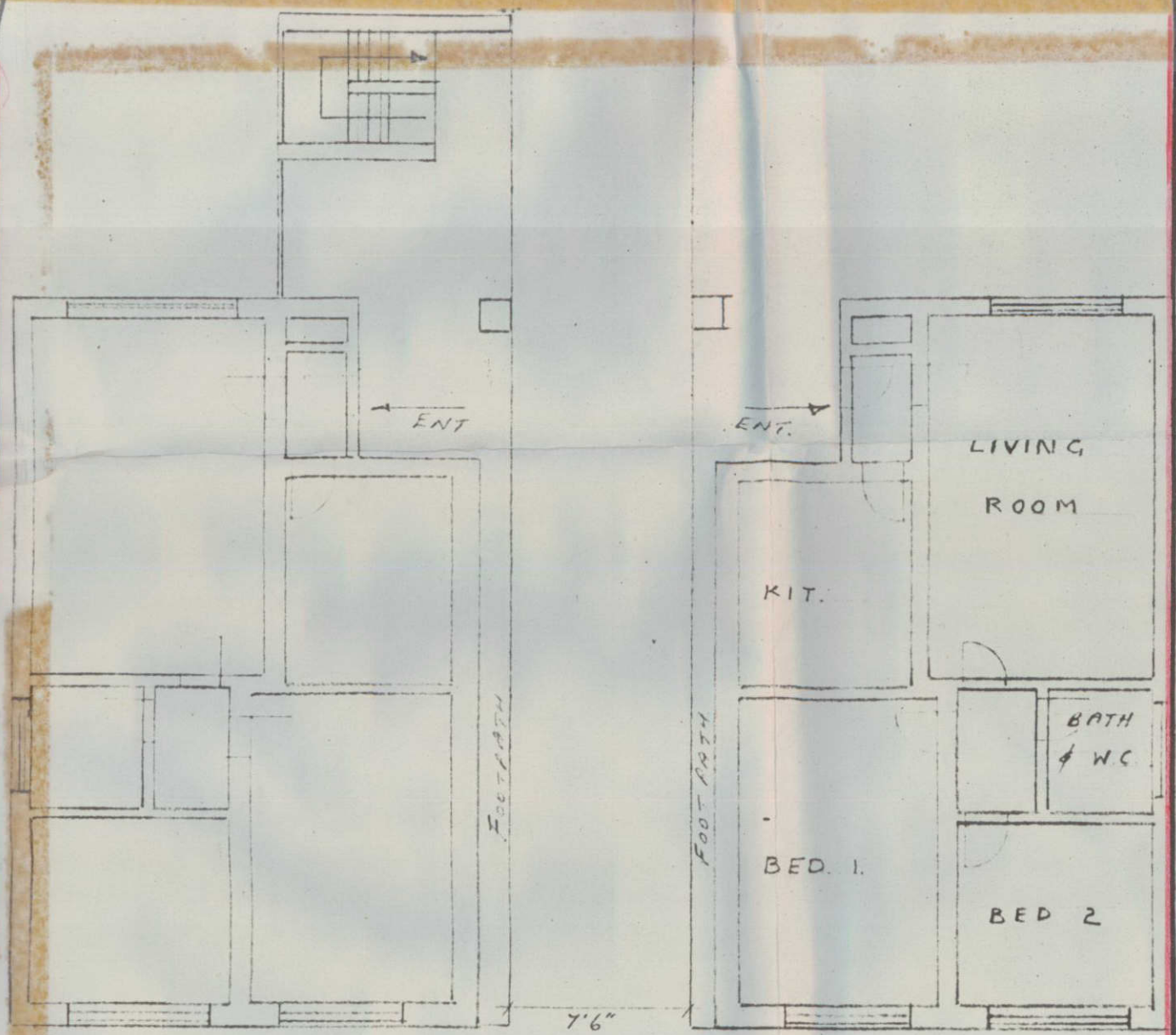
FIRST FLOOR



GROUND FLOOR



SECOND FLOOR



HALE CONSTRUCTION CO. LTD.

MARKFIELD ROAD, N.15.

SCALE 1/8" = 1'0"

60'0"

91/93 THE RIDGEWAY

SEAL

G.M. Davis
V.J. Nicholls

John R. King

attest presence of
Richard E. Stagg

These are the notes referred to on the following official copy

Title Number EX85391

The electronic official copy of the document follows this message.

This copy may not be the same size as the original.

Please note that the quality of one or more pages may be poor. Unfortunately this is the best quality image we hold of the document. If you are able to obtain a better quality copy from another source we would be grateful if you would send it to us so we may update our records. Alternatively if you know who holds or may hold either a copy or the original please let us know so that we may contact that person.

Costs or expenses reasonably incurred as a result of the mistake may be recoverable as indemnity under paragraph 3 of Schedule 8, Land Registration Act 2002. However the Registrar's consent should normally be obtained before such costs are incurred. If you intend to incur costs as a result of any loss arising from the poor quality and to claim for these under the statutory compensation scheme please inform us of the steps you intend to take, what is the estimated cost and how this has been calculated. Our *Practice Guide 39 - Rectification and indemnity* contains further information. We appreciate that the payment of indemnity will be an inferior alternative to a better copy of the document itself.

You can view or download copies of the practice guide from our website at www.gov.uk/land-registry in English or Welsh. Alternatively, you can telephone Customer Support on 0300 006 0411 (0300 006 0422 for a Welsh-speaking service).

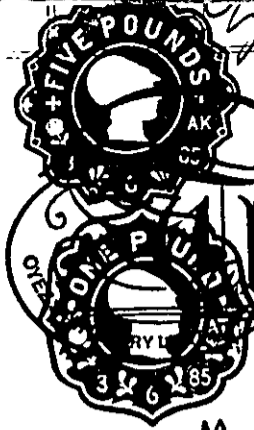
Please note that this is the only official copy we will issue. We will not issue a paper official copy.

PRODUCED

- 3. JUN. 1985

FINANCE ACT 1931

2



This Lease

is made the *Twenty Ninth* day of*May*

1985

B E T W E E N

HALE CONSTRUCTION COMPANY

LIMITED whose Registered Office is situate at Markfield Road, Tottenham, London, N.15. (hereinafter called "the Lessor" which expression shall where the context so admits include the estate owner or estate owners for the time being of the reversion immediately expectant on the determination of the term hereby granted) of the one part and CAROL ANN RANTELL of Flat 5, 91 The Ridgeway, Chingford, London, E.4. (hereinafter called "the Lessee" which expression shall where the context so admits include her personal representatives successors in title and assigns) of the other part

W H E R E A S:

(1) _____ The Lessor is the owner in fee simple of land at Chingford in the London Borough of Waltham Forest in Greater London delineated for the purpose of identification only on the plan annexed hereto and thereon edged with red and has erected thereon a block of flats comprising seven flats in one block (hereinafter called "the said Block") known as Numbers Flats 1 to 7 inclusive 91 The Ridgeway, Chingford aforesaid

(2) _____ The Lessor has previously granted Leases of or intends hereafter to grant Leases of properties in the said block other than the premises hereby demised and has in every Lease imposed or intends in every future Lease to impose the restrictions set forth in the Third Schedule hereto to the intent that the Lessor or any Lessee for the time being of the said properties may be able (so far as law shall permit) to enforce the observance of the said restrictions by the owners or lessees for the time being of the other flats

(3) _____ The Lessor has agreed to grant and the Lessee has agreed to take a Lease of the flat hereinafter mentioned comprised in the said block upon the terms and conditions hereinafter appearing

N O W THIS DEED W I T N E S S E T H as follows:-

1. IN consideration of the sum of £26,500 paid by the Lessee to the Lessor (the receipt of which said sum the Lessor hereby acknowledges) and of the rents and covenants on the part of the Lessee hereinafter reserved and contained the Lessor hereby demises unto the Lessee ALL THAT the flat known as Flat 5 Number 91 The Ridgeway, Chingford, London, E.4. the London Borough of Waltham Forest and being on the

first floor of the said block the situation of which said flat is more particularly delineated for the purpose of identification only (and not by way of limitation or enlargement) on the said plan and thereon edged with green and so that the said flat shall include one half in depth of the concrete floor or support between the floors of the demised premises and the ceilings of the flat immediately below it and the entirety above the same level of such of the walls (and windows) as do not separate the same from any adjacent flat and one half only severed vertically of such of the walls as separate the said flat from any adjoining flat which premises are hereinafter referred to as "the demised premises" TOGETHER WITH the rights more particularly set forth in the First Schedule hereto but EXCEPT AND RESERVED unto the Lessor and its successors in title more particularly set forth in the Second Schedule hereto TO HOLD the demised premises unto the Lessee for the term of 999 years from the 29th day of September 1966 YIELDING AND PAYING to the Lessor during the said term:-

(a) — The yearly rent of £25 to be paid without any deduction except for Landlords Property Tax by half yearly payments on the 25th day of March and the 29th day of September in each year the first payment thereof being a proportionate part from the date of these presents to be made on the 29th day of *September* next.

(b) — A sum equal to a one equal seventh part of the costs expenses outgoings and matters mentioned in the Fourth Schedule hereto such costs expenses outgoings and matters to be certified by the Managing Agents of the Lessor or its successors in title for the time being whose Certificate shall be binding upon the Lessee and to pay on the 25th day of March and the 29th day of September in each year to the Lessor or its successors in title the sum of £10 on account of the said one equal seventh part contribution as aforesaid the first payment to be made on the 29th day of *September* next provided that in the event of such total costs expenses outgoings and matters aforesaid amounting to less than a total sum of £140 in a particular year the Lessee shall be entitled to be repaid or credited with her one equal seventh part of such excess paid by the Lessee as the Managing Agents for the time being of the Lessor and/or its successors in title shall certify as due to her. AND in the event of the aforesaid costs expenses outgoings and matters amounting to more than £140 in any particular year the Lessee shall forthwith on demand pay to the Lessor or its successors in title a further one equal seventh part of the amount of such excess so certified by the Managing Agents for the time being of the Lessor or its



successors in title _____

(c) — A sum equal to a one equal seventh part of all sums as the Lessor may from time to time pay by way of General Rate Water Rate or other outgoings in respect of the said block as the same shall not have already been charged upon any Tenants (including the Lessee) of the said block AND all sums due hereunder shall be recoverable as rent _____

2. IT IS HEREBY AGREED AND DECLARED that the Lessee shall not become entitled to any right of light or air which would in any way restrict or interfere with the free use of the adjoining or neighbouring property of the Lessor for building or other purposes _____

3. THE Lessee hereby covenants with the Lessor as follows:-

(1) To pay the rents and other monies hereby reserved and made payable at the times and in manner in which the same are hereby made payable subject only to the provisions hereinafter contained _____

(2) — To pay all existing and future rates taxes duties charges and assessments and outgoings whether parliamentary parochial local or otherwise now or hereafter imposed assessed or charged upon the demised premises or any part thereof or on the Lessor or Lessee or Occupier in respect thereof respectively _____

(3) — From time to time and at all times during the said term well and substantially to repair renew uphold support cleanse maintain drain and keep the interior of the demised premises and all additions made to the demised premises and the fixtures therein in good and substantial repair during the term hereby granted AND it is hereby declared and agreed that there is included in this covenant as repairable by the Lessee (including replacement whenever such shall be necessary) but not by way of limitation the ceilings and the floor of and in the demised premises and the joists or beams and the concrete support for the said floor and the water and gas pipes electric cables and conduits and all services used solely in connection with the demised premises including the doors cisterns and sanitary fittings. — There are also included in this covenant the window frames (as well as the glass therein) of the demised premises the said glass to be cleansed both internally and externally by the Lessee whenever necessary but so that the Lessor will decorate the exterior of the window frames as hereinafter provided PROVIDED ALWAYS that the Lessee shall not repair or replace any joist or beam or the concrete support for the said floors floors without giving notice to the occupier of the property _____

(if any) immediately below of his intentions so to do stating the details of the work intended to be done so that the Occupier of the lower property may take such precautions as he may be advised for the protection of the ceilings of the lower property_____

(4) — To permit the Lessor and all persons authorised by it to enter upon the demised premises for any of the purposes herein referred to _____

(5) — To keep in good decorative condition the interior of the demised premises _____

(6) — To permit the Lessor and its Agents with or without workmen and others twice or more often (if the occasion should so arise) in each year at reasonable times to enter upon and examine the condition of the demised premises and thereupon the Lessor may serve upon the Lessee notice in writing specifying any repairs necessary to be done for which the Lessee is liable and require the Lessee forthwith to execute the same and if the Lessee shall not within Two Months after the serving of such notice proceed diligently with the execution of such repairs then to permit the Lessor to enter upon the demised premises and execute such repairs and the cost thereof shall be a debt due to the Lessor from the Lessee with interest thereon from the date of demand to the date of payment at $\frac{4}{100}$ per centum per annum above the Bank Rate for the time being and shall be charged as and recoverable as though it were rent in arrears _____

(7) — Not at any time during the said term without the licence in writing of the Lessor first obtained to erect or place any additional building structure or erection on any part of the demised premises nor without such Licence as aforesaid to make any alterations in the plan or elevation of the demised premises or in any of the party walls or the principal or bearing walls _____

(8) — At the Lessee's own expense in all respects to obtain all Licences approvals of plans permissions and other things necessary for the proper and lawful carrying out of such alterations and comply with the Bye-law Regulations and other matters prescribed by any competent Authority either generally or in respect of the specific works involved in such alterations _____

(9) — During the last seven years of the said term not without the consent in writing of the Lessor to assign transfer mortgage charge underlease or part with the possession of the demised premises and not at any time during the said term to assign transfer mortgage charge _____



underlease or part with the possession of part only of the demised premises_____

(10)—Within One Month after every Assignment Assent Transfer Mortgage Charge of Underlease of the demised premises to give notice in writing with particulars thereof to the Lessor's Solicitor In the case of a devolution of the interest of the Lessee on death not perfected by an Assent within Twelve Months thereafter to produce to the Lessor the Probate of the Will or Letters of Administration to the Estate of the Lessee——To pay to the Lessor's Solicitors a registration fee of £10 in respect of each Assignment Assent Transfer Mortgage Charge Underlease or devolution_____

(11)—To pay all expenses (including Solicitor's costs and Surveyor's fees) incurred by the Lessor incidental to the preparation and service of a notice under Sections 146 and 147 of the Law of Property Act 1925 or any statutory modification thereof notwithstanding forfeiture is avoided otherwise than by relief granted by the Court_____

(12)—To observe all/statutes and Bye-laws affecting the demised premises and in particular (but without prejudice to the generality of the foregoing) to observe the conditions contained in the Town and Country Planning Act 1947 or any statutory modification thereof and to indemnify the Lessor in respect thereof and within Seven Days of the receipt by the Lessee of the same to supply a copy to the Lessor of any Notice Order Proposal Licence Consent permission or direction given or made relating to the demised premises_____

(13)—To insure and keep insured the demised premises against normal householders comprehensive risks in some Insurance Office of repute to be approved by the Lessor in the full value thereof with the Lessor's interest noted on the Policy of Insurance and whenever required to produce to the Lessor upon demand the Policy of such Insurance or a true copy thereof and the receipt for the last premium thereof——If the Lessee shall fail so to insure the demised premises then the Lessor shall be entitled to take out such a Policy of Insurance as it shall consider fit and expedient and the premiums paid thereunder shall be recoverable from the Lessee as rent in arrears_____

(14)—In case of destruction or damage by fire or other insured risks forthwith to rebuild or reinstate the demised premises with all reasonable speed to its former state or condition to the satisfaction of the Surveyor for the time being of the Lessor and in case the monies received in respect of the said Insurance shall be insufficient for the

purpose to make good the deficiency out of her own monies _____

(15)—At the expiration or sooner determination of the term here granted to yield up the demised premises and all fixtures and fittings therein in good and substantial repair in accordance with the Lessee covenants herein contained _____

(16)—To share with the Lessees or occupiers of Flat 4, 91 The Ridgeway aforesaid the cost or responsibility of keeping clean the floors and the windows of any landing and passageway on the First Floor and the Staircase leading to the said Floor from the ground floor _____

(17)—To pay to the Lessor all costs charges and expenses incurred by the Lessor in abating any nuisance relating to the demised premises or any part thereof and in executing all such works as may be necessary for abating such nuisance in obedience to a notice served by any Local or other Public Authority or otherwise howsoever _____

4. THE Lessee so as to bind the Lessee for the time being of the demised premises and so that this covenant shall be for the benefit and protection of the said block and the other properties therein and the adjoining property of the Lessor its successors tenants and assigns HEREBY COVENANTS with the Lessor and with the owners and lessees of each of such other properties that the Lessee and the persons deriving title under her will at all times during the term hereby granted in relation to the demised premises observe and perform the restrictions set forth in the Third Schedule hereto and each of them and will also at all times during the said term observe and perform any covenants or other matters affecting the Lessor's freehold title contained or referred to in the Land Certificate under Title Number EX 85391 so far as the same are still subsisting and capable of taking effect and relate to the demised premises _____

5. THE Lessor HEREBY COVENANTS with the Lessee as follows:

(1)— That every Lease of any other property comprised in the said block shall contain restrictions to be observed by the Lessee thereof similar to those contained in the Third Schedule hereto _____

(2)—That the Lessee paying the rents and other monies hereby reserved and made payable and performing and observing the covenants hereinbefore contained shall peaceably hold and enjoy the demised premises for the term hereby granted without any interruption by the Lessor or any persons lawfully claiming under through or in trust for it _____



(3)—That (subject to contribution and payment as hereinbefore provided) the Lessor will keep and maintain in good repair and condition (a) all such parts of the property delineated on the said plan and thereon edged with red as shall not for the time being be comprised in a then subsisting Lease and (without prejudice to the generality of the foregoing) all water gas and other pipes and sewers drains meters and wires now or hereafter to be laid in under or upon any such parts as aforesaid (b) the main structure of the said block and in particular the foundations exterior walls passages landings and staircases main drains main roof chimney stacks gutters and rainwater pipes and water storage tanks enjoyed or used by the Lessee in common with the owners and lessees of the said block and (c) any windows in the exterior walls not so covered by the covenants of the owners and lessees of the said block _____

(4)—That (subject as aforesaid) the Lessor will so far as practicable keep lighted the passages landings and staircases so enjoyed or used by the Lessee in common as aforesaid and so far as practicable keep the garage-forecourts paths boundary fences and walls and gardens in good condition _____

(5)—To pay all Rates Taxes and outgoings (if any) now or hereafter payable in respect of any parts of the said block except insofar as such fall to be paid by owners and lessees (including the Lessee) of the said block _____

(6)—That (subject as aforesaid) the Lessor will so often as reasonably required redecorate those parts of the exterior of the said block usually decorated and in particular will paint the exterior of the said block usually painted with two coats at least of good quality paint and will also so decorate the passages landings and staircases of the said block as often as is reasonably required in such a manner as the Lessor shall think fit _____

(7)—At the request and cost of the Lessee from time to time to take all available steps to enforce the covenants for repair or otherwise on the part of the Lessees of the adjoining-flats subject to the Lessee providing such security for the costs and expenses of such enforcement as the Lessor may reasonably require _____

6. THE Lessor shall not be liable or responsible for any damage suffered by the Lessee (whether personally or in respect of the demised premises or any property of the Lessee therein) or any invitee or licensee of the Lessee through any defect in any fixture pipes

drains wire staircase or other thing in the said block (including the demised premises) _____

7. PROVIDED ALWAYS AND IT IS HEREBY AGREED AND DECLARED

that:-

(1) — If the rents and other monies hereby reserved and made payable or any parts thereof respectively shall be unpaid for 21 days after becoming payable (whether formally demanded or not) or if any of the covenants on the part of the Lessee herein contained shall not be observed and performed then and in any such case it shall be lawful for the Lessor or any person or persons authorised by it in that behalf at any time thereafter to re-enter the demised premises or any part thereof in the name of the whole and thereupon the term hereby created shall absolutely determine but without prejudice to any right of action or remedy of the Lessee in respect of any breach of the covenants by the Lessee hereinbefore contained _____

(2) — In case at any time during this demise any dispute shall arise between the Lessee and the Lessor or any other of the tenants of the Lessor relating to the premises to them respectively demised or the party or other walls sewers drains pipes watercourses and other easements rights appurtenances or other things whatsoever relating to the premises belonging thereto or any repairs thereto or the contributions in respect of the expenses of such repairs as herein provided or any nuisance or annoyance arising therefrom then and in every such case such dispute (provided the other part or parties thereto shall also have agreed or become bound so to refer the same) shall be referred to the determination and award of the Surveyor for the time being of the Lessor which determination and award shall be final and binding on the Lessee _____

(3) — All interior walls which are common to the demised premises and any adjoining flat or other building in the said block are to be party walls and the expense of maintaining them shall be borne in equal shares by the Lessee and the lessee of the adjoining flat or other building _____

(4) — Any notice required or authorised to be given to or served upon the Lessee or Lessor respectively shall be in writing and may be given in any of the modes provided by Section 196 of the Law of Property Act 1925 and the Recorded Delivery Service Act 1962 _____

8. IT IS HEREBY DECLARED as follows:-

(1) — That where the Lessee consists of two or more persons all



covenants by and with the Lessee shall be deemed to be by and with such persons jointly and severally and that where there is reference to singular herein it shall include the plural and vice versa and male shall include female herein _____

(2) --- The main structure shall mean all foundations exterior walls and all other interior walls porches halls staircases landings floors and ceilings which are not the responsibility of any owner or lessee under the covenants contained in any Lease of the said block and the roof shall mean the timbers and all roofing material _____

9. IT IS HEREBY CERTIFIED that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration other than rent exceeds the sum of £30,000 _____

IN WITNESS whereof the Lessor has hereunto caused its
and
Common Seal to be affixed/the Lessee has hereunto set her hand and Seal the day and year first hereinbefore written _____

THE FIRST SCHEDULE above referred to:

1. _____ The right for the Lessee her workmen servants visitors and other persons having lawful occasion to use the same in connection with the use and enjoyment of the demised premises in common with the Lessor and the Lessees for the time being of the adjacent properties and all other persons authorised by them at all times and for all purposes to use and to go pass and repass on foot only over and about the halls entrances passages stairways landings paths and the garden ground _____

2. _____ The free and uninterrupted passage and running of gas and electricity water and soil from and to the demised premises through the pipes wires and cables and sewers drains and watercourses which now are or may at any time hereafter be in under or passing through the said block or any part thereof and adjoining land of the Lessor _____

3. _____ The right with servants workmen and others at all reasonable times (and upon giving reasonable notice except in case of emergency) to enter into and upon other parts of the said block and adjoining land belonging to the Lessor for the purpose of repairing cleansing maintaining and renewing such pipes wires conduits and cables sewers drains and watercourses as aforesaid and of laying down any new pipes and wires and conduits for television and wireless or otherwise and

cables sewers drains and watercourses causing as little disturbance as possible and making good all damage thereby occasioned _____

