These are the notes referred to on the following official copy

Title Number MX352605

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.

Stant.

THIS LEASE made the

22 mol

day of November

One thousand nine hundred and fifty 57

BETWEEN

DAVIS CONTRACTORS LIMITED whose registered office is situate at 352 Kilburn High Road in the County of London (hereinafter called "the Lessor" which expression shall where the context so permits include the persons for the time being entitled to the reversion immediately expectant on the determination of the term hereby created) of the first part Tokin Kiddle Hod of . As Pauls Assence Landon N.C.2

a. a. .

· Brochemist

(hereinafter called "the Jessee" which expression shall where the context so permits include the persons deriving title under the Lessee) of the second part and FLATS AND ESTATES MANAGEMENT LIMITED whose registered office is situate at 15% Victoria Street in the City of Westminster S.W.l (hereinafter called "the Company") of the third part

NOW THIS LEASE made in consideration of the sum of TWO
THOUSAND FIVE HUNDRED AND FIFTY POUNDS paid by the Lessee to the
Lessor (the receipt whereof the Lessor hereby acknowledges) and
of the yearly rent and covenants on the part of the Lessee
hereinafter reserved and contained

WITNESSETH as follows:-

1. THE Lesser HEREBY DEMISES unto the Lessee ALL THAT Flat

landing
entwangerhable and statutese described in Part I of the Schedule
hereto (hereinafter together called "the Flat") TOGETHER WITH.

the rights privileges and appurtenances set out in Part II of
the Schedule hereto EXCEPT AND RESERVING to the Lessor the
rights set out in Part III of the Schedule hereto
TO HOLD the same unto the Jessee from the 25th day of March 1957
for the term of MINETY MINE YEARS.

Term

Rent

YIELDING AND PAYING therefor during the said term the yearly

1

rent of TEN PCUNDS payable by four equal instalments in advance on the usual quarter days in each and every year free of any deduction whatsoever except the Landlords Property Tax The first such payment or a proportionate part thereof to be made on the execution hereof

LESSEE'S COVENANTS To pay rent

- 2. THE LESSEE HEREBY COVENANTS with the Lessor as follows:-
- (1) To pay the rent hereby reserved at the time and in manner aforesaid without any deduction except as aforesaid

To pay rates and taxes

(2) To pay and discharge all rates taxes duties assessments charges and outgoings whatsoever whether Parliamentary parochial or of any other description which now are or during the term hereby granted shall be imposed or charged on the Flat or any part thereof or the Lessor or the