4. _____ The right to subjacent and lateral support and to shelter and protection from the other parts of the said block and from the site and roof thereof _____

5. _____ The right with servants workmen and others at all reasonable times (and upon giving reasonable notice except in case of emergency) to enter into and upon other parts of the said block for the purpose of carrying out necessary repairs alterations and amendments to the demised premises or of repairing maintaining or renewing any part of the said block giving subjacent or lateral support shelter or protection to the demised premises causing as little disturbance as possible and making good all damage thereby occasioned _____

6. _____ All such other rights easements and quasi easements as now belong to or are enjoyed by the demised premises _____

7. _____ The benefit (so far as the Lessor is able to grant the same) of the restrictions contained in the Leases of the other flats comprised in the said block _____

THE SECOND SCHEDULE above referred to:

1. _____ Except and Reserving unto the Lessor and all persons deriving title from or under it and the Lessees of the other flats in the said block rights and easements over and along and through the demised premises or any part thereof equivalent to those contained in Clauses 1 to 6 (both inclusive) of the First Schedule hereto _____

2. _____ The right to install renew connect with enlarge maintain and keep in repair the soil and waste water pipes and chimneys and air ventilation pipes (if any) leading to and used by the other properties _____

3. _____ Power for the Lessor with workmen servants and others to exercise the rights of entry contained in and for the purposes mentioned in Clause 3(6) hereof _____

4. _____ Power for the Lessor and its Surveyors and Managing Agent with or without workmen and others at all reasonable times or notice (but no notice shall be required in case of emergency) to enter the demised premises for the purpose of viewing the state and condition thereof and of carrying out its obligations under Clause 5 of this Lease _____

THE THIRD SCHEDULE above referred to:

1. _____ Not to use the premises hereinbefore demised or permit the same to be used for any purpose whatsoever other than as a private dwellinghouse or flat in the occupation of one family only nor to use the demised premises for any purpose from which a nuisance or annoyance can arise to the Lessor and the owners lessees and occupiers of the other properties comprised in the said block or in the neighbourhood nor for any illegal immoral unpleasant noisy or noxious purpose _____
2. _____ Not to deposit or rest or suspend in or over the common entrances corridors balconies landings staircases garage forecourts gardens and grounds any dirt rubbish articles or things. _____ The said common entrances corridors balconies landings staircases garage forecourts gardens and grounds shall be kept free from any obstruction whatever _____
3. _____ Not to do or suffer to be done any act or thing whereby any forecourts garden balcony or passageway in or belonging to the said block may be damaged or obstructed _____
4. _____ Not to erect or suffer to be erected or affixed any poles masts or aerials outside the demised premises or so as to be visible from outside the flat whether in connection with radio television apparatus or otherwise _____
5. _____ Not to place or suspend or suffer to be placed or suspended any excessive weights on or from the floors ceilings or walls of the demised premises or set up upon the demised premises any machinery engine or other apparatus other than the usual domestic appliances _____
6. _____ Not to bring or suffer to be brought do or permit to be done upon the demised premises anything which may render void or voidable any Policy of Insurance of the demised premises or of any part of the said block or which may cause an increased premium to be payable in respect thereof and not to store in the garage any petrol or other inflammable liquid or material _____
7. _____ Not to throw or place any dirt rubbish or other refuse or permit the same to be thrown or placed into the sinks baths lavatories cisterns or waste or soil pipes No washing or wearing apparel or any linen shall be exposed on any part of the said block or in or upon any part of the demised premises so as to be visible from the outside and no rugs mats carpets or other articles shall be hung upon shaken or exposed from the demised premises or from the windows thereof _____
8. _____ No musical instrument radio or television apparatus shall

be played or used or any singing or noise take place in the flat between the hours of 12 midnight and 6am nor at any other time in such a manner as to cause nuisance damage annoyance or disturbance to the other owners lessees or occupiers of other properties in the said block or in the neighbourhood _____

9. _____ No name writing drawings signboard plate or placard of any kind shall be put on or in any window or on the exterior of the demised premises or so as to be visible from outside the flat _____

10. _____ Not at any time without Licence in writing of the Lessor first had and obtained to erect or place or permit or suffer to be erected or placed any new erection in or upon the demised premises or make or permit or suffer to be made any alterations in any boundary wall or fence or make or permit or suffer to be made any change in the use of the demised premises or any part or parts thereof _____

THE FOURTH SCHEDULE above referred to:

1. _____ The expense of maintaining repairing redecorating and renewing:-

(a) _____ The main structure and in particular the foundations external walls main roof chimney stacks gutters rainwater pipes water storage tanks and any windows and other things not covenanted to be repaired by the lessees or occupiers of the said block _____

(b) _____ Such gas water and other pipes drains meters and electric cables and wires in under or upon the said block as are enjoyed or used in common by the owners lessees and occupiers of the other properties in the said block _____

(c) _____ The main entrance corridors staircases landings and passages so enjoyed or used in common as aforesaid and the exterior decorations _____

(d) _____ The boundary walls and fences _____

(e) _____ Any gullies and pipes _____

(f) _____ Main drains leading to the Local Authority sewer _____

2. _____ The cost of lighting the staircases landings and corridors passages and main entrances and the cost of keeping the garage forecourts rights of way paths and gardens in good condition _____

3. _____ All rates taxes and ougoings (if any) now or hereafter payable in respect of the garage forecourts paths gardens and any other parts of the said block used in common as aforesaid and which do not fall to be paid by the owners and lessees (including the Lessee of

the said block) _____

4. _____ The fees of the Managing Agents in respect of the Management of the said block and collections and also the Certificate referred to in Clause 1(b) of this Lease not exceeding 10% of the total expenditure _____

5. _____ The cost of any insurance effected by the Lessor for the benefit of the said block/as a whole not otherwise referred to herein _____
of flats

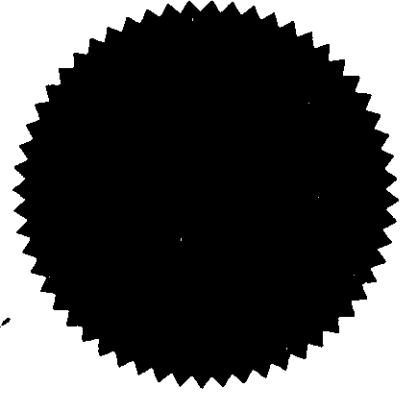
THE COMMON SEAL of HALE)
CONSTRUCTION COMPANY
LIMITED was hereunto
affixed in the presence
of: -

Director

S. F. Pak.

Secretary

A. C. Pickover



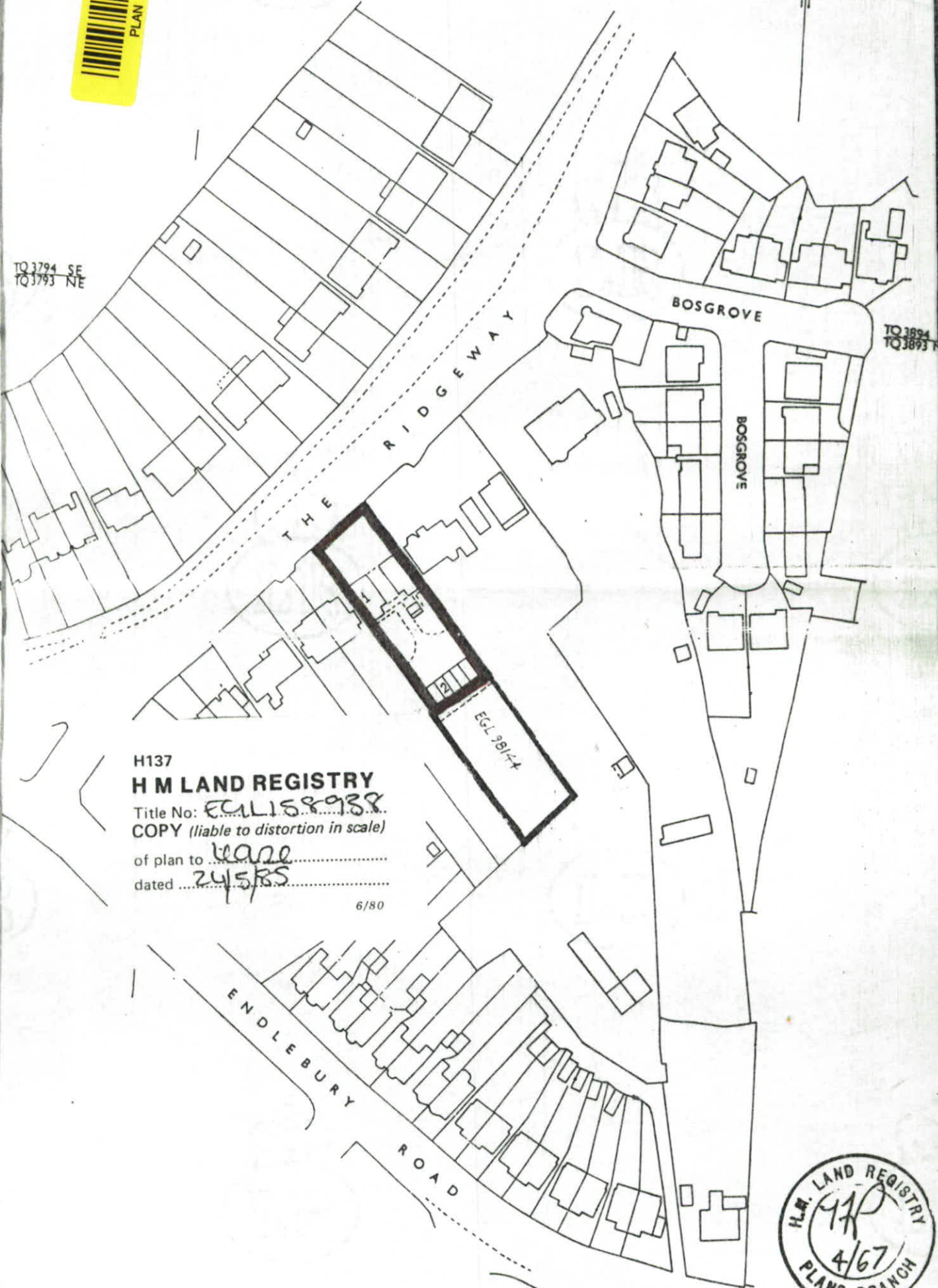
FILE # 158938
12-18-17

ading th
DECLARE
ade pay-
days
if any o
l not be
lawful
hat
s or any
hereby
ny right
the
shall
enants
emised
and other
ting or
in
any
case
also
erred to
ing of
ending or
remises
to be
in
t or
served
may
of
all

Scale 1/1250



BOROUGH OF WALTHAM FOREST



H137
H M LAND REGISTRY
Title No: EGL 158-938
COPY (liable to distortion in scale)
of plan to lane
dated 24/5/85
6/80

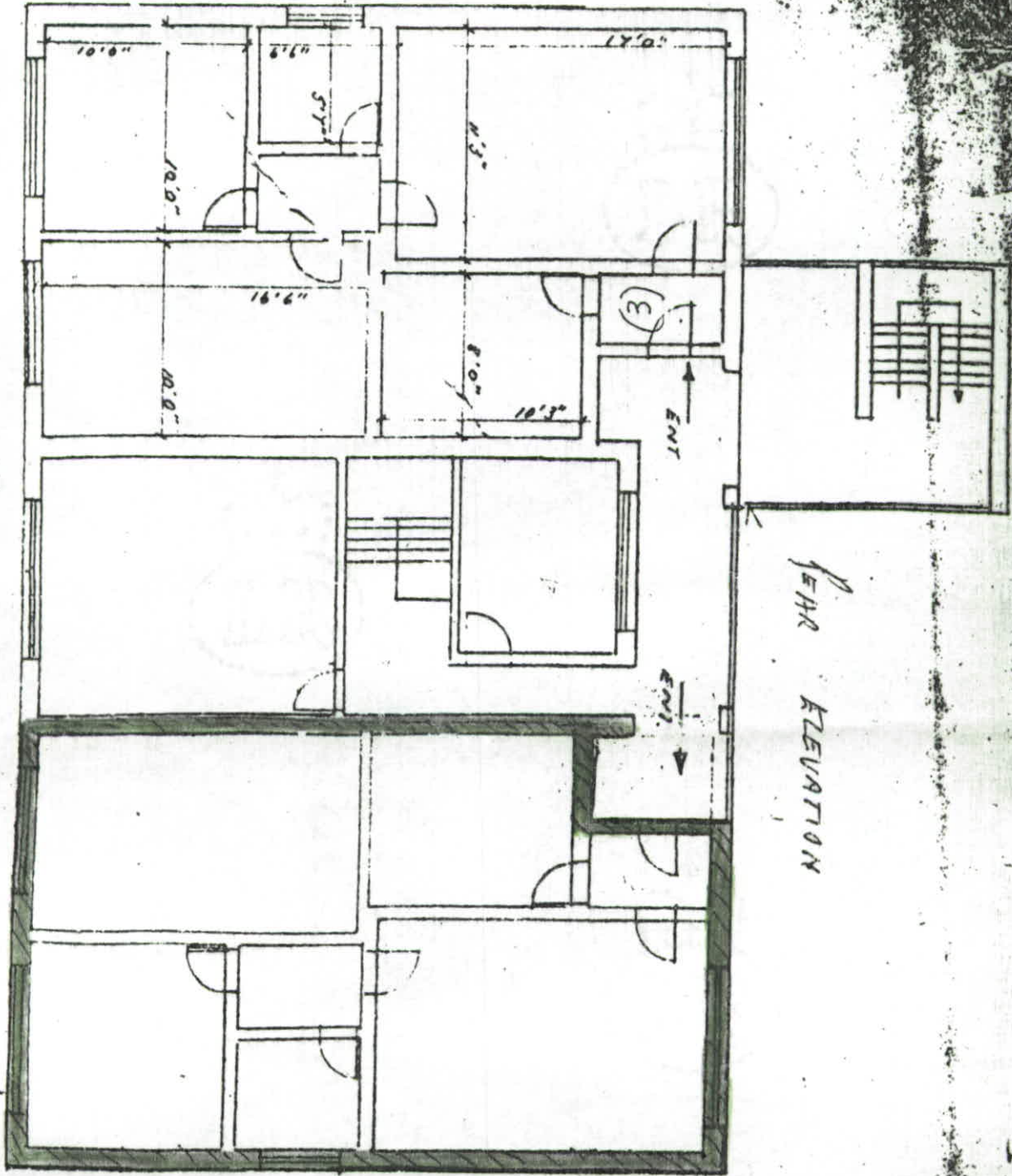


ed by the Director
Ordnance Survey,
rey. 1967 for HMLR
Copyright 1967



FIRST FLOOR

FRONT ELEVATION



REAR ELEVATION

These are the notes referred to on the following official copy

Title Number EX85391

The electronic official copy of the document follows this message.

This copy may not be the same size as the original.

Please note that the quality of one or more pages may be poor. Unfortunately this is the best quality image we hold of the document. If you are able to obtain a better quality copy from another source we would be grateful if you would send it to us so we may update our records. Alternatively if you know who holds or may hold either a copy or the original please let us know so that we may contact that person.

Costs or expenses reasonably incurred as a result of the mistake may be recoverable as indemnity under paragraph 3 of Schedule 8, Land Registration Act 2002. However the Registrar's consent should normally be obtained before such costs are incurred. If you intend to incur costs as a result of any loss arising from the poor quality and to claim for these under the statutory compensation scheme please inform us of the steps you intend to take, what is the estimated cost and how this has been calculated. Our *Practice Guide 39 - Rectification and indemnity* contains further information. We appreciate that the payment of indemnity will be an inferior alternative to a better copy of the document itself.

You can view or download copies of the practice guide from our website at www.gov.uk/land-registry in English or Welsh. Alternatively, you can telephone Customer Support on 0300 006 0411 (0300 006 0422 for a Welsh-speaking service).

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

copy - Retain

DATED *25th March* 1999

HALE CONSTRUCTION COMPANY LIMITED

and

SEAN WILLIAM DENNIS

WE HEREBY CERTIFY THIS
IS A TRUE COPY OF THE ORIGINAL
Coldham Shield
COLDHAM SHIELD & MADE
S. Dennis

LEASE

of the Garage, Flat 5
91 The Ridgeway, Chingford

Stevens & Bolton
1 The Billings
Walnut Tree Close
GUILDFORD
Surrey
GU1 4YD
Ref. GAB

LEASE dated 25th March 1999

BETWEEN

(1) HALE CONSTRUCTION COMPANY LIMITED whose registered office is at PO Box 1011 Eastbourne East Sussex BN20 0AF ("the Landlord")

(2) SEAN WILLIAM DENNIS of Flat 5 91 The Ridgeway Chingford London ("the Tenant")

1. In exchange for the sum of THREE THOUSAND NINE HUNDRED AND FIFTY THREE POUNDS (£3,953.00) and for the obligations undertaken by the Tenant:

1.1 The Landlord lets the property described below ("the Property") to the Tenant with full title guarantee for 999 years from 29th September 1966 ("lease period") on the Tenant agreeing to pay rent of the sum of TWENTY FIVE POUNDS (£25.00) per annum ("basic rent")

1.2 "the Property" is the garage shown edged red on the plan attached hereto including the foundations and the roof structure and one half only severed vertically of such of the walls of the garage as separate it from any adjoining garage or other building

1.3 The Property is let with the right to support from but subject to the right to give support to the adjoining property

1.4 The Tenant is entitled to use that part of the Property shown coloured brown on the plan for access

2. The Tenant agrees with the Landlord:

2.1 To pay the basic rent by half yearly instalments in advance on the 25th March and 29th September in each year

2.2 To pay on demand as additional rent one seventh of the costs expenses outgoings and matters mentioned in the Schedule to this Lease such items to be certified by the Managing Agents of the Landlord whose certificate shall be binding upon the Tenant

2.3 Not to reduce any payment of rent by making any deduction from it or by setting any sum off against it

2.4 To pay promptly to the authorities to whom they are due all rates taxes and outgoings relating to the Property including any which are imposed after the date of this Lease (even if of a novel nature)

- 2.5 To keep the Property (including any additions after the date of this Lease) in good repair and fully insured to its full reinstatement value
- 2.6 No obligation to repair extends to rectifying any damage caused by any risk against which the Landlord has insured (although not obliged to do so) unless or the extent that the insurers do not pay under the policy
- 2.7 To allow the Landlord on giving at least seven days' notice to enter the Property to inspect the state of it
- 2.8 If the Landlord gives the Tenant notice of any failure to do repairs required by this Lease to start the work within three months or immediately in case of emergency and to proceed with it diligently. In default the Landlord is entitled to enter the Property to do it and the Tenant must pay the cost of it on demand
- 2.9 Not to decorate the outside of the Property
- 2.10 To permit the Landlord to repair the forecourt and any services below it even though the work prevents or interferes with access to the Property
- 2.11 Not to alter or add to the Property nor allow anyone else to do so
- 2.12 Not to act in a way which will or may result in the insurance of the Property being void or voidable or in the premium for it being increased nor to allow anyone else to do so
- 2.13 Not to use the Property or any part of it except as a garage for the parking of one private motor vehicle ("use allowed")
- 2.14 Not to use the Property or any part of it for any dangerous offensive noxious or noisome activity without taking all proper precautions to safeguard the fabric of and all persons working or present in the Property and neighbouring property. Nor to store anything there which causes danger inconvenience or offence to anyone else in the building because it is explosive flammable infected radioactive or smelly
- 2.15 Not to display any notice or advertisement either on the outside of the Property or visible from outside it
- 2.16 To allow the Landlord to enter the Property at any reasonable time after giving at least seven days' notice to inspect it and value it for insurance purposes
- 2.17 (a) In this clause "to deal with" means to assign sublet mortgage charge part with possession or share

(b) Not to deal with any part of the Property separately from the rest of it

- (c) To ensure that this Lease is only ever owned by the same person who owns Flat 5 91 The Ridgeway Chingford London E4
- 2.18 Within one month of every change of ownership of this Lease and of every subletting to give notice of it to the Landlord
- 2.19 (a) In this clause:
- (i) “the Planning Acts” means the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990 and the rules regulations and orders which are either made under one of them or are continued by the Planning (Consequential Provisions) Act 1990 as they apply from time to time
 - (ii) “permission” means permission given under the Planning Acts to carry out development
- (b) To comply with the Planning Acts as they affect the Property
 - (c) Not to carry out any development on the Property which requires permission
 - (d) To allow the Landlord to enter the Property to comply with any lawful requirement under the Planning Acts even if that restricts the enjoyment of the Property
- 2.20 To give the Landlord promptly a copy of any notice received concerning the Property or any neighbouring property
- 2.21 On receipt of a notice concerning the Property served under the Party Wall etc Act 1996 to respond at the Landlord’s expense in the way the Landlord requires
- 2.22 During the last six months of the lease period to allow the Landlord to fix a notice to the outside of the Property announcing that it is for sale or to let
- 2.23 When the Lease ends to return possession of the Property to the Landlord leaving the Property in the state in which this Lease requires the Tenant to keep it
- 2.24 To pay all expenses (including legal and surveyors’ fees) which the Landlord incurs in preparing and serving:
- (i) a notice under Section 146 of the Law of Property Act 1925 even if forfeiture is avoided without a court order;

- (ii) a schedule of dilapidations recording failure to give up possession of the Property in the appropriate state of repair when this Lease ends
- 3. The Landlord agrees with the Tenant:
 - 3.1 So long as the Tenant does not contravene any term of this Lease to allow the Tenant to possess and use the Property without interference from the Landlord anyone who derives title from or any trustee for the Landlord
 - 3.2
 - (a) To repair the area shown hatched brown on the plan so that it is suitable for use by vehicles
 - (b) Except in an emergency to give the Tenant at least one week's notice of any repair work which will prevent or interfere with access to the Property
 - (c) To decorate
- 4. The parties agree:
 - 4.1 The Landlord is entitled to forfeit this Lease by entering any part of the Property whenever the Tenant:
 - (i) is twenty-one days late in paying any rent or other sum due under this Lease even if it was not formally demanded;
 - (ii) has not complied with any obligation in this Lease;

The forfeiture of this Lease does not cancel any outstanding obligation which the Tenant owes the Landlord
 - 4.2 Whenever there is more than one tenant all their obligations can be enforced against all of the tenants jointly and against each individually
 - 4.3 Any obligation to pay money refers to a sum exclusive of value added tax ("VAT") and any VAT charged on it is payable in addition
 - 4.4 The rules as to the service of notices in Section 196 of the Law of Property Act 1925 apply to any notice given under this Lease
- 5. The parties certify that there is no agreement to which this Lease gives effect
- 6. It is hereby certified that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds the sum of £60,000.00

SCHEDULE

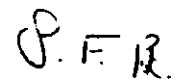
1. The expense of maintaining repairing redecorating and renewing:-
 - (a) The main structure and in particular the foundations external walls main roof gutters rainwater pipes water storage tanks and any windows and other things not covenanted to be repaired by the tenants or occupiers of the garages on the Landlord's estate ("Landlord's Estate")
 - (b) Such gas water and other pipes drains meters and electric cables and wires in under or upon the Landlord's Estate as are enjoyed or used in common with the owners tenants and occupiers of the other garages on the Landlord's Estate
 - (c) The boundary walls and fences of the Landlord's Estate
 - (d) Any gullies and pipes
 - (e) Main drains leading to the local authority sewer
2. The cost of lighting the Landlord's Estate and the cost of keeping the garage forecourts rights of way paths and gardens in good condition
3. All rates taxes and outgoing (if any) now or hereafter payable in respect of the garage forecourts paths and gardens used in common as aforesaid and which do not fall to be paid by the owners and tenants thereof
4. The fees of the Managing Agents in respect of the management of the Landlord's Estate and collections and also the certificate referred to in clause 2.2 of this Lease not exceeding 10% of the total expenditure
5. The cost of insuring the Landlord's Estate to the extent that individual tenants and owners are not wholly responsible themselves

EXECUTED as a DEED by)
HALE CONSTRUCTION COMPANY LIMITED)
acting by a Director and Secretary or two Directors)

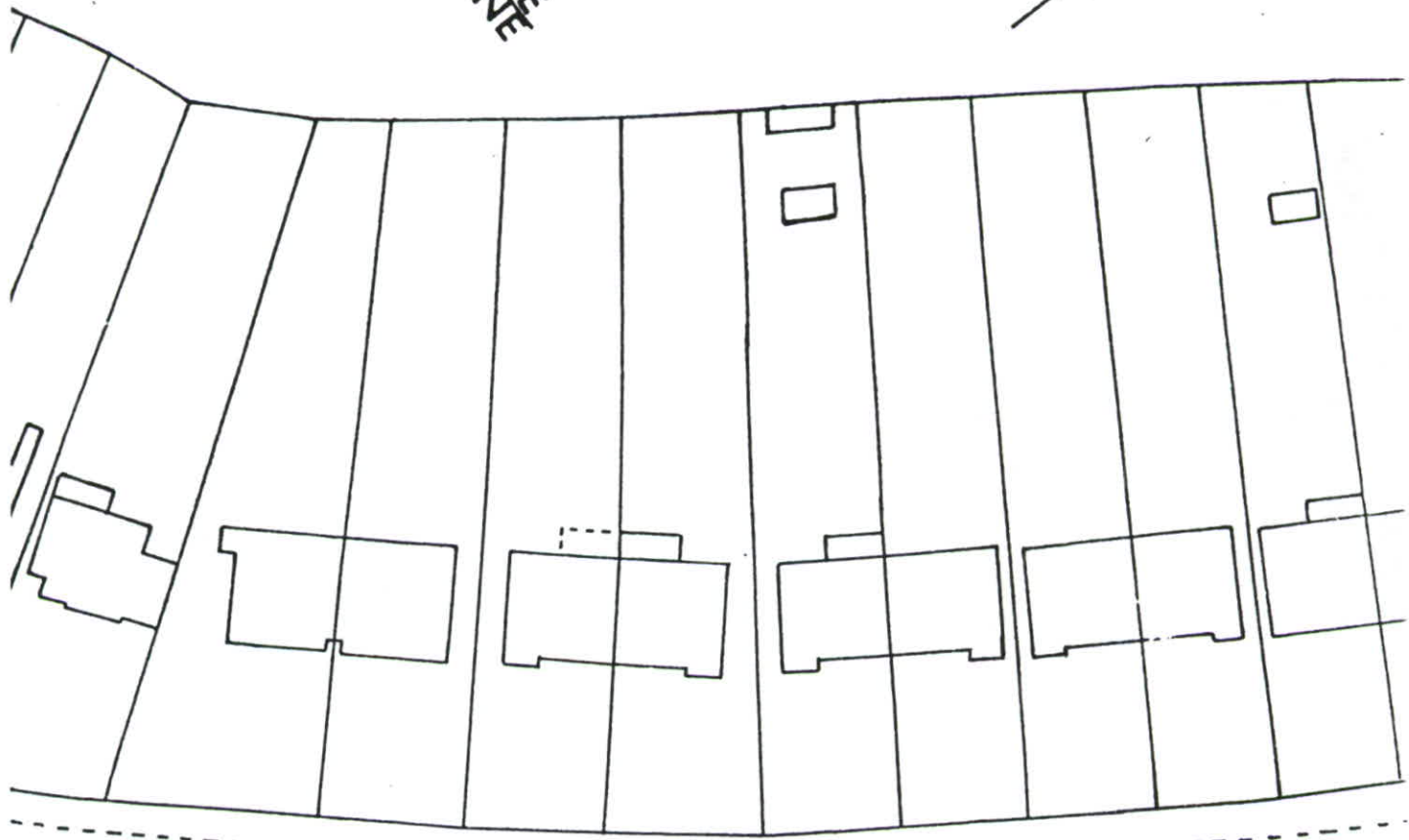
Director



Director/Secretary



79A SE
23793 NE



T H E R I D G E W A Y



EGL 98144

HATCHED AREA
SHOWS COMMON
PARTS VEHICULAR
ACCESS

These are the notes referred to on the following official copy

Title Number EX85391

The electronic official copy of the document follows this message.

This copy may not be the same size as the original.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Land Registry
Official Copy
This copy may not be the
same size as the original.

EGL 489077

DATED 27 May 2005

Jchal & C
Solicitors/Conms.
57 Northolt
SOUTH HARROW, MIDDLESEX. U.K.
Tel: 020 8422 1331
Fax: 020 8864 9440

Jchal
We hereby certify
this to be a true
copy of the original.

HALE CONSTRUCTION COMPANY LIMITED (1)

And

ZAIGAM ALI KHAN (2)

LEASE
OF
FLAT 1 91 THE RIDGEWAY
CHINGFORD

Stevens and Bolton LLP
The Billings
Guildford
Surrey GU1 4YD

This Lease is made the 27 day of May 2005 BETWEEN HALE CONSTRUCTION COMPANY LIMITED whose Registered Office is situate at PO Box 1011 Eastbourne East Sussex BN20 OAF (hereinafter called "the Lessor" which expression shall where the context so admits include the estate owner or estate owners for the time being of the reversion immediately expectant' on the determination of the term hereby granted) of the one part and ZAIGAM ALI KHAN of 3 Treetops View Loughton Essex IG10 4PR (hereinafter called "the Lessee" which expression shall where the context so admits include his personal representatives successors in title and assigns) of the other part

WHEREAS

- (1) The Lessor is registered at Her Majesty's Land Registry as Proprietor with Absolute Title in respect of the Freehold of the Land registered with Title Number EX85391 delineated for the purpose of identification only on the plan marked "A" and annexed hereto and thereon edged with red and has erected thereon a block of flats comprising seven flats in one block (hereinafter called "the said block") known as Nos. 1 to 7 inclusive 91 The Ridgeway, Chingford aforesaid
- (2) The Lessor has previously granted Leases of or intends hereafter to grant Leases of properties in the said block other than the premises hereby demised and has in every Lease imposed or intends in every future Lease to impose the restrictions set forth in the Third Schedule hereto to the intent that the Lessor or any Lessee for the time being of the said properties may be able (so far as Law shall permit) to enforce the observance of the said restrictions by the owners or lessees for the time being of the other flats
- (3) The Lessor has agreed to grant and the Lessee has agreed to take a Lease of the flat: hereinafter mentioned comprised in the said block upon the terms and conditions hereinafter appearing

NOW THIS DEED WITNESSETH as follows:

1. IN consideration of the sum of £163,000.00 paid by the Lessee to the Lessor (the receipt of which said sum the Lessor hereby acknowledges) and of the rents and covenants on the part of the Lessee hereinafter reserved and contained the Lessor hereby demises with Full Title Guarantee unto the Lessee ALL THAT the flat known as Flat 1, 91 The Ridgeway Chingford London E4 6QW in the London Borough of Waltham Forest and being on the Ground Floor of the said block the situation of

which said flat is more particularly delineated for the purpose of identification only (and not by way of limitation or enlargement) on the said plan and thereon edged with green and so that the said flat shall include one half in depth of the concrete floor or support between the floors of the demised premises and the foundations immediately below it and one half in depth of the concrete floor or support between the ceilings of the demised premises and the floors of the flat immediately above it and the entirety above the same level of such of the walls (and windows) as do not separate the same from any adjacent flat and one half only severed vertically of such of the walls as separate the said flat from any adjoining flat **AND SECONDLY ALL THAT** piece of land delineated for the purpose of identification only and not by way of limitation or measurement on the plan marked "B" annexed hereto and thereon edged with green **TOGETHER WITH** the garage erected thereon including the foundations and the roof structures and including one half only severed vertically of such of the walls of the said garage as separate the same from any adjoining garage or other building and the entirety of all walls of the said garage as do not separate the same from any adjoining garage or other build **ALL** which said premises first and secondly hereinbefore described are hereinafter referred to as "the demised premises" **TOGETHER WITH** the rights more particularly set forth in the First Schedule hereto but **EXCEPT AND RESERVING** unto the Lessor and its successors in title as more particularly set forth in the Second Schedule hereto **TO HOLD** the demised premises unto the Lessee for term of 999 Years from the 29th day of September 1966 **YIELDING AND PAYING** to the Lessor during the said term:

(a) The yearly rent of £100.00 to be paid without any deduction except for Landlords Property Tax by half yearly payments on the 25th day of March and the 29th day of September in each year the first payment thereof being a proportionate part from the date of these presents to be made on the 29 day of September next

(b) A sum equal to one equal seventh part of the costs expenses outgoings and matters mentioned in the Fourth Schedule hereto such cost expenses outgoings and matters to be certified by the Managing Agents of the Lessor or its successors in title for the time being whose Certificate shall be binding upon the Lessee and to pay on the 25th day of March and the 29th day of September in each year to the Lessor or its successors in title the sum of Ten Pounds on account of the said one equal seventh part contribution as aforesaid the first payment to be made on the 29 day of September next provided that in the event of such total costs expenses outgoings and matters aforesaid amounting to less than a total sum of £140 in a particular year the Lessee shall be entitled to be repaid or credited with her one equal seventh part of such excess paid by the Lessee as the Managing Agents for the time being of the Lessor and/or its successors in title shall certify as due to her **AND** in the event of the aforesaid costs expenses outgoings and

matters amounting to more than £140 in any particular year the Lessee shall forthwith on demand pay to the Lessor or its successors in title a further one equal seventh part of the amount of such excess so certified by the Managing Agents for the time being of the Lessor or its successors in title

(c) A sum equal to a one equal seventh part of all sums as the Lessor may from time to time pay by way of General Rate Water Rate or other outgoings in respect of the said block as the same shall not have already been charged upon any Tenants (including the Lessee) of the said block AND all sums due hereunder shall be recoverable as rent

2. IT IS HEREBY AGREED AND DECLARED that the Lessee shall not become entitled to any right of light or air which would in any way restrict or interfere with the free use of the adjoining or neighbouring property of the Lessor for building or other purposes

3. THE Lessee hereby covenants with the Lessor as follows:

(1) To pay the rents and other monies hereby reserved and made payable at the time and in manner in which the same are hereby made payable subject only to the provisions hereinafter contained

(2) To pay all existing and future rates taxes duties charges and assessments and outgoings whether parliamentary parochial/local or otherwise now or hereafter imposed assessed or charged upon the demised premises or any part thereof or on the Lessor or Lessee or occupier in respect thereof respectively

(3) From time to time and at all times during the said term well and substantially to repair renew uphold support cleanse maintain drain and keep the interior of the demised premises and all additions made to the demised premises and the fixtures therein in good and substantial repair during the term hereby granted AND it is hereby declared and agreed that there is included in this covenant as repairable by the Lessee (including replacement whenever such shall be necessary) but not by way of limitation the ceilings and the floor of and in the demised premises and the joists or beams and the concrete support for the said floor and the water and gas pipes electric cables and conduits and all services used solely in connection with the demised premises including the doors cisterns and sanitary fittings. There are also included in this covenant the window frames (as well as the glass therein) of the demised premises the said glass to be cleansed both internally and externally by the Lessee whenever necessary but so that the Lessor will decorate the exterior window frames as hereinafter provided PROVIDED ALWAYS that the Lessee shall not repair or replace any joist or

beam or the concrete support for the said floors without giving notice to the occupier of the property (if any) immediately below of his intentions so to do stating the details of the work intended to be done so that the occupier of the lower property may take such precautions as he may be advised for the protection of the ceilings of the lower property

(4) To permit the Lessor and all persons authorised by it to enter upon the demised premises for any of the purposes herein referred to

(5) To keep in good decorative condition the interior of the demised premises

(6) To permit the Lessor and its Agents with or without workmen and others twice or more often (if the occasion should so arise) in each year at reasonable times to enter upon and examine the condition of the demised premises and thereupon the Lessor may serve upon the Lessee notice in writing specifying any repairs necessary to be done for which the Lessee is liable and require the Lessee forthwith to execute the same and if the Lessee shall not within Two Months after the serving of such notice proceed diligently with the execution of such repairs then to permit the Lessor to enter upon the demised premises and execute such repairs and the cost thereof shall be a debt due to the Lessor from the Lessee with interest thereon from the date of demand to the date of payment at Four Pounds per centum per annum above the Bank Rate for the time being and shall be charged as and recoverable as though it were rent in arrears

(7) Not at any time during the said term without the Licence in writing of the Lessor first obtained to erect or place any additional building structure or erection on any part of the demised premises nor without such Licence as aforesaid to make any alterations in the plan or elevation of the demised premises or in any of the party walls or the principal or bearing walls

(8) At the Lessee's own expense in all respects to obtain all Licenses approvals of plans permissions and other things necessary for the proper and lawful carrying out of such alterations and comply with the Bye-law Regulations and other matters prescribed by any competent Authority either generally or in respect of the specific works involved in such alterations

(9) During the last Seven Years of the said term not without the consent in writing of the Lessor to assign transfer mortgage charge underlease or part with the possession of the demised premises and not at any time during the said term to assign transfer mortgage charge underlease or part with the possession of part only of the demised premises

(10) Within One Month after every assignment assent transfer mortgage charge or underlease of the demised premises to give notice in writing with particulars thereof to the Lessor's Solicitor. In the case of a devolution of the interest of the Lessee on death not perfected by an Assent within Twelve Months thereafter to produce to the Lessor the Probate of the Will or Letters of Administration to the Estate of the Lessee. To pay to the Lessor's Solicitors a reasonable fee

(11) To pay all expenses (including Solicitors costs and Surveyors fees) incurred by the Lessor incidental to the preparation and service of a notice under Sections 146 and 147 of the Law of Property Act 1925 or any statutory modification thereof notwithstanding forfeiture is avoided otherwise than by relief granted by the Court

(12) To observe all statutes and Bye-laws affecting the demised premises and in particular (but without prejudice to the generality of the foregoing) to observe the conditions contained in the Town and Country Planning Act 1947 or any statutory modification thereof and to indemnify the Lessor in respect thereof and within seven days of the receipt by the Lessee of the same to supply a copy to the Lessor of any notice proposal order Licence consent permission or direction given or made relating to the demised premises

(13) To insure and keep insured the demised premises against normal householders comprehensive risks in some insurance office of repute to be approved by the Lessor in the full value thereof with the Lessors interest noted on the Policy of Insurance and whenever required to produce to the Lessor upon demand the policy of such insurance or a true copy thereof and the receipt for the last premium thereof If the Lessee shall fail so to insure the demised premises then the Lessor shall be entitled to take out such a Policy of Insurance as it shall consider fit and expedient and the premiums paid thereunder shall be recoverable from the Lessee as rent in arrears

(14) In case of destruction or damage by fire or other insured risks forthwith to rebuild or reinstate the demised premises with all reasonable speed to its former state or condition to the satisfaction of the Surveyor for the time being of the Lessor and in case the monies received in respect of the said insurance shall be insufficient for the purpose to make good the deficiency out of her own monies

(15) At the expiration or sooner determination of the term hereby granted to yield up the demised premises and all fixtures and fittings therein in good and substantial repair in accordance with the Lessees covenants herein contained

(16) To share with the Lessees or occupiers of Flat 2 Number 91 The Ridgeway aforesaid the cost or responsibility of keeping clean the floors and the windows of any landing and passageway on the Ground Floor and the Staircase leading to the said floor from the ground floor

(17) To pay to the Lessor all costs charges and expenses incurred by the Lessor in abating any nuisance relating to the demised premises or any part thereof and in executing all such works as may be necessary for abating such nuisance in obedience to a notice served by any Local or other Public Authority or otherwise howsoever

4. THE Lessee so as to bind the Lessee for the time being of the demised premises and so that this covenant shall be for the benefit and protection of the said block and the other properties therein and the adjoining property of the Lessor its successors tenants and assigns HEREBY COVENANTS with the Lessor and with the owners and lessees of each of such other properties that the Lessee and the persons deriving title under her will at all times during the term hereby granted in relation to the demised premises observe and perform the restrictions set forth in the Third Schedule hereto and each of them and will also at all times during the said term observe and perform any covenants or other matters aforesaid affecting the Lessors freehold title contained or referred to in the Land Certificate under Title Number EX 85391 so far as the same are still subsisting a capable of taking effect and relate to the demised premises

5. THE Lessor HEREBY COVENANTS with the Lessee as follows:-

(1) That every Lease of any other property comprised in the said block shall contain restrictions to be observed by the Lessee thereof similar to those contained in the Third Schedule hereto

(2) That the Lessee paying the rents and other monies hereby reserved and made payable and performing and observing the covenants hereinbefore contained shall peaceably hold and enjoy the demised premises for the term hereby granted without any interruption by the Lessor of any persons lawfully claiming under through or in trust for it

(3) That (subject to contribution and payment as hereinbefore provided) the Lessor will keep and maintain in good repair and condition (a) all such parts of the property delineated on the said plan and thereon edged with red as shall not for the time being be comprised in a then subsisting Lease and (without prejudice to the generality of the foregoing) all water gas and other pipes and sewers drains meters and wires now or hereafter to be laid in under or upon any such parts as aforesaid (b) the main structure of the said block and in particular the foundations exterior walls passages landings and

staircases main drains main roof chimney stacks gutters and rainwater pipes and water-storage tanks enjoyed or used by the Lessee in common with the owners and lessees of the said block and (c) any window in the exterior walls not so covered by the covenants of the owners and lessees of the said block

(4) That (subject as aforesaid) the Lessor will so far as practicable keep lighted the passages landings and staircases so enjoyed or used by the Lessee in common as aforesaid and so far as practicable keep the garage forecourts paths boundary fences and walls and gardens in good condition

(5) To pay all rates taxes and outgoings (if any) now or hereafter payable in respect of any parts of the said block except insofar as such fall to be paid by owners and lessees (including the Lessee) of the said block

(6) That (subject as aforesaid) the Lessor will so often as reasonably required redecorate those parts of the exterior of the said block usually decorated and in particular will paint the exterior of the said block usually painted with two coats at least of good quality paint and will also so decorate the passages landings and staircases of the said block as often as reasonably required in such a manner as the Lessor shall think fit

(7) At the request and cost of the Lessee from time to time to take all available steps to enforce the covenants for repair or otherwise on the part of the Lessees of the adjoining flats subject to the Lessee providing such security for the costs and expenses of such enforcement as the Lessor may reasonably require

6. THE Lessor shall not be liable or responsible for any damage suffered by the Lessee (whether personally or in respect of the demised premises or any property of the Lessee therein) or any invitee or licensee of the Lessee through any defect in any fixture pipes drains wires staircase or other thing in the said block (including the demised premises)

7 PROVIDED ALWAYS AND IT IS HEREBY AGREED AND DECLARED that:

(1) If the rents and other monies hereby reserved payable or any parts thereof respectively shall be unpaid after becoming payable (whether formally demanded or not) the covenants on the part of the Lessee herein contained shall not be observed and performed then and in any such case it shall be lawful for the Lessor or any person or persons authorised by it in that behalf at any time thereafter to re-enter the demised premises or any part thereof in the name of the whole and thereupon the term

hereby shall absolutely determine but without prejudice to any rights action or remedy of the Lessee in respect of any breach of the covenant by the Lessee hereinbefore contained

(2) In case at any time during this demise any dispute shall arise between the Lessee and the Lessor or any other of the tenants of the Lessor relating to the premises to them respectively demised or the party or other walls sewers drains pipes watercourses and other easements rights appurtenances or other things whatsoever relating or belonging thereto or any repairs thereto or the contributions in respect of the expense of such repairs as herein provided or any nuisance or annoyance arising therefrom then and in every such case such dispute (provided the other party or parties thereto shall also have agreed or become bound so to refer the same) shall be referred to the determination and award of the Surveyor for the time being of the Lessor which determination and award shall be final and binding on the Lessee

(3) All interior walls which are common to the demised premise and any adjoining flat or other building in the said block are to be party walls and the expense of maintaining them shall be borne in equal shares by the Lessee and the lessee of the adjoining flat or other building

(4) Any notice required or authorised to be given to or served upon the Lessee or Lessor respectively shall be in writing and may be given in any of the modes provided by Section 196 of the Law of Property Act 1925 and the Recorded Delivery Service Act 1962

8. IT IS HEREBY DECLARED as follows:

(1) That where the Lessee consists of two or more persons all covenants by and with the Lessee shall be deemed to be by and with such persons jointly and severally and that where there is reference to singular herein it shall include the plural and vice versa and male shall include female herein

(2) The main structure shall mean all foundations exterior walls and all other interior walls porches halls staircases landings floors and ceilings which are not the responsibility of any owner or lessee under the covenants contained in any Lease of the said block and the roof shall mean the timbers and all roofing material

9. IT IS HEREBY CERTIFIED that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration other than rent exceeds the sum of £250,000.00

IN WITNESS whereof the Lessor has hereunto caused its Common Seal to be affixed and the Lessee has hereunto set his hand the day and year first hereinbefore written

THE FIRST SCHEDULE above referred to

1. The right for the Lessee his workmen servants visitors and other persons having lawful occasion to use the same in connection with the use and enjoyment of the demised premises in common with the Lessor and the Lessees for the time being of the adjacent properties and all other persons authorised by them at all times and for all purposes to use and to go pass and repass on foot only over and about the halls entrances passages stairways landings paths and the garden ground and also the right to pass and repass with or without vehicles over the right of way garages forecourts leading to the garage hereby demised
2. The free and uninterrupted passage and running of gas and electricity water and soil from and to the demised premises through the pipes wires and cables and sewers drains and watercourses which now are or may at any time hereafter be in under or passing through the said block or any part thereof and adjoining land of the Lessor
3. The right with servants workmen and others at all reasonable times (and upon giving reasonable notice except in case of emergency) to enter into and upon other parts of the said block and adjoining land belonging to the Lessor for the purpose of repairing cleansing maintaining and renewing such pipes wires conduits and cables sewers drains and watercourses as aforesaid and of laying down any new pipes and wires and conduits for television and wireless or otherwise and cables sewers drains and watercourses causing as little disturbance as possible and making good all damage thereby occasioned
4. The right to subjacent and lateral support and to shelter and protection from the other parts of the said block and from the site and roof thereof
5. The right with servants workmen and others at all reasonable times (and upon giving reasonable notice except in case of emergency) to enter into and upon other parts of the said block for the purpose of carrying out necessary repairs alterations and amendments or of repairing maintaining or renewing any part of the said block giving subjacent or lateral support shelter or protection to the demised premises causing as little disturbance as possible and making good all damage thereby occasioned

6. All such other rights easements and quasi easements as now belong to or are enjoyed by the demised premises

7. The benefit (so far as the Lessor is able to grant the same) of the restrictions contained in the Leases of the other flats comprised in the said block

THE SECOND SCHEDULE above referred to

1. Except and reserving unto the Lessor and all persons deriving title from or under it and the Lessees of the other flats in the said block rights and easements over and along and through the demised premises or any part thereof equivalent to those contained in Clauses 1 to 6 (both inclusive) of the First Schedule hereto

2. The right to install renew connect with enlarge maintain and keep in repair the soil and waste water pipes and chimneys and air ventilation pipes (if any) leading to and used by the other properties

3. Power for the Lessor with workmen servants and others to exercise the rights of entry contained in and for the purposes mentioned in Clauses 3(6) hereof

4. Power for the Lessor and its Surveyors and Managing Agents with or without workmen and others at all reasonable times on notice (but no notice shall be required in case of emergency) to enter the demised premises for the purpose of viewing the state and condition thereof and of carrying out its obligations under Clause 5 of this Lease

THE THIRD SCHEDULE above-referred to

1. Not to use the premises hereinbefore demised or permit the same to be used for any purpose whatsoever other than as a private dwellinghouse or flat in the occupation of one family only nor to use the other properties comprised in the said block or in the neighbourhood nor for any illegal immoral unpleasant noisy or noxious purpose

2. Not to deposit or rest or suspend in or over the common entrance corridors balconies landings staircases garage forecourts gardens and ground any dirt rubbish articles or things. The said common entrances corridors balconies landings staircases garage forecourts gardens and grounds shall be kept free from any obstruction whatever

3. Not to do or suffer to be done any act or thing whereby any forecourts garden balcony or passageway in or belonging to the said block may be damaged or obstructed
4. Not to erect or suffer to be erected or affixed any poles masts or aerials outside the demised premises or so as to be visible from outside the flat whether in connection with radio television or apparatus or otherwise
5. Not to place or suspend or suffer to be placed or suspended any excessive weights on or from the floors ceilings or walls of the demised premises or set up upon the demised premises any machinery engine or other apparatus other than the usual domestic appliances
6. Not to bring or suffer to be brought do or permit to be done upon the demised premises anything which may render void or voidable any Policy of Insurance of the demised premises or of any part of the said block or which may cause an increased premium to be payable in respect thereof and not to store in the garage any petrol or other inflammable liquid or material
7. Not to throw or place any dirt rubbish or other refuse or permit the same to be thrown or placed into the sinks baths lavatories cisterns or waste or soil pipes. No washing or wearing apparel or any linen shall be exposed on any part of the said block or in or upon any part of the demised premises so as to be visible from the outside and no rugs mats carpets or other articles shall be hung upon shaken or exposed from the demised premises or from the windows thereof
8. No musical instrument radio or television apparatus shall be played or used or any singing or noise take place in the flat between the hours of 12 midnight and 6am nor at any other time in such a manner as to cause nuisance damage annoyance or disturbance to the other owners lessees or occupiers of other properties in the said block or in the neighbourhood
9. No name writing drawings signboard plate or placard of any kind shall be put on or in any window or on the exterior of the demised premises or so as to be visible from outside the flat
10. Not at any time without licence in writing of the Lessor first had and obtained to erect or place or permit or suffer to be erected or placed any new erection in or upon the demised premises or make or permit or suffer to be made any alterations in any boundary wall or fence or make or permit or suffer to be made any change in the use of the demised premises or any part or parts thereof

THE FOURTH SCHEDULE above referred to

1 The expense of maintaining repairing redecorating and renewing:

(a) The main structure and in particular the foundations external walls main roof chimney stacks gutters rainwater pipes water storage tanks and any windows and other things not covenanted to be repaired by the lessees or occupiers of the said block

(b) Such gas water and other pipes drains meters and electric cables and wires in under or upon the said block as are enjoyed or used in common with the owners lessees and occupiers of the other properties in the said block

(c) The main entrance corridors staircases landings and passages so enjoyed or used in common as aforesaid and the exterior decorations

(d) The boundary walls and fences

(e) Any gullies and pipes

(f) Main drains leading to the Local Authority sewer

2. The cost of lighting the staircases landings and corridors passages and main entrances and the cost of keeping the garage forecourts rights of way paths and gardens in good condition

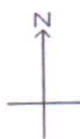
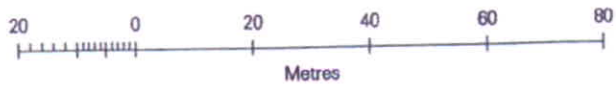
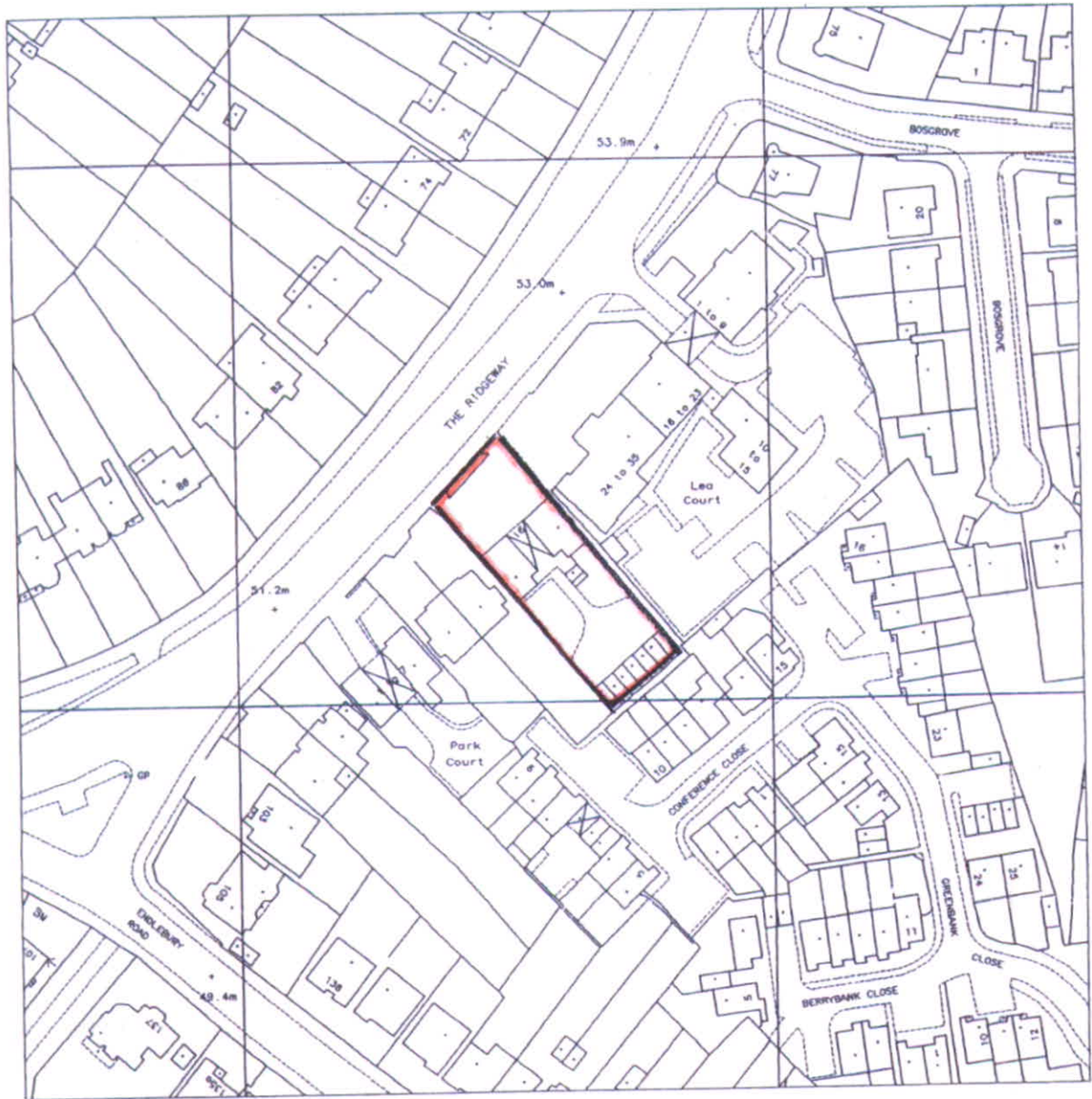
3. All rates taxes and outgoings (if any) now or hereafter payable in respect of the garage forecourts paths gardens and any other part of the said block used in common as aforesaid and which do not fall to be paid by the owners and lessees (including the Lessee of the said block)

4. The fees of the Managing Agents in respect of the Management of the said block and collections and also the Certificate referred to in Clause 1(b) of this Lease not exceeding 10% of the total expenditure

5. The cost of any insurance effected by the Lessor for the benefit of the said block of flats as a whole not otherwise referred to herein

EXECUTED as a Deed by HALE)
CONSTRUCTION COMPANY)
LIMITED by the signature of :)

Director *M. P. ...*
Secretary *S. F. ...*



Centre Coordinates: 538058 193927

National Grid sheet reference at centre of this Siteplan: TQ3893NW

Supplied by: Dome Map Services
Serial Number: 01702400

[Handwritten signature]
P. F. H.



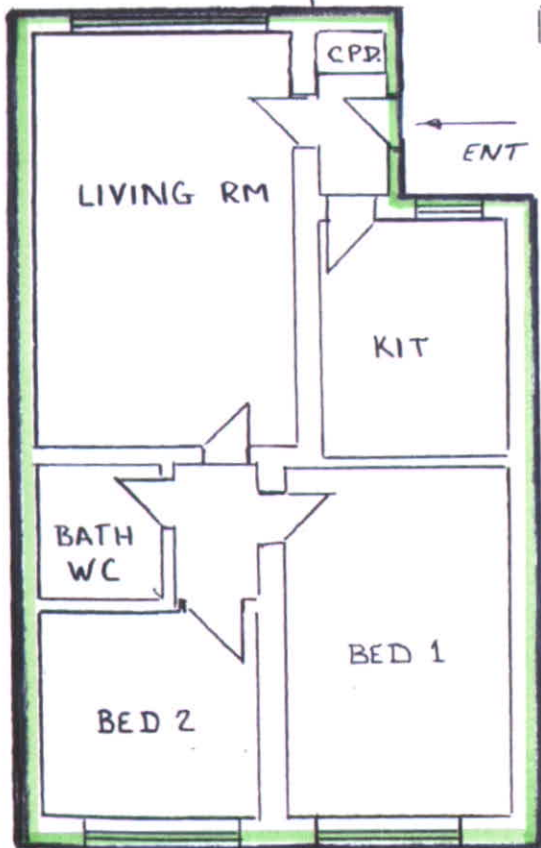
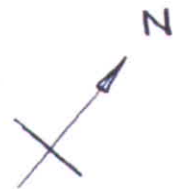
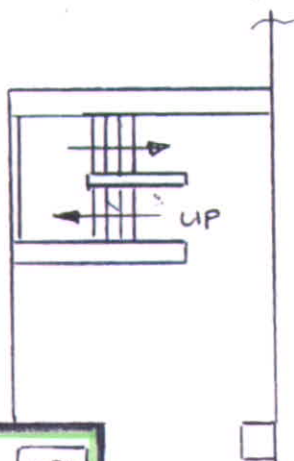
Produced 04 Apr 2005 from Ordnance Survey digital data and incorporating surveyed revision available at this date. © Crown Copyright 2005.

Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey.

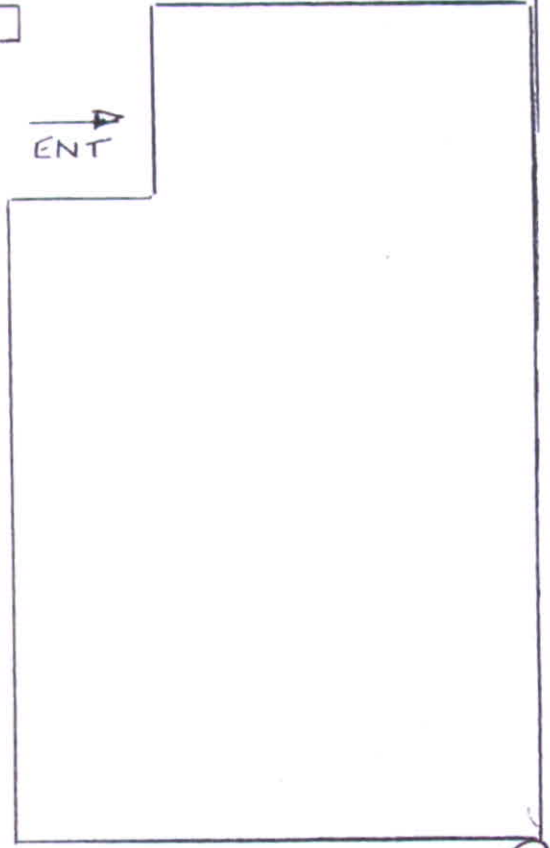
Ordnance Survey and the OS symbol are registered trade marks and Siteplan a trade mark of Ordnance Survey, the national mapping agency of Great Britain.



SEPARATE GARAGE BLOCK



FLAT 1



FLAT 2

Handwritten signature
D.F.E.

SCALE 1/96

GROUND FLOOR



These are the notes referred to on the following official copy

Title Number EX85391

The electronic official copy of the document follows this message.

This copy may not be the same size as the original.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

LAND REGISTRY PRESCRIBED CLAUSES

LR1. Date of lease **25 March** 2010

LR2. Title Number(s) **LR2.1 Landlord's title number(s)**
EX85391

LR2.2 Other title numbers
None.

LR3. Parties to this lease

Landlord
Hale (Sewardstone Road) Limited (co. reg. no. 05623546 whose registered office is Faith Cottage, Old Willingdon Road, Friston, Eastbourne, East Sussex BN20 0AS

Tenant
Kaveh Kazerouni and Mojgan Ashtari of 43 Nile Drive, Edmonton N9 0FJ

Other parties
None.

LR4. Property

In the case of a conflict between this clause and the remainder of this lease then, for the purposes of registration, this clause shall prevail
Flat 4, 91 The Ridgeway, North Chingford E4 6QW as the same is described in clause 1 of this Lease.

LR5. Prescribed statements etc. None.

LR6. Term for which the Property is leased The term is as follows: 999 years from 26 September 1966.

LR7. Premium £170,000.00 (One hundred and seventy thousand pounds)

LR8. Prohibitions or restrictions on disposing of this lease This lease does not contain a provision that prohibits or restricts dispositions.



LR9. Rights of acquisition etc

LR9.1 Tenant's contractual right to renew this lease, to acquire the reversion or another lease of the Property, or to acquire an interest in other land

None.

LR9.2 Tenant's covenant to (or offer to) surrender this lease

None.

LR9.3 Landlord's contractual rights to acquire this lease

None.

LR10. Restrictive covenants given in this lease by the Landlord in respect of land other than the Property

None.

LR11. Easements

LR11.1 Easements granted by this lease for the benefit of the Property as set out in the First Schedule of this lease.

LR11.2 Easements granted or reserved by this lease over the Property for the benefit of other property as set out in the Second Schedule of this lease.

LR12. Estate rentcharge burdening the Property

None

LR13. Application for standard form of restriction

None.

LR14. Declaration of trust where there is more than one person comprising the Tenant

The Tenant is more than one person. They are to hold the Property on trust for themselves as tenants in common in equal shares

This Lease is made the 25 day of March 2010 BETWEEN **HALE (SEWARDSTONE ROAD) LIMITED** (company registration number 05623456) whose Registered Office is situate at Faith Cottage Old Willingdon Road Friston Eastbourne East Sussex BN20 OAS (hereinafter called "the Lessor" which expression shall where the context so admits include the estate owner or estate owners for the time being of the reversion immediately expectant' on the determination of the term hereby granted) of the one part and **KAVEH KAZEROUNI and MOJGAN ASHTARI** of 43 Nile Drive, Edmonton N9 0FJ (hereinafter called "the Lessee" which expression shall where the context so admits include their personal representatives successors in title and assigns) of the other part

WHEREAS

(1) The Lessor is registered at the Land Registry as Proprietor with Absolute Title in respect of the Freehold of the Land registered with Title Number EX85391 delineated for the purpose of identification only on the plan marked "A" ("Plan A") and annexed hereto and thereon edged with red and has erected thereon a block of flats comprising seven flats in one block and garages ("Block") known as Nos. 1 to 7 inclusive 91 The Ridgeway, North Chingford E4 6QW

(2) The Lessor has previously granted Leases of or intends hereafter to grant Leases of properties in the Block other than the premises hereby demised and has in every lease imposed or intends in every future lease to impose the restrictions set forth in the Third Schedule hereto to the intent that the Lessor or any lessee for the time being of the said properties may be able (so far as Law shall permit) to enforce the observance of the said restrictions by the owners or lessees for the time being of the other flats

(3) The Lessor has agreed to grant and the Lessee has agreed to take a Lease of the flat hereinafter mentioned comprised in the Block upon the terms and conditions hereinafter appearing

NOW THIS DEED WITNESSETH as follows:

1. IN consideration of the sum of £170,000.00 (One Hundred and Seventy Thousand Pounds) paid by the Lessee to the Lessor (the receipt of which said sum the Lessor hereby

acknowledges) and of the rents and covenants on the part of the Lessee hereinafter reserved and contained the Lessor hereby demises with Full Title Guarantee unto the Lessee ALL THAT the flat known as Flat 4, 91 The Ridgeway Chingford London E4 6QW in the London Borough of Waltham Forest and being on the first and second floors of the Block the situation of which said flat is more particularly delineated for the purpose of identification only (and not by way of limitation or enlargement) on the plans marked "B" and "C" annexed hereto and thereon edged with green and so that the said flat shall include one half in depth of the concrete floor or support between the floors of the said flat and the structural support and other parts of the Block (if any) immediately below it and one half in depth of the concrete floor or support between the ceilings of the flat and the structure of the roof and all parts of the Block (if any) immediately above it and the entirety above the same level of such of the walls (and windows) as do not separate the same from any adjacent flat and one half only severed vertically of such of the walls as separate the said flat from any adjoining flat **AND SECONDLY ALL THAT** piece of land delineated for the purpose of identification only and not by way of limitation or measurement on Plan A and thereon coloured green **TOGETHER WITH** the garage erected thereon including the foundations and the roof structures and including one half only severed vertically of such of the walls of the said garage as separate the same from any adjoining garage or other building and the entirety of all walls of the said garage as do not separate the same from any adjoining garage or other build **ALL** which said premises first and secondly hereinbefore described are hereinafter referred to as "the Demised Premises" **TOGETHER WITH** the rights more particularly set forth in the First Schedule hereto but **EXCEPT AND RESERVING** unto the Lessor and its successors in title as more particularly set forth in the Second Schedule hereto **TO HOLD** the demised premises unto the Lessee for term of 999 Years from the 29th day of September 1966 **YIELDING AND PAYING** to the Lessor during the said term:

(a) The yearly rent of £200.00 to be paid without any deduction except for Landlords Property Tax by half yearly payments on the 25th day of March and the 29th day of September in each year the first payment thereof being a proportionate part from the date of these presents to be made on the 25 day of March next

(b) A sum equal to one equal seventh part of the costs expenses outgoings and matters mentioned in the Fourth Schedule hereto such cost expenses outgoings and

matters to be certified by the Managing Agents of the Lessor or its successors in title for the time being whose Certificate shall be binding upon the Lessee and to pay on the 25th day of March and the 29th day of September in each year to the Lessor or its successors in title the sum of Ten Pounds on account of the said one equal seventh part contribution as aforesaid the first of such payments being a proportionate payment to be made on the execution hereof provided that in the event of such total costs expenses outgoings and matters aforesaid amounting to less than a total sum of £140 in a particular year the Lessee shall be entitled to be repaid or credited with her one equal seventh part of such excess paid by the Lessee as the Managing Agents for the time being of the Lessor and/or its successors in title shall certify as due to her AND in the event of the aforesaid costs expenses outgoings and matters amounting to more than £140 in any particular year the Lessee shall forthwith on demand pay to the Lessor or its successors in title a further one equal seventh part of the amount of such excess so certified by the Managing Agents for the time being of the Lessor or its successors in title

(c) A sum equal to a one equal seventh part of all sums as the Lessor may from time to time pay by way of General Rate Water Rate or other outgoings in respect of the Block as the same shall not have already been charged upon any tenants (including the Lessee) of the Block AND all sums due hereunder shall be recoverable as rent

2. IT IS HEREBY AGREED AND DECLARED that the Lessee shall not become entitled to any right of light or air which would in any way restrict or interfere with the free use of the adjoining or neighbouring property of the Lessor for building or other purposes

3. THE Lessee hereby covenants with the Lessor as follows:

(1) To pay the rents and other monies hereby reserved and made payable at the time and in manner in which the same are hereby made payable subject only to the provisions hereinafter contained

(2) To pay all existing and future rates taxes duties charges and assessments and outgoings whether parliamentary parochial/local or otherwise now or hereafter imposed assessed or charged upon the Demised Premises or any part thereof or on the Lessor or Lessee or occupier in respect thereof respectively

(3) From time to time and at all times during the said term well and substantially to repair renew uphold support cleanse maintain drain and keep the interior of the Demised Premises and all additions made to the Demised Premises and the fixtures therein in good and substantial repair during the term hereby granted AND it is hereby declared and agreed that there is included in this covenant as repairable by the Lessee (including replacement whenever such shall be necessary) but not by way of limitation the ceilings and the floor of and in the Demised Premises and the joists or beams and the concrete support for the said floor and the water and gas pipes electric cables and conduits and all services used solely in connection with the Demised Premises including the doors cisterns and sanitary fittings. There are also included in this covenant the window frames (as well as the glass therein) of the Demised Premises the said glass to be cleansed both internally and externally by the Lessee whenever necessary but so that the Lessor will decorate the exterior window frames as hereinafter provided PROVIDED ALWAYS that the Lessee shall not repair or replace any joist or beam or the concrete support for the said floors without giving notice to the occupier of the property (if any) immediately below of his intentions so to do stating the details of the work intended to be done so that the occupier of the lower property may take such precautions as he may be advised for the protection of the ceilings of the lower property

(4) To permit the Lessor and all persons authorised by it to enter upon the Demised Premises for any of the purposes herein referred to

(5) To keep in good decorative condition the interior of the Demised Premises

(6) To permit the Lessor and its Agents with or without workmen and others twice or more often (if the occasion should so arise) in each year at reasonable times to enter upon and examine the condition of the Demised Premises and thereupon the Lessor may serve upon the Lessee notice in writing specifying any repairs necessary to be done for which the Lessee is liable and require the Lessee forthwith to execute the same and if the Lessee shall not within two months after the serving of such notice proceed diligently with the execution of such repairs then to permit the Lessor to enter upon the Demised Premises and execute such repairs and the cost thereof shall be a debt due to the Lessor from the Lessee with interest thereon from the date of demand to the date of payment at four pounds per centum per annum

above the Bank Rate for the time being and shall be charged as and recoverable as though it were rent in arrears

(7) Not at any time during the said term without the licence in writing of the Lessor first obtained to erect or place any additional building structure or erection on any part of the Demised Premises nor without such Licence as aforesaid to make any alterations in the plan or elevation of the Demised Premises or in any of the party walls or the principal or bearing walls

(8) At the Lessee's own expense in all respects to obtain all licenses approvals of plans permissions and other things necessary for the proper and lawful carrying out of such alterations and comply with the bye-law Regulations and other matters prescribed by any competent authority either generally or in respect of the specific works involved in such alterations

(9) During the last seven years of the said term not without the consent in writing of the Lessor to assign transfer mortgage charge underlease or part with the possession of the Demised Premises and not at any time during the said term to assign transfer mortgage charge underlease or part with the possession of part only of the Demised Premises

(10) Within one month after every assignment assent transfer mortgage charge or underlease of the Demised Premises to give notice in writing with particulars thereof to the Lessor's Solicitor. In the case of a devolution of the interest of the Lessee on death not perfected by an assent within twelve months thereafter to produce to the Lessor the Probate of the Will or Letters of Administration to the Estate of the Lessee and to pay to the Lessor's Solicitors a reasonable fee in respect of each assignment asset transfer mortgage charge underlease or devolution subject to a minimum of £50.00 plus VAT per notice.

(11) To pay all expenses (including Solicitors costs and Surveyors fees) incurred by the Lessor incidental to the preparation and service of a notice under Sections 146 and 147 of the Law of Property Act 1925 or any statutory modification thereof notwithstanding forfeiture is avoided otherwise than by relief granted by the Court

(12) To observe all statutes and bye-laws affecting the Demised Premises and in particular (but without prejudice to the generality of the foregoing) to observe the conditions contained in the Town and Country Planning Act 1947 or any statutory modification thereof and to indemnify the Lessor in respect thereof and within seven days of the receipt by the Lessee of the same to supply a copy to the Lessor of any notice proposal order licence consent permission or direction given or made relating to the Demised Premises

(13) To insure and keep insured the Demised Premises against normal householders comprehensive risks in some insurance office of repute to be approved by the Lessor in the full value thereof with the Lessors interest noted on the Policy of Insurance and whenever required to produce to the Lessor upon demand the policy of such insurance or a true copy thereof and the receipt for the last premium thereof. If the Lessee shall fail so to insure the Demised Premises then the Lessor shall be entitled to take out such a Policy of Insurance as it shall consider fit and expedient and the premiums paid thereunder shall be recoverable from the Lessee as rent in arrears

(14) In case of destruction or damage by fire or other insured risks forthwith to rebuild or reinstate the Demised Premises with all reasonable speed to its former state or condition to the satisfaction of the Surveyor for the time being of the Lessor and in case the monies received in respect of the said insurance shall be insufficient for the purpose to make good the deficiency out of their own monies

(15) At the expiration or sooner determination of the term hereby granted to yield up the Demised Premises and all fixtures and fittings therein in good and substantial repair in accordance with the Lessees covenants herein contained

(16) To share with the Lessees or occupiers of Flats numbered 3 and 5, Number 91 The Ridgeway aforesaid the cost or responsibility of keeping clean the floors and the windows of any landing and passageway on the first floor and the staircase leading to the said floor from the ground floor

(17) To pay to the Lessor all costs charges and expenses incurred by the Lessor in abating any nuisance relating to the Demised Premises or any part thereof and in executing all such

works as may be necessary for abating such nuisance in obedience to a notice served by any local or other public authority or otherwise howsoever

(18) The Lessee jointly and severally hereby covenants with the Lessor that the Lessee and those deriving title under them will at all times henceforth observe and perform all covenants restrictions stipulations and other matters contained or referred to in the Charges Register of title number EX5391 and keep the Lessor indemnified from and against all proceedings costs claims demands and expenses in respect of any breach non-observance or non-performance thereof

4. THE Lessee so as to bind the Lessee for the time being of the Demised Premises and so that this covenant shall be for the benefit and protection of the Block and the other properties therein and the adjoining property of the Lessor its successors tenants and assigns HEREBY COVENANTS with the Lessor and with the owners and lessees of each of such other properties that the Lessee and the persons deriving title under them will at all times during the term hereby granted in relation to the Demised Premises observe and perform the restrictions set forth in the Third Schedule hereto and each of them and will also at all times during the said term observe and perform any covenants or other matters aforesaid affecting the Lessors freehold title contained or referred to in the Title Number EX 85391 so far as the same are still subsisting and capable of taking effect and relate to the demised premises

5. THE Lessor HEREBY COVENANTS with the Lessee as follows:-

(1) That every Lease of any other property comprised in the Block shall contain restrictions to be observed by the Lessee thereof similar to those contained in the Third Schedule hereto

(2) That the Lessee paying the rents and other monies hereby reserved and made payable and performing and observing the covenants hereinbefore contained shall peaceably hold and enjoy the Demised Premises for the term hereby granted without any interruption by the Lessor or any persons lawfully claiming under through or in trust for it

(3) That (subject to contribution and payment as hereinbefore provided) the Lessor will keep and maintain in good repair and condition (a) all such parts of the property delineated on

Plan A and thereon edged with red as shall not for the time being be comprised in a then subsisting Lease and (without prejudice to the generality of the foregoing) all water gas and other pipes and sewers drains meters and wires now or hereafter to be laid in under or upon any such parts as aforesaid (b) the main structure of the Block and in particular the foundations exterior walls passages landings and staircases main drains main roof chimney stacks gutters and rainwater pipes and water storage tanks enjoyed or used by the Lessee in common with the owners and lessees of the said block and (c) any window in the exterior walls not so covered by the covenants of the owners and lessees of the Block

(4) That (subject as aforesaid) the Lessor will so far as practicable keep lighted the passages landings and staircases so enjoyed or used by the Lessee in common as aforesaid and so far as practicable keep the garage forecourts paths boundary fences and walls and gardens in good condition

(5) To pay all rates taxes and outgoings (if any) now or hereafter payable in respect of any parts of the Block except insofar as such fall to be paid by owners and lessees (including the Lessee) of the Block

(6) That (subject as aforesaid) the Lessor will so often as reasonably required redecorate those parts of the exterior of the Block usually decorated and in particular will paint the exterior of the Block usually painted with two coats at least of good quality paint and will also so decorate the passages landings and staircases of the Block as often as reasonably required in such a manner as the Lessor shall think fit

(7) At the request and cost of the Lessee from time to time to take all available steps to enforce the covenants for repair or otherwise on the part of the Lessees of the adjoining flats subject to the Lessee providing such security for the costs and expenses of such enforcement as the Lessor may reasonably require

6. THE Lessor shall not be liable or responsible for any damage suffered by the Lessee (whether personally or in respect of the Demised Premises or any property of the Lessee therein) or any invitee or licensee of the Lessee through any defect in any fixture pipes drains wires staircase or other thing in the Block (including the demised premises)

7 PROVIDED ALWAYS AND IT IS HEREBY AGREED AND DECLARED that:

(1) If the rents and other monies hereby reserved payable or any parts thereof respectively shall be unpaid after becoming payable (whether formally demanded or not) the covenants on the part of the Lessee herein contained shall not be observed and performed then and in any such case it shall be lawful for the Lessor or any person or persons authorised by it in that behalf at any time thereafter to re-enter the Demised Premises or any part thereof in the name of the whole and thereupon the term hereby shall absolutely determine but without prejudice to any rights action or remedy of the Lessee in respect of any breach of the covenant by the Lessee hereinbefore contained

(2) In case at any time during this demise any dispute shall arise between the Lessee and the Lessor or any other of the tenants of the Lessor relating to the premises to them respectively demised or the party or other walls sewers drains pipes watercourses and other easements rights appurtenances or other things whatsoever relating or belonging thereto or any repairs thereto or the contributions in respect of the expense of such repairs as herein provided or any nuisance or annoyance arising therefrom then and in every such case such dispute (provided the other party or parties thereto shall also have agreed or become bound so to refer the same) shall be referred to the determination and award of the Surveyor for the time being of the Lessor which determination and award shall be final and binding on the Lessee

(3) All interior walls which are common to the Demised Premises and any adjoining flat or other building in the Block are to be party walls and the expense of maintaining them shall be borne in equal shares by the Lessee and the lessee of the adjoining flat or other building

(4) Any notice required or authorised to be given to or served upon the Lessee or Lessor respectively shall be in writing and may be given in any of the modes provided by Section 196 of the Law of Property Act 1925 and the Recorded Delivery Service Act 1962

8. IT IS HEREBY DECLARED as follows:

(1) That where the Lessee consists of two or more persons all covenants by and with the Lessee shall be deemed to be by and with such persons jointly and severally and that where

there is reference to singular herein it shall include the plural and vice versa and male shall include female herein

(2) The Main Structure shall mean all foundations exterior walls and all other interior walls porches halls staircases landings floors and ceilings which are not the responsibility of any owner or lessee under the covenants contained in any Lease of the said block and the roof shall mean the timbers and all roofing material

IN WITNESS whereof this document has been duly executed as a Deed and delivered the day and year first before written

THE FIRST SCHEDULE above referred to

1. The right for the Lessee his workmen servants visitors and other persons having lawful occasion to use the same in connection with the use and enjoyment of the Demised Premises in common with the Lessor and the Lessees for the time being of the adjacent properties and all other persons authorised by them at all times and for all purposes to use and to go pass and repass on foot only over and about the halls entrances passages stairways landings paths and the garden ground and also the right to pass and repass with or without vehicles over the right of way and garage forecourt leading to the garage hereby demised

2. The free and uninterrupted passage and running of gas and electricity water and soil from and to the Demised Premises through the pipes wires and cables and sewers drains and watercourses which now are or may at any time hereafter be in under or passing through the said block or any part thereof and adjoining land of the Lessor

3. The right with servants workmen and others at all reasonable times (and upon giving reasonable notice except in case of emergency) to enter into and upon other parts of the Block and adjoining land belonging to the Lessor for the purpose of repairing cleansing maintaining and renewing such pipes wires conduits and cables sewers drains and watercourses as aforesaid and of laying down any new pipes and wires and conduits for television and wireless or otherwise and cables sewers drains and watercourses causing as little disturbance as possible and making good all damage thereby occasioned

4. The right to subjacent and lateral support and to shelter and protection from the other parts of the Block and from the site and Roof thereof

5. The right with servants workmen and others at all reasonable times (and upon giving reasonable notice except in case of emergency) to enter into and upon other parts of the Block for the purpose of carrying out necessary repairs alterations and amendments or of repairing maintaining or renewing any part of the Block giving subjacent or lateral support shelter or protection to the Demised Premises causing as little disturbance as possible and making good all damage thereby occasioned

6. All such other rights easements and quasi easements as now belong to or are enjoyed by the Demised Premises

7. The benefit (so far as the Lessor is able to grant the same) of the restrictions contained in the Leases of the other flats comprised in the Block

THE SECOND SCHEDULE above referred to

1. Except and reserving unto the Lessor and all persons deriving title from or under it and the Lessees of the other flats in the Block rights and easements over and along and through the Demised Premises or any part thereof equivalent to those contained in Clauses 1 to 6 (both inclusive) of the First Schedule hereto

2. The right to install renew connect with enlarge maintain and keep in repair the soil and waste water pipes and chimneys and air ventilation pipes (if any) leading to and used by the other properties

3. Power for the Lessor with workmen servants and others to exercise the rights of entry contained in and for the purposes mentioned in Clauses 3(6) hereof

4. Power for the Lessor and its Surveyors and Managing Agents with or without workmen and others at all reasonable times on notice (but no notice shall be required in case of emergency) to enter the Demised Premises for the purpose of viewing the state and condition thereof and of carrying out its obligations under Clause 5 of this Lease

THE THIRD SCHEDULE above-referred to

1. Not to use the premises hereinbefore demised or permit the same to be used for any purpose whatsoever other than as a private dwellinghouse or flat in the occupation of one family only nor to use the other properties comprised in the Block or in the neighbourhood nor for any illegal immoral unpleasant noisy or noxious purpose
2. Not to deposit or rest or suspend in or over the common entrance corridors balconies landings staircases garage forecourts gardens and ground any dirt rubbish articles or things. The said common entrances corridors balconies landings staircases garage forecourts gardens and grounds shall be kept free from any obstruction whatever
3. Not to do or suffer to be done any act or thing whereby any forecourts garden balcony or passageway in or belonging to the Block may be damaged or obstructed
4. Not to erect or suffer to be erected or affixed any poles masts or aerials outside the Demised Premises or so as to be visible from outside the flat whether in connection with radio television or apparatus or otherwise
5. Not to place or suspend or suffer to be placed or suspended any excessive weights on or from the floors ceilings or walls of the Demised Premises or set up upon the Demised Premises any machinery engine or other apparatus other than the usual domestic appliances
6. Not to bring or suffer to be brought do or permit to be done upon the Demised Premises anything which may render void or voidable any policy of insurance of the Demised Premises or of any part of the Block or which may cause an increased premium to be payable in respect thereof and not to store in the garage any petrol or other inflammable liquid or material
7. Not to throw or place any dirt rubbish or other refuse or permit the same to be thrown or placed into the sinks baths lavatories cisterns or waste or soil pipes. No washing or wearing apparel or any linen shall be exposed on any part of the Block or in or upon any part of the Demised Premises so as to be visible from the outside and no rugs mats carpets or

other articles shall be hung upon shaken or exposed from the Demised Premises or from the windows thereof

8. No musical instrument radio or television apparatus shall be played or used or any singing or noise take place in the flat between the hours of 12 midnight and 6am nor at any other time in such a manner as to cause nuisance damage annoyance or disturbance to the other owners lessees or occupiers of other properties in the Block or in the neighbourhood

9. No name writing drawings signboard plate or placard of any kind shall be put on or in any window or on the exterior of the Demised Premises or so as to be visible from outside the flat

10. Not at any time without licence in writing of the Lessor first had and obtained to erect or place or permit or suffer to be erected or placed any new erection in or upon the demised premises or make or permit or suffer to be made any alterations in any boundary wall or fence or make or permit or suffer to be made any change in the use of the Demised Premises or any part or parts thereof

THE FOURTH SCHEDULE above referred to

1 The expense of maintaining repairing redecorating and renewing:

(a) The Main Structure and in particular the foundations external walls main Roof chimney stacks gutters rainwater pipes water storage tanks and any windows and other things not covenanted to be repaired by the lessees or occupiers of the Block

(b) Such gas water and other pipes drains meters and electric cables and wires in under or upon the Block as are enjoyed or used in common with the owners lessees and occupiers of the other properties in the Block

(c) The main entrance corridors staircases landings and passages so enjoyed or used in common as aforesaid and the exterior decorations

(d) The boundary walls and fences

(e) Any gullies and pipes

(f) Main drains leading to the local authority sewer

2. The cost of lighting the staircases landings and corridors passages and main entrances and the cost of keeping the garage forecourts rights of way paths and gardens in good condition

3. All rates taxes and outgoings (if any) now or hereafter payable in respect of the garage forecourts paths gardens and any other part of the Block used in common as aforesaid and which do not fall to be paid by the owners and lessees (including the Lessee of the Block)

4. The fees of the Managing Agents in respect of the Management of the Block and collections and also the Certificate referred to in Clause 1(b) of this Lease

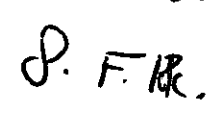
5. The cost of any insurance effected by the Lessor for the benefit of the Block as a whole not otherwise referred to herein

EXECUTED as a Deed by **HALE**)
(**SEWARDSTONE ROAD**)
LIMITED by the signature of :)

Director



Secretary

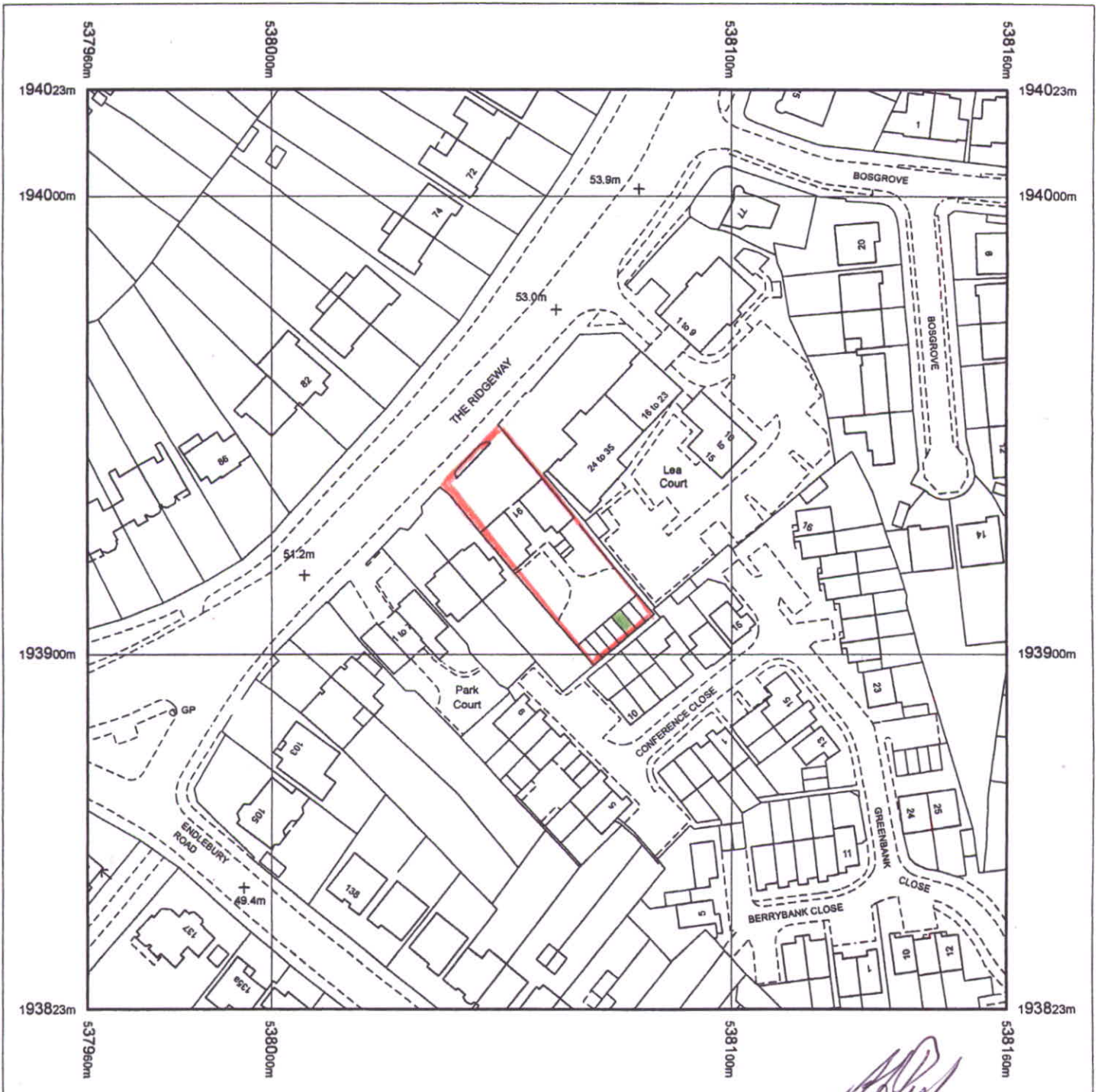


EXECUTED as a Deed by **KAVEH**)
KAZEROUNI in the presence of:)

W Signature
I Name
T Address
N
E
S
S Occupation

EXECUTED as a Deed by)
MOJGAN ASHTARI in the)
presence of:

W Signature
I Name
T Address
N
E
S
S Occupation



P.F.R.

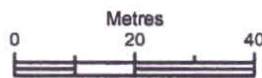
Produced 19.01.2010 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. © Crown Copyright 2010.

Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey.

Ordnance Survey, the OS Symbol and OS Sitemap are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain.

The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.



Scale 1:1250



Supplied by: **Dome Map Services**
Serial number: 01463600
Centre coordinates: 538059.63 193923.25

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:
www.ordnancesurvey.co.uk



FIRST FLOOR P.F.K.

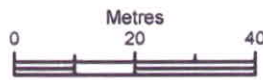
Produced 19.01.2010 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. © Crown Copyright 2010.

Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey.

Ordnance Survey, the OS Symbol and OS Sitemap are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain.

The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.



Scale 1:1250

Supplied by: **Dome Map Services**
Serial number: 01463600
Centre coordinates: 538059.63 193923.25

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:
www.ordnancesurvey.co.uk





PLAN C



Handwritten signature
SECOND FLOOR P.T.R

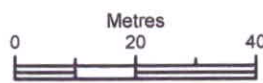
Produced 19.01.2010 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. © Crown Copyright 2010.

Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey.

Ordnance Survey, the OS Symbol and OS Sitemap are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain.

The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.



Scale 1:1250

Supplied by: **Dome Map Services**
Serial number: 01463600
Centre coordinates: 538059.63 193923.25



Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:
www.ordnancesurvey.co.uk

These are the notes referred to on the following official copy

Title Number EX85391

The electronic official copy of the document follows this message.

This copy may not be the same size as the original.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

DATED 30 June 2011

(1) HALE (SEWARDSTONE ROAD) LIMITED

(2) HALE (PROPERTY) LIMITED

LEASE

Flat 6, 91 The Ridgeway, North Chingford E4 6QW



SEQ172



COPY

WE CERTIFY THIS TO BE A TRUE
COPY OF THE ORIGINAL
DATED 30 day of June 2011
Stevens & Bolton LLP
Solicitors
Wey House, Farnham Road
Guildford, Surrey GU1 4YD

Stevens & Bolton LLP
Wey House
Farnham Road
GUILDFORD
GU1 4YD

Ref: RXC.HA1540.2

LAND REGISTRY PRESCRIBED CLAUSES

LR1. Date of lease 30 June 2011

LR2. Title Number(s) **LR2.1 Landlord's title number(s)**
EX85391

LR2.2 Other title numbers
None.

LR3. Parties to this lease

Landlord
Hale (Sewardstone Road) Limited (co. reg. no. 05623546 whose registered office is Faith Cottage, Old Willingdon Road, Friston, Eastbourne, East Sussex BN20 0AS

Tenant
Hale (Property) Limited (company registration number 02397573) whose registered office is Faith Cottage, Old Willingdon Road, Friston, Eastbourne, East Sussex BN20 0AS

Other parties
None.

LR4. Property **In the case of a conflict between this clause and the remainder of this lease then, for the purposes of registration, this clause shall prevail**
Flat 6, 91 The Ridgeway, North Chingford E4 6QW as the same is described in clause 1 of this Lease.

LR5. Prescribed statements etc. None.

LR6. Term for which the Property is leased The term is as follows: 999 years from 26 September 1966.

LR7. Premium Nil

LR8. Prohibitions or restrictions on disposing of this lease This lease does contain a provision that prohibits or restricts dispositions.

LR9. Rights of acquisition etc

LR9.1 Tenant's contractual right to renew this lease, to acquire the reversion or another lease of the Property, or to acquire an interest in other land

None.

LR9.2 Tenant's covenant to (or offer to) surrender this lease

None.

LR9.3 Landlord's contractual rights to acquire this lease

None.

LR10. Restrictive covenants given in this lease by the Landlord in respect of land other than the Property

None.

LR11. Easements

LR11.1 Easements granted by this lease for the benefit of the Property as set out in the First Schedule of this lease.

LR11.2 Easements granted or reserved by this lease over the Property for the benefit of other property as set out in the Second Schedule of this lease.

LR12. Estate rentcharge burdening the Property

None

LR13. Application for standard form of restriction

None.

LR14. Declaration of trust where there is more than one person comprising the Tenant

Not applicable

This Lease is made the 30 day of June 2011 BETWEEN HALE (SEWARDSTONE ROAD) LIMITED (company registration number 05623456) whose Registered Office is situate at Faith Cottage Old Willingdon Road Friston Eastbourne East Sussex BN20 OAS (hereinafter called "the Lessor" which expression shall where the context so admits include the estate owner or estate owners for the time being of the reversion immediately expectant' on the determination of the term hereby granted) of the one part and Hale (Property) Limited (company registration number 02397573) whose registered office is Faith Cottage, Old Willingdon Road, Friston, Eastbourne, East Sussex BN20 OAS (hereinafter called "the Lessee" which expression shall where the context so admits include personal representatives, successors in title and assigns) of the other part

WHEREAS

(1) The Lessor is registered at the Land Registry as Proprietor with Absolute Title in respect of the Freehold of the Land registered with Title Number EX85391 delineated for the purpose of identification only on the plan marked "A" ("Plan A") and annexed hereto and thereon edged with red and has erected thereon a block of flats comprising seven flats in one block and garages ("Block") known as Nos. 1 to 7 inclusive 91 The Ridgeway, North Chingford E4 6QW

(2) The Lessor has previously granted Leases of or intends hereafter to grant Leases of properties in the Block other than the premises hereby demised and has in every lease imposed or intends in every future lease to impose the restrictions set forth in the Third Schedule hereto to the intent that the Lessor or any lessee for the time being of the said properties may be able (so far as Law shall permit) to enforce the observance of the said restrictions by the owners or lessees for the time being of the other flats

(3) The Lessor has agreed to grant and the Lessee has agreed to take a Lease of the flat hereinafter mentioned comprised in the Block upon the terms and conditions hereinafter appearing

NOW THIS DEED WITNESSETH as follows:

1. IN consideration of the agreement before mentioned and of the rents and covenants on the part of the Lessee hereinafter reserved and contained the Lessor hereby demises with Full Title Guarantee unto the Lessee ALL THAT the flat known as Flat 6, 91 The Ridgeway Chingford London E4 6QW in the London Borough of Waltham Forest and being on the second floor of the Block the situation of which said flat is more particularly delineated for the purpose of identification only (and not by way of limitation or enlargement) on the plan marked "B" annexed hereto and thereon edged with green and so that the said flat shall include one half in depth of the concrete floor or support between the floors of the said flat and the structural support and other parts of the Block (if any) immediately below it and one half in depth of the concrete floor or support between the ceilings of the flat and the structure of the roof and all parts of the Block (if any) immediately above it and the entirety above the same level of such of the walls (and windows) as do not separate the same from any adjacent flat and one half only severed vertically of such of the walls as separate the said flat from any adjoining flat **AND SECONDLY ALL THAT** piece of land delineated for the purpose of identification only and not by way of limitation or measurement also on Plan B and thereon coloured green **TOGETHER WITH** the garage erected thereon including the foundations and the roof structures and including one half only severed vertically of such of the walls of the said garage as separate the same from any adjoining garage or other building and the entirety of all walls of the said garage as do not separate the same from any adjoining garage or other build **ALL** which said premises first and secondly hereinbefore described are hereinafter referred to as "the Demised Premises" **TOGETHER WITH** the rights more particularly set forth in the First Schedule hereto but **EXCEPT AND RESERVING** unto the Lessor and its successors in title as more particularly set forth in the Second Schedule hereto **TO HOLD** the demised premises unto the Lessee for term of 999 Years from the 29th day of September 1966 **YIELDING AND PAYING** to the Lessor during the said term:

(a) The yearly rent of £200.00 to be paid without any deduction except for Landlords Property Tax by half yearly payments on the 25th day of March and the 29th day of September in each year the first payment thereof being a proportionate part from the date of these presents to be made on the 29th day of September next

(b) A sum equal to one equal seventh part of the costs expenses outgoings and matters mentioned in the Fourth Schedule hereto such cost expenses outgoings and

matters to be certified by the Managing Agents of the Lessor or its successors in title for the time being whose Certificate shall be binding upon the Lessee and to pay on the 25th day of March and the 29th day of September in each year to the Lessor or its successors in title the sum of Ten Pounds on account of the said one equal seventh part contribution as aforesaid the first of such payments being a proportionate payment to be made on the execution hereof provided that in the event of such total costs expenses outgoings and matters aforesaid amounting to less than a total sum of £140 in a particular year the Lessee shall be entitled to be repaid or credited with its one equal seventh part of such excess paid by the Lessee as the Managing Agents for the time being of the Lessor and/or its successors in title shall certify as due to it AND in the event of the aforesaid costs expenses outgoings and matters amounting to more than £140 in any particular year the Lessee shall forthwith on demand pay to the Lessor or its successors in title a further one equal seventh part of the amount of such excess so certified by the Managing Agents for the time being of the Lessor or its successors in title

(c) A sum equal to a one equal seventh part of all sums as the Lessor may from time to time pay by way of General Rate Water Rate or other outgoings in respect of the Block as the same shall not have already been charged upon any tenants (including the Lessee) of the Block AND all sums due hereunder shall be recoverable as rent

2. IT IS HEREBY AGREED AND DECLARED that the Lessee shall not become entitled to any right of light or air which would in any way restrict or interfere with the free use of the adjoining or neighbouring property of the Lessor for building or other purposes

3. THE Lessee hereby covenants with the Lessor as follows:

(1) To pay the rents and other monies hereby reserved and made payable at the time and in manner in which the same are hereby made payable subject only to the provisions hereinafter contained

(2) To pay all existing and future rates taxes duties charges and assessments and outgoings whether parliamentary parochial/local or otherwise now or hereafter imposed assessed or charged upon the Demised Premises or any part thereof or on the Lessor or Lessee or occupier in respect thereof respectively

(3) From time to time and at all times during the said term well and substantially to repair renew uphold support cleanse maintain drain and keep the interior of the Demised Premises and all additions made to the Demised Premises and the fixtures therein in good and substantial repair during the term hereby granted AND it is hereby declared and agreed that there is included in this covenant as repairable by the Lessee (including replacement whenever such shall be necessary) but not by way of limitation the ceilings and the floor of and in the Demised Premises and the joists or beams and the concrete support for the said floor and the water and gas pipes electric cables and conduits and all services used solely in connection with the Demised Premises including the doors cisterns and sanitary fittings. There are also included in this covenant the window frames (as well as the glass therein) of the Demised Premises the said glass to be cleansed both internally and externally by the Lessee whenever necessary but so that the Lessor will decorate the exterior window frames as hereinafter provided PROVIDED ALWAYS that the Lessee shall not repair or replace any joist or beam or the concrete support for the said floors without giving notice to the occupier of the property (if any) immediately below of his intentions so to do stating the details of the work intended to be done so that the occupier of the lower property may take such precautions as he may be advised for the protection of the ceilings of the lower property

(4) To permit the Lessor and all persons authorised by it to enter upon the Demised Premises for any of the purposes herein referred to

(5) To keep in good decorative condition the interior of the Demised Premises

(6) To permit the Lessor and its Agents with or without workmen and others twice or more often (if the occasion should so arise) in each year at reasonable times to enter upon and examine the condition of the Demised Premises and thereupon the Lessor may serve upon the Lessee notice in writing specifying any repairs necessary to be done for which the Lessee is liable and require the Lessee forthwith to execute the same and if the Lessee shall not within two months after the serving of such notice proceed diligently with the execution of such repairs then to permit the Lessor to enter upon the Demised Premises and execute such repairs and the cost thereof shall be a debt due to the Lessor from the Lessee with interest thereon from the date of demand to the date of payment at four pounds per centum per annum

above the Bank Rate for the time being and shall be charged as and recoverable as though it were rent in arrears

(7) Not at any time during the said term without the licence in writing of the Lessor first obtained to erect or place any additional building structure or erection on any part of the Demised Premises nor without such Licence as aforesaid to make any alterations in the plan or elevation of the Demised Premises or in any of the party walls or the principal or bearing walls

(8) At the Lessee's own expense in all respects to obtain all licenses approvals of plans permissions and other things necessary for the proper and lawful carrying out of such alterations and comply with the bye-law Regulations and other matters prescribed by any competent authority either generally or in respect of the specific works involved in such alterations

(9) During the last seven years of the said term not without the consent in writing of the Lessor to assign transfer mortgage charge underlease or part with the possession of the Demised Premises and not at any time during the said term to assign transfer mortgage charge underlease or part with the possession of part only of the Demised Premises

(10) Within one month after every assignment assent transfer mortgage charge or underlease of the Demised Premises to give notice in writing with particulars thereof to the Lessor's Solicitor. In the case of a devolution of the interest of the Lessee on death not perfected by an assent within twelve months thereafter to produce to the Lessor the Probate of the Will or Letters of Administration to the Estate of the Lessee and to pay to the Lessor's Solicitors a reasonable fee in respect of each assignment asset transfer mortgage charge underlease or devolution subject to a minimum of £50.00 plus VAT per notice.

(11) To pay all expenses (including Solicitors costs and Surveyors fees) incurred by the Lessor incidental to the preparation and service of a notice under Sections 146 and 147 of the Law of Property Act 1925 or any statutory modification thereof notwithstanding forfeiture is avoided otherwise than by relief granted by the Court

(12) To observe all statutes and bye-laws affecting the Demised Premises and in particular (but without prejudice to the generality of the foregoing) to observe the conditions contained in the Town and Country Planning Act 1947 or any statutory modification thereof and to indemnify the Lessor in respect thereof and within seven days of the receipt by the Lessee of the same to supply a copy to the Lessor of any notice proposal order licence consent permission or direction given or made relating to the Demised Premises

(13) To insure and keep insured the Demised Premises against normal householders comprehensive risks in some insurance office of repute to be approved by the Lessor in the full value thereof with the Lessors interest noted on the Policy of Insurance and whenever required to produce to the Lessor upon demand the policy of such insurance or a true copy thereof and the receipt for the last premium thereof. If the Lessee shall fail so to insure the Demised Premises then the Lessor shall be entitled to take out such a Policy of Insurance as it shall consider fit and expedient and the premiums paid thereunder shall be recoverable from the Lessee as rent in arrears

(14) In case of destruction or damage by fire or other insured risks forthwith to rebuild or reinstate the Demised Premises with all reasonable speed to its former state or condition to the satisfaction of the Surveyor for the time being of the Lessor and in case the monies received in respect of the said insurance shall be insufficient for the purpose to make good the deficiency out of their own monies

(15) At the expiration or sooner determination of the term hereby granted to yield up the Demised Premises and all fixtures and fittings therein in good and substantial repair in accordance with the Lessees covenants herein contained

(16) To share with the Lessees or occupiers of Flat number 7, 91 The Ridgeway aforesaid the cost or responsibility of keeping clean the floors and the windows of any landing and passageway on the second floor and the staircase leading to the said floor from the first floor

(17) To pay to the Lessor all costs charges and expenses incurred by the Lessor in abating any nuisance relating to the Demised Premises or any part thereof and in executing all such works as may be necessary for abating such nuisance in obedience to a notice served by any local or other public authority or otherwise howsoever

(18) The Lessee jointly and severally hereby covenants with the Lessor that the Lessee and those deriving title under them will at all times henceforth observe and perform all covenants restrictions stipulations and other matters contained or referred to in the Charges Register of title number EX85391 and keep the Lessor indemnified from and against all proceedings costs claims demands and expenses in respect of any breach non-observance or non-performance thereof

4. THE Lessee so as to bind the Lessee for the time being of the Demised Premises and so that this covenant shall be for the benefit and protection of the Block and the other properties therein and the adjoining property of the Lessor its successors tenants and assigns HEREBY COVENANTS with the Lessor and with the owners and lessees of each of such other properties that the Lessee and the persons deriving title under them will at all times during the term hereby granted in relation to the Demised Premises observe and perform the restrictions set forth in the Third Schedule hereto and each of them and will also at all times during the said term observe and perform any covenants or other matters aforesaid affecting the Lessors freehold title contained or referred to in the Title Number EX 85391 so far as the same are still subsisting and capable of taking effect and relate to the demised premises

5. THE Lessor HEREBY COVENANTS with the Lessee as follows:-

(1) That every Lease of any other property comprised in the Block shall contain restrictions to be observed by the Lessee thereof similar to those contained in the Third Schedule hereto

(2) That the Lessee paying the rents and other monies hereby reserved and made payable and performing and observing the covenants hereinbefore contained shall peaceably hold and enjoy the Demised Premises for the term hereby granted without any interruption by the Lessor or any persons lawfully claiming under through or in trust for it

(3) That (subject to contribution and payment as hereinbefore provided) the Lessor will keep and maintain in good repair and condition (a) all such parts of the property delineated on Plan A and thereon edged with red as shall not for the time being be comprised in a then subsisting Lease and (without prejudice to the generality of the foregoing) all water gas and other pipes and sewers drains meters and wires now or hereafter to be laid in under or upon

any such parts as aforesaid (b) the main structure of the Block and in particular the foundations exterior walls passages landings and staircases main drains main roof chimney stacks gutters and rainwater pipes and water storage tanks enjoyed or used by the Lessee in common with the owners and lessees of the said block and (c) any window in the exterior walls not so covered by the covenants of the owners and lessees of the Block

(4) That (subject as aforesaid) the Lessor will so far as practicable keep lighted the passages landings and staircases so enjoyed or used by the Lessee in common as aforesaid and so far as practicable keep the garage forecourts paths boundary fences and walls and gardens in good condition

(5) To pay all rates taxes and outgoings (if any) now or hereafter payable in respect of any parts of the Block except insofar as such fall to be paid by owners and lessees (including the Lessee) of the Block

(6) That (subject as aforesaid) the Lessor will so often as reasonably required redecorate those parts of the exterior of the Block usually decorated and in particular will paint the exterior of the Block usually painted with two coats at least of good quality paint and will also so decorate the passages landings and staircases of the Block as often as reasonably required in such a manner as the Lessor shall think fit

(7) At the request and cost of the Lessee from time to time to take all available steps to enforce the covenants for repair or otherwise on the part of the Lessees of the adjoining flats subject to the Lessee providing such security for the costs and expenses of such enforcement as the Lessor may reasonably require

6. THE Lessor shall not be liable or responsible for any damage suffered by the Lessee (whether personally or in respect of the Demised Premises or any property of the Lessee therein) or any invitee or licensee of the Lessee through any defect in any fixture pipes drains wires staircase or other thing in the Block (including the demised premises)

7 PROVIDED ALWAYS AND IT IS HEREBY AGREED AND DECLARED that:

(1) If the rents and other monies hereby reserved payable or any parts thereof respectively shall be unpaid after becoming payable (whether formally demanded or not) the covenants on the part of the Lessee herein contained shall not be observed and performed then and in any such case it shall be lawful for the Lessor or any person or persons authorised by it in that behalf at any time thereafter to re-enter the Demised Premises or any part thereof in the name of the whole and thereupon the term hereby shall absolutely determine but without prejudice to any rights action or remedy of the Lessee in respect of any breach of the covenant by the Lessee hereinbefore contained

(2) In case at any time during this demise any dispute shall arise between the Lessee and the Lessor or any other of the tenants of the Lessor relating to the premises to them respectively demised or the party or other walls sewers drains pipes watercourses and other easements rights appurtenances or other things whatsoever relating or belonging thereto or any repairs thereto or the contributions in respect of the expense of such repairs as herein provided or any nuisance or annoyance arising therefrom then and in every such case such dispute (provided the other party or parties thereto shall also have agreed or become bound so to refer the same) shall be referred to the determination and award of the Surveyor for the time being of the Lessor which determination and award shall be final and binding on the Lessee.

(3) All interior walls which are common to the Demised Premises and any adjoining flat or other building in the Block are to be party walls and the expense of maintaining them shall be borne in equal shares by the Lessee and the lessee of the adjoining flat or other building

(4) Any notice required or authorised to be given to or served upon the Lessee or Lessor respectively shall be in writing and may be given in any of the modes provided by Section 196 of the Law of Property Act 1925 and the Recorded Delivery Service Act 1962

8. IT IS HEREBY DECLARED as follows:

(1) That where the Lessee consists of two or more persons all covenants by and with the Lessee shall be deemed to be by and with such persons jointly and severally and that where

there is reference to singular herein it shall include the plural and vice versa and male shall include female herein

(2) The Main Structure shall mean all foundations exterior walls and all other interior walls porches halls staircases landings floors and ceilings which are not the responsibility of any owner or lessee under the covenants contained in any Lease of the said block and the roof shall mean the timbers and all roofing material

IN WITNESS whereof this document has been duly executed as a Deed and delivered the day and year first before written

THE FIRST SCHEDULE above referred to

1. The right for the Lessee his workmen servants visitors and other persons having lawful occasion to use the same in connection with the use and enjoyment of the Demised Premises in common with the Lessor and the Lessees for the time being of the adjacent properties and all other persons authorised by them at all times and for all purposes to use and to go pass and repass on foot only over and about the halls entrances passages stairways landings paths and the garden ground and also the right to pass and repass with or without vehicles over the right of way and garage forecourt leading to the garage hereby demised

2. The free and uninterrupted passage and running of gas and electricity water and soil from and to the Demised Premises through the pipes wires and cables and sewers drains and watercourses which now are or may at any time hereafter be in under or passing through the said block or any part thereof and adjoining land of the Lessor

3. The right with servants workmen and others at all reasonable times (and upon giving reasonable notice except in case of emergency) to enter into and upon other parts of the Block and adjoining land belonging to the Lessor for the purpose of repairing cleansing maintaining and renewing such pipes wires conduits and cables sewers drains and watercourses as aforesaid and of laying down any new pipes and wires and conduits for television and wireless or otherwise and cables sewers drains and watercourses causing as little disturbance as possible and making good all damage thereby occasioned

4. The right to subjacent and lateral support and to shelter and protection from the other parts of the Block and from the site and Roof thereof

5. The right with servants workmen and others at all reasonable times (and upon giving reasonable notice except in case of emergency) to enter into and upon other parts of the Block for the purpose of carrying out necessary repairs alterations and amendments or of repairing maintaining or renewing any part of the Block giving subjacent or lateral support shelter or protection to the Demised Premises causing as little disturbance as possible and making good all damage thereby occasioned

6. All such other rights easements and quasi easements as now belong to or are enjoyed by the Demised Premises

7. The benefit (so far as the Lessor is able to grant the same) of the restrictions contained in the Leases of the other flats comprised in the Block

THE SECOND SCHEDULE above referred to

1. Except and reserving unto the Lessor and all persons deriving title from or under it and the Lessees of the other flats in the Block rights and easements over and along and through the Demised Premises or any part thereof equivalent to those contained in Clauses 1 to 6 (both inclusive) of the First Schedule hereto

2. The right to install renew connect with enlarge maintain and keep in repair the soil and waste water pipes and chimneys and air ventilation pipes (if any) leading to and used by the other properties

3. Power for the Lessor with workmen servants and others to exercise the rights of entry contained in and for the purposes mentioned in Clauses 3(6) hereof

4. Power for the Lessor and its Surveyors and Managing Agents with or without workmen and others at all reasonable times on notice (but no notice shall be required in case of emergency) to enter the Demised Premises for the purpose of viewing the state and condition thereof and of carrying out its obligations under Clause 5 of this Lease

THE THIRD SCHEDULE above-referred to

1. Not to use the premises hereinbefore demised or permit the same to be used for any purpose whatsoever other than as a private dwellinghouse or flat in the occupation of one family only nor to use the other properties comprised in the Block or in the neighbourhood nor for any illegal immoral unpleasant noisy or noxious purpose
2. Not to deposit or rest or suspend in or over the common entrance corridors balconies landings staircases garage forecourts gardens and ground any dirt rubbish articles or things. The said common entrances corridors balconies landings staircases garage forecourts gardens and grounds shall be kept free from any obstruction whatever
3. Not to do or suffer to be done any act or thing whereby any forecourts garden balcony or passageway in or belonging to the Block may be damaged or obstructed
4. Not to erect or suffer to be erected or affixed any poles masts or aerials outside the Demised Premises or so as to be visible from outside the flat whether in connection with radio television or apparatus or otherwise
5. Not to place or suspend or suffer to be placed or suspended any excessive weights on or from the floors ceilings or walls of the Demised Premises or set up upon the Demised Premises any machinery engine or other apparatus other than the usual domestic appliances
6. Not to bring or suffer to be brought do or permit to be done upon the Demised Premises anything which may render void or voidable any policy of insurance of the Demised Premises or of any part of the Block or which may cause an increased premium to be payable in respect thereof and not to store in the garage any petrol or other inflammable liquid or material
7. Not to throw or place any dirt rubbish or other refuse or permit the same to be thrown or placed into the sinks baths lavatories cisterns or waste or soil pipes. No washing or wearing apparel or any linen shall be exposed on any part of the Block or in or upon any part of the Demised Premises so as to be visible from the outside and no rugs mats carpets or

other articles shall be hung upon shaken or exposed from the Demised Premises or from the windows thereof

8. No musical instrument radio or television apparatus shall be played or used or any singing or noise take place in the flat between the hours of 12 midnight and 6am nor at any other time in such a manner as to cause nuisance damage annoyance or disturbance to the other owners lessees or occupiers of other properties in the Block or in the neighbourhood

9. No name writing drawings signboard plate or placard of any kind shall be put on or in any window or on the exterior of the Demised Premises or so as to be visible from outside the flat

10. Not at any time without licence in writing of the Lessor first had and obtained to erect or place or permit or suffer to be erected or placed any new erection in or upon the demised premises or make or permit or suffer to be made any alterations in any boundary wall or fence or make or permit or suffer to be made any change in the use of the Demised Premises or any part or parts thereof

THE FOURTH SCHEDULE above referred to

1 The expense of maintaining repairing redecorating and renewing:

(a) The Main Structure and in particular the foundations external walls main Roof chimney stacks gutters rainwater pipes water storage tanks and any windows and other things not covenanted to be repaired by the lessees or occupiers of the Block

(b) Such gas water and other pipes drains meters and electric cables and wires in under or upon the Block as are enjoyed or used in common with the owners lessees and occupiers of the other properties in the Block

(c) The main entrance corridors staircases landings and passages so enjoyed or used in common as aforesaid and the exterior decorations

(d) The boundary walls and fences

(e) Any gullies and pipes

(f) Main drains leading to the local authority sewer

2. The cost of lighting the staircases landings and corridors passages and main entrances and the cost of keeping the garage forecourts rights of way paths and gardens in good condition

3. All rates taxes and outgoings (if any) now or hereafter payable in respect of the garage forecourts paths gardens and any other part of the Block used in common as aforesaid and which do not fall to be paid by the owners and lessees (including the Lessee of the Block)

4. The fees of the Managing Agents in respect of the Management of the Block and collections and also the Certificate referred to in Clause 1(b) of this Lease

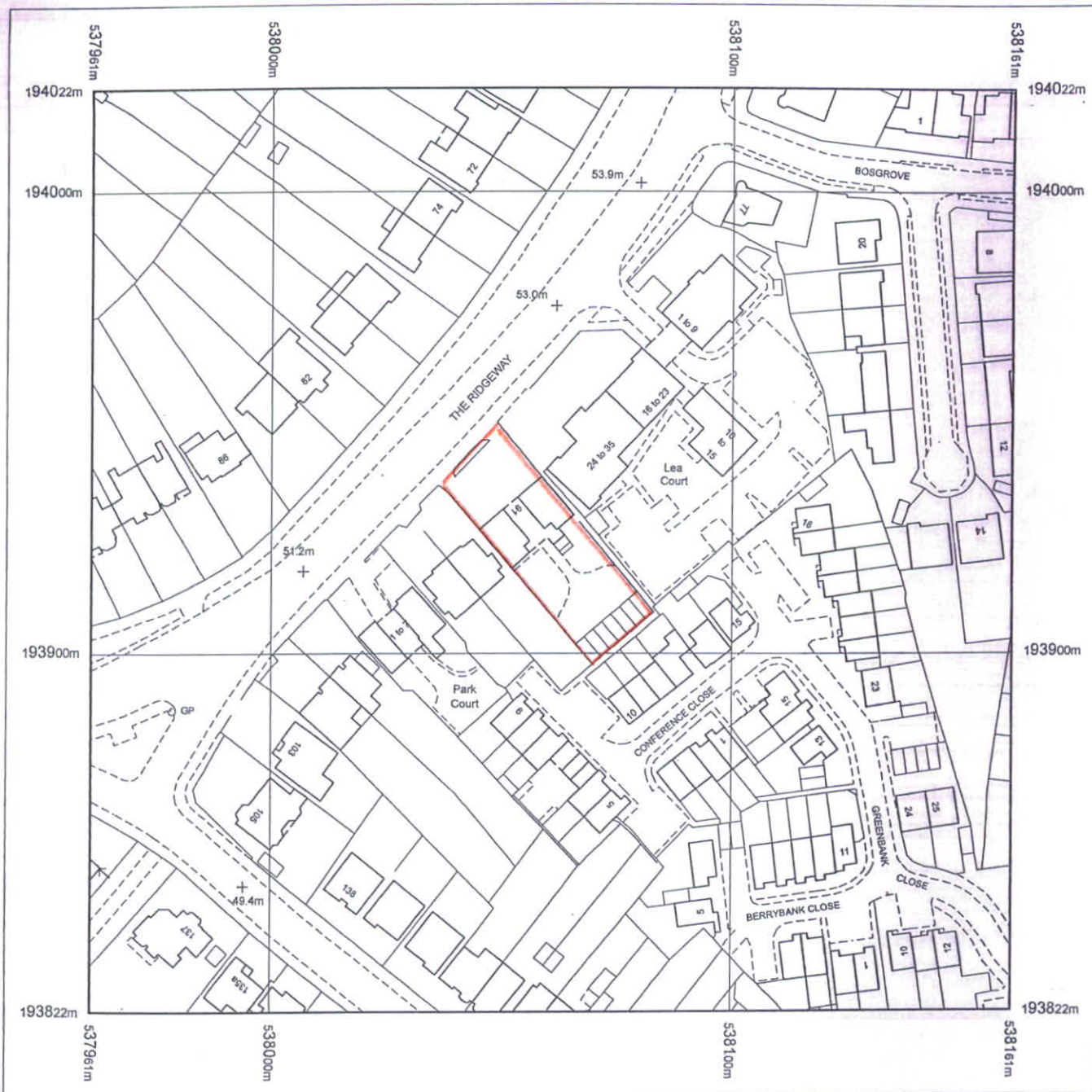
5. The cost of any insurance effected by the Lessor for the benefit of the Block as a whole not otherwise referred to herein

EXECUTED as a Deed by **HALE**)
(**SEWARDSTONE ROAD**))
LIMITED by the signature of :)

Director

Secretary

A. P. Col.
P. F. KR



Produced 20.04.2011 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. © Crown Copyright 2011.

Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey.

Ordnance Survey, the OS Symbol and OS Sitemap are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain.

The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.



Scale 1:1250

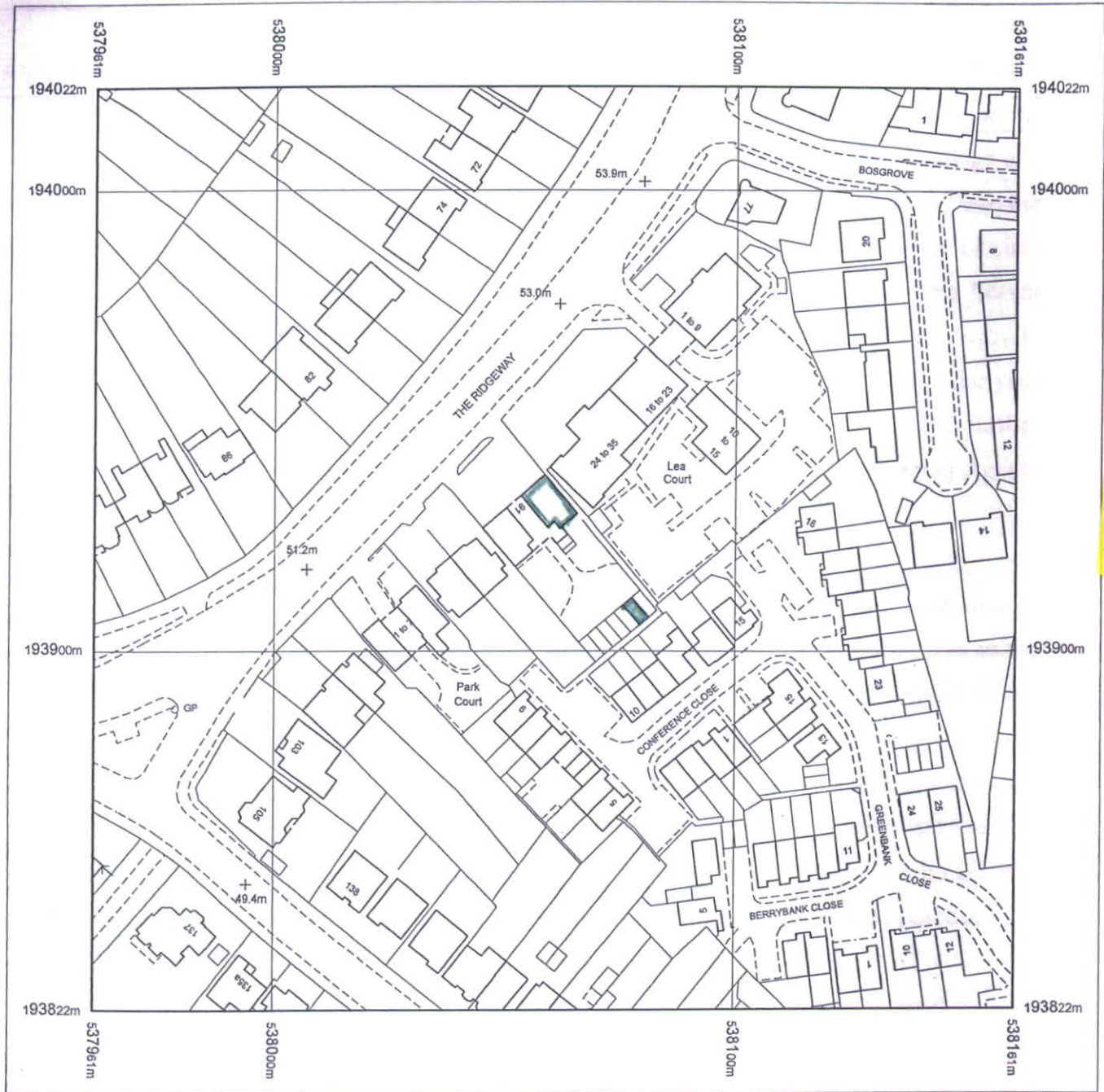
Supplied by: **Dome Map Services**
Serial number: 01983700
Centre coordinates: 538060.88 193922.38

Handwritten signature: A. Peck P.F.R.

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:
www.ordnancesurvey.co.uk

FLAT 6

B



SECOND FLOOR

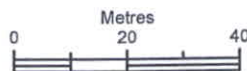
Produced 20.04.2011 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. © Crown Copyright 2011.

Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey.

Ordnance Survey, the OS Symbol and OS Sitemap are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain.

The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.



Scale 1:1250

Supplied by: **Dome Map Services**
Serial number: 01983700
Centre coordinates: 538060.88 193922.38

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:
www.ordnancesurvey.co.uk

Handwritten signature:
P.F. KR

These are the notes referred to on the following official copy

Title Number EX85391

The electronic official copy of the document follows this message.

This copy may not be the same size as the original.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

DATED 30 June 2011


(1) HALE (SEWARDSTONE ROAD) LIMITED

(2) HALE (PROPERTY) LIMITED



LEASE

Flat 2, 91 The Ridgeway, North Chingford E4 6QW

WE CERTIFY THIS TO BE A TRUE
COPY OF THE ORIGINAL
DATED 30 day of June 2011

Stevens & Bolton LLP
Solicitors
Wey House, Farnham Road
Guildford, Surrey GU1 4YD

Stevens & Bolton LLP
Wey House
Farnham Road
GUILDFORD
GU1 4YD

Ref: RXC.HA1540.1

LAND REGISTRY PRESCRIBED CLAUSES

LR1. Date of lease

30 June 2011

LR2. Title Number(s)

LR2.1 Landlord's title number(s)
EX85391

LR2.2 Other title numbers

None.

LR3. Parties to this lease

Landlord

Hale (Sewardstone Road) Limited (company registration no. 05623546) whose registered office is Faith Cottage, Old Willingdon Road, Friston, Eastbourne, East Sussex BN20 0AS

Tenant

Hale (Property) Limited (company registration no. 02397573) whose registered office is Faith Cottage, Old Willingdon Road, Friston, Eastbourne, East Sussex BN20 0AS

Other parties

None.

LR4. Property

In the case of a conflict between this clause and the remainder of this lease then, for the purposes of registration, this clause shall prevail

Flat 2, 91 The Ridgeway, North Chingford E4 6QW as the same is described in clause 1 of this Lease.

LR5. Prescribed statements etc.

None.

LR6. Term for which the Property is leased

The term is as follows: 999 years from 26 September 1966.

LR7. Premium

Nil

LR8. Prohibitions or restrictions on disposing of this lease

This lease does contain a provision that prohibits or restricts dispositions.

LR9. Rights of

LR9.1 Tenant's contractual right to renew this lease, to acquire the reversion or

acquisition etc

another lease of the Property, or to acquire an interest in other land

None.

LR9.2 Tenant's covenant to (or offer to) surrender this lease

None.

LR9.3 Landlord's contractual rights to acquire this lease

None.

LR10. Restrictive covenants given in this lease by the Landlord in respect of land other than the Property

None.

LR11. Easements

LR11.1 Easements granted by this lease for the benefit of the Property as set out in the First Schedule of this lease.

LR11.2 Easements granted or reserved by this lease over the Property for the benefit of other property as set out in the Second Schedule of this lease.

LR12. Estate rentcharge burdening the Property

None

LR13. Application for standard form of restriction

None.

LR14. Declaration of trust where there is more than one person comprising the Tenant

Not Applicable

This Lease is made the 30th day of June 2011 BETWEEN HALE (SEWARDSTONE ROAD) LIMITED (company registration no. 02397573) whose Registered Office is situate at Faith Cottage Old Willingdon Road Friston Eastbourne East Sussex BN20 OAS (hereinafter called "the Lessor" which expression shall where the context so admits include the estate owner or estate owners for the time being of the reversion immediately expectant' on the determination of the term hereby granted) of the one part and Hale (Property) Limited (company registration no. 02397573) whose registered office is Faith Cottage, Old Willingdon Road, Friston, Eastbourne, East Sussex BN20 OAS (hereinafter called "the Lessee" which expression shall where the context so admits include personal representatives, successors in title and assigns) of the other part

WHEREAS

- (1) The Lessor is registered at the Land Registry as Proprietor with Absolute Title in respect of the Freehold of the Land registered with Title Number EX85391 delineated for the purpose of identification only on the plan marked "A" ("Plan A") and annexed hereto and thereon edged with red and has erected thereon a block of flats comprising seven flats in one block and garages ("Block") known as Nos. 1 to 7 inclusive 91 The Ridgeway, North Chingford E4 6QW
- (2) The Lessor has previously granted Leases of or intends hereafter to grant Leases of properties in the Block other than the premises hereby demised and has in every lease imposed or intends in every future lease to impose the restrictions set forth in the Third Schedule hereto to the intent that the Lessor or any lessee for the time being of the said properties may be able (so far as Law shall permit) to enforce the observance of the said restrictions by the owners or lessees for the time being of the other flats
- (3) The Lessor has agreed to grant and the Lessee has agreed to take a Lease of the flat hereinafter mentioned comprised in the Block upon the terms and conditions hereinafter appearing

NOW THIS DEED WITNESSETH as follows:

1. IN consideration of the agreement before mentioned and of the rents and covenants on the part of the Lessee hereinafter reserved and contained the Lessor hereby demises with Full Title Guarantee unto the Lessee ALL THAT the flat known as Flat 2, 91 The Ridgeway Chingford London E4 6QW in the London Borough of Waltham Forest and being on the ground floor of the Block the situation of which said flat is more particularly delineated for the purpose of identification only (and not by way of limitation or enlargement) on the plan marked "B" annexed hereto and thereon edged with green and so that the said flat shall include one half in depth of the concrete floor or support between the floors of the said flat and the structural support and other parts of the Block (if any) immediately below it and one half in depth of the concrete floor or support between the ceilings of the flat and the floors of the flat immediately above it and the entirety above the same level of such of the walls (and windows) as do not separate the same from any adjacent flat and one half only severed vertically of such of the walls as separate the said flat from any adjoining flat **AND SECONDLY ALL THAT** piece of land delineated for the purpose of identification only and not by way of limitation or measurement also on Plan B and thereon coloured green **TOGETHER WITH** the garage erected thereon including the foundations and the roof structures and including one half only severed vertically of such of the walls of the said garage as separate the same from any adjoining garage or other building and the entirety of all walls of the said garage as do not separate the same from any adjoining garage or other build **ALL** which said premises first and secondly hereinbefore described are hereinafter referred to as "the Demised Premises" **TOGETHER WITH** the rights more particularly set forth in the First Schedule hereto but **EXCEPT AND RESERVING** unto the Lessor and its successors in title as more particularly set forth in the Second Schedule hereto **TO HOLD** the demised premises unto the Lessee for term of 999 Years from the 29th day of September 1966 **YIELDING AND PAYING** to the Lessor during the said term:

(a) The yearly rent of £200.00 to be paid without any deduction except for Landlords Property Tax by half yearly payments on the 25th day of March and the 29th day of September in each year the first payment thereof being a proportionate part from the date of these presents to be made on the 29th day of September next

(b) A sum equal to one equal seventh part of the costs expenses outgoings and matters mentioned in the Fourth Schedule hereto such cost expenses outgoings and matters to be certified by the Managing Agents of the Lessor or its successors in title for the time being whose Certificate shall be binding upon the Lessee and to pay on the 25th day of March and the 29th day of September in each year to the Lessor or its successors in title the sum of Ten Pounds on account of the said one equal seventh part contribution as aforesaid the first of such payments being a proportionate payment to be made on the execution hereof provided that in the event of such total costs expenses outgoings and matters aforesaid amounting to less than a total sum of £140 in a particular year the Lessee shall be entitled to be repaid or credited with its one equal seventh part of such excess paid by the Lessee as the Managing Agents for the time being of the Lessor and/or its successors in title shall certify as due to it AND in the event of the aforesaid costs expenses outgoings and matters amounting to more than £140 in any particular year the Lessee shall forthwith on demand pay to the Lessor or its successors in title a further one equal seventh part of the amount of such excess so certified by the Managing Agents for the time being of the Lessor or its successors in title

(c) A sum equal to a one equal seventh part of all sums as the Lessor may from time to time pay by way of General Rate Water Rate or other outgoings in respect of the Block as the same shall not have already been charged upon any tenants (including the Lessee) of the Block AND all sums due hereunder shall be recoverable as rent

2. IT IS HEREBY AGREED AND DECLARED that the Lessee shall not become entitled to any right of light or air which would in any way restrict or interfere with the free use of the adjoining or neighbouring property of the Lessor for building or other purposes

3. THE Lessee hereby covenants with the Lessor as follows:

(1) To pay the rents and other monies hereby reserved and made payable at the time and in manner in which the same are hereby made payable subject only to the provisions hereinafter contained

(2) To pay all existing and future rates taxes duties charges and assessments and outgoings whether parliamentary parochial/local or otherwise now or hereafter imposed

assessed or charged upon the Demised Premises or any part thereof or on the Lessor or Lessee or occupier in respect thereof respectively

(3) From time to time and at all times during the said term well and substantially to repair renew uphold support cleanse maintain drain and keep the interior of the Demised Premises and all additions made to the Demised Premises and the fixtures therein in good and substantial repair during the term hereby granted AND it is hereby declared and agreed that there is included in this covenant as repairable by the Lessee (including replacement whenever such shall be necessary) but not by way of limitation the ceilings and the floor of and in the Demised Premises and the joists or beams and the concrete support for the said floor and the water and gas pipes electric cables and conduits and all services used solely in connection with the Demised Premises including the doors cisterns and sanitary fittings. There are also included in this covenant the window frames (as well as the glass therein) of the Demised Premises the said glass to be cleansed both internally and externally by the Lessee whenever necessary but so that the Lessor will decorate the exterior window frames as hereinafter provided PROVIDED ALWAYS that the Lessee shall not repair or replace any joist or beam or the concrete support for the said floors without giving notice to the occupier of the property (if any) immediately below of his intentions so to do stating the details of the work intended to be done so that the occupier of the lower property may take such precautions as he may be advised for the protection of the ceilings of the lower property

(4) To permit the Lessor and all persons authorised by it to enter upon the Demised Premises for any of the purposes herein referred to

(5) To keep in good decorative condition the interior of the Demised Premises

(6) To permit the Lessor and its Agents with or without workmen and others twice or more often (if the occasion should so arise) in each year at reasonable times to enter upon and examine the condition of the Demised Premises and thereupon the Lessor may serve upon the Lessee notice in writing specifying any repairs necessary to be done for which the Lessee is liable and require the Lessee forthwith to execute the same and if the Lessee shall not within two months after the serving of such notice proceed diligently with the execution of such repairs then to permit the Lessor to enter upon the Demised Premises and execute such repairs and the cost thereof shall be a debt due to the Lessor from the Lessee with interest

thereon from the date of demand to the date of payment at four pounds per centum per annum above the Bank Rate for the time being and shall be charged as and recoverable as though it were rent in arrears

(7) Not at any time during the said term without the licence in writing of the Lessor first obtained to erect or place any additional building structure or erection on any part of the Demised Premises nor without such Licence as aforesaid to make any alterations in the plan or elevation of the Demised Premises or in any of the party walls or the principal or bearing walls

(8) At the Lessee's own expense in all respects to obtain all licenses approvals of plans permissions and other things necessary for the proper and lawful carrying out of such alterations and comply with the bye-law Regulations and other matters prescribed by any competent authority either generally or in respect of the specific works involved in such alterations

(9) During the last seven years of the said term not without the consent in writing of the Lessor to assign transfer mortgage charge underlease or part with the possession of the Demised Premises and not at any time during the said term to assign transfer mortgage charge underlease or part with the possession of part only of the Demised Premises

(10) Within one month after every assignment assent transfer mortgage charge or underlease of the Demised Premises to give notice in writing with particulars thereof to the Lessor's Solicitor. In the case of a devolution of the interest of the Lessee on death not perfected by an assent within twelve months thereafter to produce to the Lessor the Probate of the Will or Letters of Administration to the Estate of the Lessee and to pay to the Lessor's Solicitors a reasonable fee in respect of each assignment asset transfer mortgage charge underlease or devolution subject to a minimum of £50.00 plus VAT per notice.

(11) To pay all expenses (including Solicitors costs and Surveyors fees) incurred by the Lessor incidental to the preparation and service of a notice under Sections 146 and 147 of the Law of Property Act 1925 or any statutory modification thereof notwithstanding forfeiture is avoided otherwise than by relief granted by the Court

(12) To observe all statutes and bye-laws affecting the Demised Premises and in particular (but without prejudice to the generality of the foregoing) to observe the conditions contained in the Town and Country Planning Act 1947 or any statutory modification thereof and to indemnify the Lessor in respect thereof and within seven days of the receipt by the Lessee of the same to supply a copy to the Lessor of any notice proposal order licence consent permission or direction given or made relating to the Demised Premises

(13) To insure and keep insured the Demised Premises against normal householders comprehensive risks in some insurance office of repute to be approved by the Lessor in the full value thereof with the Lessors interest noted on the Policy of Insurance and whenever required to produce to the Lessor upon demand the policy of such insurance or a true copy thereof and the receipt for the last premium thereof. If the Lessee shall fail so to insure the Demised Premises then the Lessor shall be entitled to take out such a Policy of Insurance as it shall consider fit and expedient and the premiums paid thereunder shall be recoverable from the Lessee as rent in arrears

(14) In case of destruction or damage by fire or other insured risks forthwith to rebuild or reinstate the Demised Premises with all reasonable speed to its former state or condition to the satisfaction of the Surveyor for the time being of the Lessor and in case the monies received in respect of the said insurance shall be insufficient for the purpose to make good the deficiency out of their own monies

(15) At the expiration or sooner determination of the term hereby granted to yield up the Demised Premises and all fixtures and fittings therein in good and substantial repair in accordance with the Lessees covenants herein contained

(16) To share with the Lessees or occupiers of Flat numbered 1, 91 The Ridgeway aforesaid the cost or responsibility of keeping clean the floors and the windows of any landing and passageway on the ground floor

(17) To pay to the Lessor all costs charges and expenses incurred by the Lessor in abating any nuisance relating to the Demised Premises or any part thereof and in executing all such works as may be necessary for abating such nuisance in obedience to a notice served by any local or other public authority or otherwise howsoever

(18) The Lessee jointly and severally hereby covenants with the Lessor that the Lessee and those deriving title under them will at all times henceforth observe and perform all covenants restrictions stipulations and other matters contained or referred to in the Charges Register of title number EX85391 and keep the Lessor indemnified from and against all proceedings costs claims demands and expenses in respect of any breach non-observance or non-performance thereof

4. THE Lessee so as to bind the Lessee for the time being of the Demised Premises and so that this covenant shall be for the benefit and protection of the Block and the other properties therein and the adjoining property of the Lessor its successors tenants and assigns HEREBY COVENANTS with the Lessor and with the owners and lessees of each of such other properties that the Lessee and the persons deriving title under them will at all times during the term hereby granted in relation to the Demised Premises observe and perform the restrictions set forth in the Third Schedule hereto and each of them and will also at all times during the said term observe and perform any covenants or other matters aforesaid affecting the Lessors freehold title contained or referred to in the Title Number EX 85391 so far as the same are still subsisting and capable of taking effect and relate to the demised premises

5. THE Lessor HEREBY COVENANTS with the Lessee as follows:-

(1) That every Lease of any other property comprised in the Block shall contain restrictions to be observed by the Lessee thereof similar to those contained in the Third Schedule hereto

(2) That the Lessee paying the rents and other monies hereby reserved and made payable and performing and observing the covenants hereinbefore contained shall peaceably hold and enjoy the Demised Premises for the term hereby granted without any interruption by the Lessor or any persons lawfully claiming under through or in trust for it

(3) That (subject to contribution and payment as hereinbefore provided) the Lessor will keep and maintain in good repair and condition (a) all such parts of the property delineated on Plan A and thereon edged with red as shall not for the time being be comprised in a then subsisting Lease and (without prejudice to the generality of the foregoing) all water gas and

other pipes and sewers drains meters and wires now or hereafter to be laid in under or upon any such parts as aforesaid (b) the main structure of the Block and in particular the foundations exterior walls passages landings and staircases main drains main roof chimney stacks gutters and rainwater pipes and water storage tanks enjoyed or used by the Lessee in common with the owners and lessees of the said block and (c) any window in the exterior walls not so covered by the covenants of the owners and lessees of the Block

(4) That (subject as aforesaid) the Lessor will so far as practicable keep lighted the passages landings and staircases so enjoyed or used by the Lessee in common as aforesaid and so far as practicable keep the garage forecourts paths boundary fences and walls and gardens in good condition

(5) To pay all rates taxes and outgoings (if any) now or hereafter payable in respect of any parts of the Block except insofar as such fall to be paid by owners and lessees (including the Lessee) of the Block

(6) That (subject as aforesaid) the Lessor will so often as reasonably required redecorate those parts of the exterior of the Block usually decorated and in particular will paint the exterior of the Block usually painted with two coats at least of good quality paint and will also so decorate the passages landings and staircases of the Block as often as reasonably required in such a manner as the Lessor shall think fit

(7) At the request and cost of the Lessee from time to time to take all available steps to enforce the covenants for repair or otherwise on the part of the Lessees of the adjoining flats subject to the Lessee providing such security for the costs and expenses of such enforcement as the Lessor may reasonably require

6. THE Lessor shall not be liable or responsible for any damage suffered by the Lessee (whether personally or in respect of the Demised Premises or any property of the Lessee therein) or any invitee or licensee of the Lessee through any defect in any fixture pipes drains wires staircase or other thing in the Block (including the demised premises)

7 PROVIDED ALWAYS AND IT IS HEREBY AGREED AND DECLARED that:

(1) If the rents and other monies hereby reserved payable or any parts thereof respectively shall be unpaid after becoming payable (whether formally demanded or not) the covenants on the part of the Lessee herein contained shall not be observed and performed then and in any such case it shall be lawful for the Lessor or any person or persons authorised by it in that behalf at any time thereafter to re-enter the Demised Premises or any part thereof in the name of the whole and thereupon the term hereby shall absolutely determine but without prejudice to any rights action or remedy of the Lessee in respect of any breach of the covenant by the Lessee hereinbefore contained

(2) In case at any time during this demise any dispute shall arise between the Lessee and the Lessor or any other of the tenants of the Lessor relating to the premises to them respectively demised or the party or other walls sewers drains pipes watercourses and other easements rights appurtenances or other things whatsoever relating or belonging thereto or any repairs thereto or the contributions in respect of the expense of such repairs as herein provided or any nuisance or annoyance arising therefrom then and in every such case such dispute (provided the other party or parties thereto shall also have agreed or become bound so to refer the same) shall be referred to the determination and award of the Surveyor for the time being of the Lessor which determination and award shall be final and binding on the Lessee

(3) All interior walls which are common to the Demised Premises and any adjoining flat or other building in the Block are to be party walls and the expense of maintaining them shall be borne in equal shares by the Lessee and the lessee of the adjoining flat or other building

(4) Any notice required or authorised to be given to or served upon the Lessee or Lessor respectively shall be in writing and may be given in any of the modes provided by Section 196 of the Law of Property Act 1925 and the Recorded Delivery Service Act 1962

8. IT IS HEREBY DECLARED as follows:

(1) That where the Lessee consists of two or more persons all covenants by and with the Lessee shall be deemed to be by and with such persons jointly and severally and that where

there is reference to singular herein it shall include the plural and vice versa and male shall include female herein

(2) The Main Structure shall mean all foundations exterior walls and all other interior walls porches halls staircases landings floors and ceilings which are not the responsibility of any owner or lessee under the covenants contained in any Lease of the said block and the roof shall mean the timbers and all roofing material

IN WITNESS whereof this document has been duly executed as a Deed and delivered the day and year first before written

THE FIRST SCHEDULE above referred to

1. The right for the Lessee its workmen servants visitors and other persons having lawful occasion to use the same in connection with the use and enjoyment of the Demised Premises in common with the Lessor and the lessees for the time being of the adjacent properties and all other persons authorised by them at all times and for all purposes to use and to go pass and repass on foot only over and about the halls entrances passages stairways landings paths and the garden ground and also the right to pass and repass with or without vehicles over the right of way and garage forecourt leading to the garage hereby demised

2. The free and uninterrupted passage and running of gas and electricity water and soil from and to the Demised Premises through the pipes wires and cables and sewers drains and watercourses which now are or may at any time hereafter be in under or passing through the said block or any part thereof and adjoining land of the Lessor

3. The right with servants workmen and others at all reasonable times (and upon giving reasonable notice except in case of emergency) to enter into and upon other parts of the Block and adjoining land belonging to the Lessor for the purpose of repairing cleansing maintaining and renewing such pipes wires conduits and cables sewers drains and watercourses as aforesaid and of laying down any new pipes and wires and conduits for television and wireless or otherwise and cables sewers drains and watercourses causing as little disturbance as possible and making good all damage thereby occasioned

4. The right to subjacent and lateral support and to shelter and protection from the other parts of the Block and from the site and Roof thereof
5. The right with servants workmen and others at all reasonable times (and upon giving reasonable notice except in case of emergency) to enter into and upon other parts of the Block for the purpose of carrying out necessary repairs alterations and amendments or of repairing maintaining or renewing any part of the Block giving subjacent or lateral support shelter or protection to the Demised Premises causing as little disturbance as possible and making good all damage thereby occasioned
6. All such other rights easements and quasi easements as now belong to or are enjoyed by the Demised Premises
7. The benefit (so far as the Lessor is able to grant the same) of the restrictions contained in the Leases of the other flats comprised in the Block

THE SECOND SCHEDULE above referred to

1. Except and reserving unto the Lessor and all persons deriving title from or under it and the Lessees of the other flats in the Block rights and easements over and along and through the Demised Premises or any part thereof equivalent to those contained in Clauses 1 to 6 (both inclusive) of the First Schedule hereto
2. The right to install renew connect with enlarge maintain and keep in repair the soil and waste water pipes and chimneys and air ventilation pipes (if any) leading to and used by the other properties
3. Power for the Lessor with workmen servants and others to exercise the rights of entry contained in and for the purposes mentioned in Clauses 3(6) hereof
4. Power for the Lessor and its Surveyors and Managing Agents with or without workmen and others at all reasonable times on notice (but no notice shall be required in case of emergency) to enter the Demised Premises for the purpose of viewing the state and condition thereof and of carrying out its obligations under Clause 5 of this Lease

THE THIRD SCHEDULE above-referred to

1. Not to use the premises hereinbefore demised or permit the same to be used for any purpose whatsoever other than as a private dwellinghouse or flat in the occupation of one family only nor to use the other properties comprised in the Block or in the neighbourhood nor for any illegal immoral unpleasant noisy or noxious purpose
2. Not to deposit or rest or suspend in or over the common entrance corridors balconies landings staircases garage forecourts gardens and ground any dirt rubbish articles or things. The said common entrances corridors balconies landings staircases garage forecourts gardens and grounds shall be kept free from any obstruction whatever
3. Not to do or suffer to be done any act or thing whereby any forecourts garden balcony or passageway in or belonging to the Block may be damaged or obstructed
4. Not to erect or suffer to be erected or affixed any poles masts or aerials outside the Demised Premises or so as to be visible from outside the flat whether in connection with radio television or apparatus or otherwise
5. Not to place or suspend or suffer to be placed or suspended any excessive weights on or from the floors ceilings or walls of the Demised Premises or set up upon the Demised Premises any machinery engine or other apparatus other than the usual domestic appliances
6. Not to bring or suffer to be brought do or permit to be done upon the Demised Premises anything which may render void or voidable any policy of insurance of the Demised Premises or of any part of the Block or which may cause an increased premium to be payable in respect thereof and not to store in the garage any petrol or other inflammable liquid or material
7. Not to throw or place any dirt rubbish or other refuse or permit the same to be thrown or placed into the sinks baths lavatories cisterns or waste or soil pipes. No washing or wearing apparel or any linen shall be exposed on any part of the Block or in or upon any part of the Demised Premises so as to be visible from the outside and no rugs mats carpets or

other articles shall be hung upon shaken or exposed from the Demised Premises or from the windows thereof

8. No musical instrument radio or television apparatus shall be played or used or any singing or noise take place in the flat between the hours of 12 midnight and 6am nor at any other time in such a manner as to cause nuisance damage annoyance or disturbance to the other owners lessees or occupiers of other properties in the Block or in the neighbourhood

9. No name writing drawings signboard plate or placard of any kind shall be put on or in any window or on the exterior of the Demised Premises or so as to be visible from outside the flat

10. Not at any time without licence in writing of the Lessor first had and obtained to erect or place or permit or suffer to be erected or placed any new erection in or upon the demised premises or make or permit or suffer to be made any alterations in any boundary wall or fence or make or permit or suffer to be made any change in the use of the Demised Premises or any part or parts thereof

THE FOURTH SCHEDULE above referred to

1 The expense of maintaining repairing redecorating and renewing:

(a) The Main Structure and in particular the foundations external walls main Roof chimney stacks gutters rainwater pipes water storage tanks and any windows and other things not covenanted to be repaired by the lessees or occupiers of the Block

(b) Such gas water and other pipes drains meters and electric cables and wires in under or upon the Block as are enjoyed or used in common with the owners lessees and occupiers of the other properties in the Block

(c) The main entrance corridors staircases landings and passages so enjoyed or used in common as aforesaid and the exterior decorations

(d) The boundary walls and fences

(e) Any gullies and pipes

(f) Main drains leading to the local authority sewer

2. The cost of lighting the staircases landings and corridors passages and main entrances and the cost of keeping the garage forecourts rights of way paths and gardens in good condition

3. All rates taxes and outgoings (if any) now or hereafter payable in respect of the garage forecourts paths gardens and any other part of the Block used in common as aforesaid and which do not fall to be paid by the owners and lessees (including the Lessee of the Block)

4. The fees of the Managing Agents in respect of the Management of the Block and collections and also the Certificate referred to in Clause 1(b) of this Lease

5. The cost of any insurance effected by the Lessor for the benefit of the Block as a whole not otherwise referred to herein

EXECUTED as a Deed by HALE)
(SEWARDSTONE ROAD))
LIMITED by the signature of :)

Director



Secretary

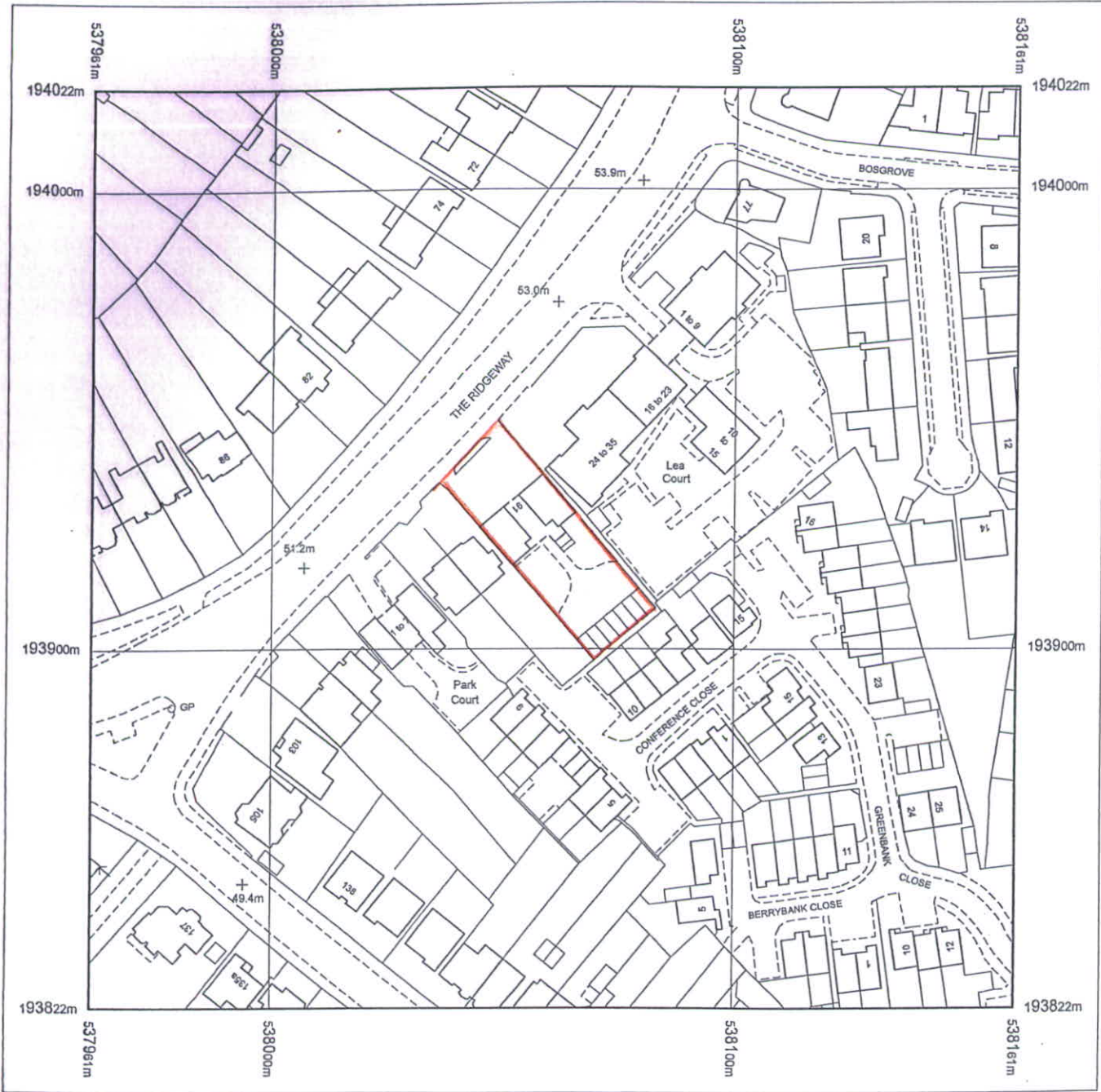


FLAT 2

A



OS Sitemap®



Produced 20.04.2011 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. © Crown Copyright 2011.

Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey.

Ordnance Survey, the OS Symbol and OS Sitemap are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain.

The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

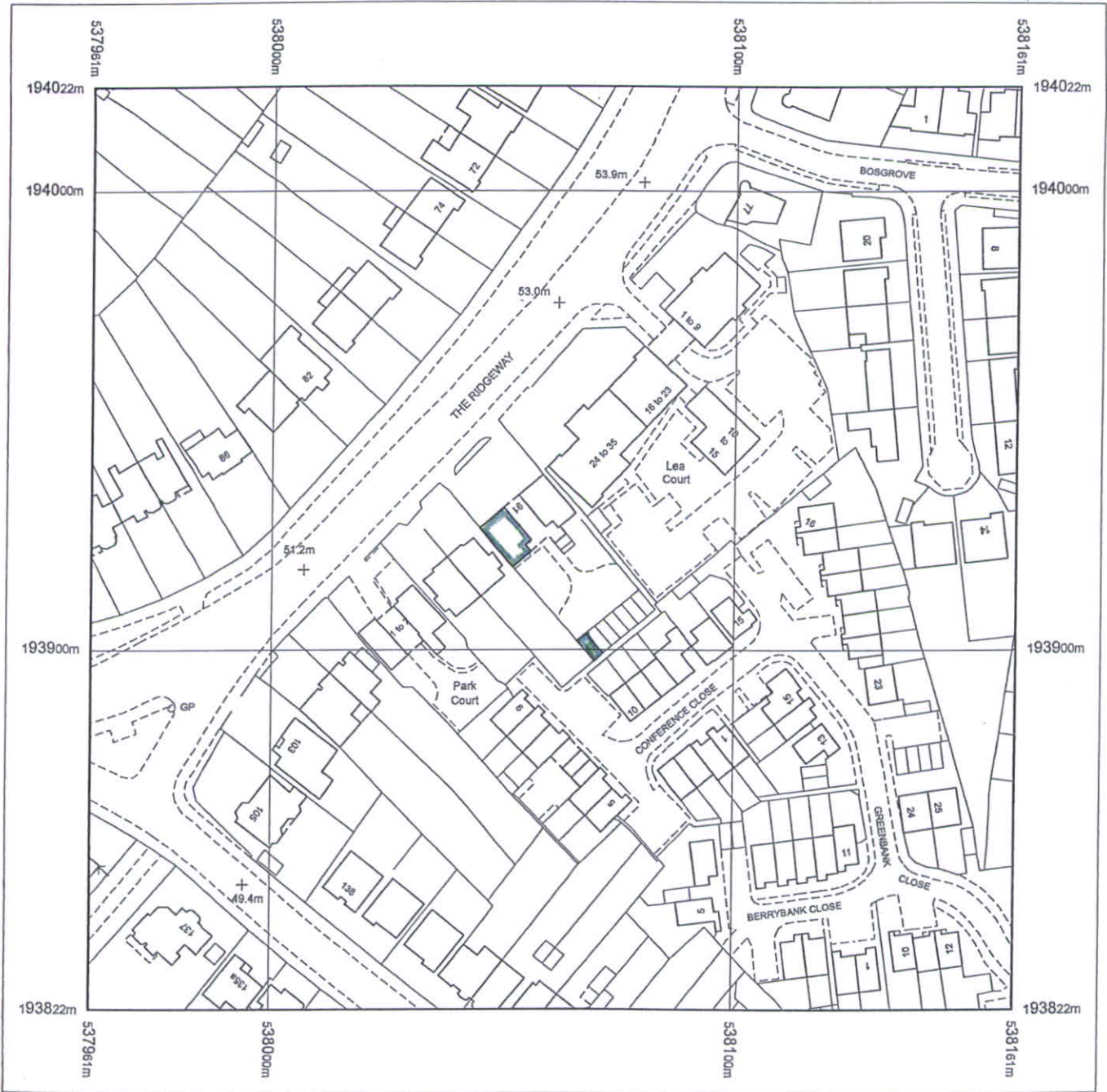


Scale 1:1250

Supplied by: **Dome Map Services**
Serial number: 01983700
Centre coordinates: 538060.88 193922.38

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:
www.ordnancesurvey.co.uk

Handwritten signature
P.F. K.



GROUND FLOOR

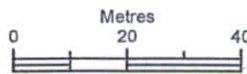
Produced 20.04.2011 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. © Crown Copyright 2011.

Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey.

Ordnance Survey, the OS Symbol and OS Sitemap are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain.

The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.



Scale 1:1250

Supplied by: Dome Map Services
Serial number: 01983700
Centre coordinates: 538060.88 193922.38

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site: www.ordnancesurvey.co.uk

Handwritten signature and initials P.F.R.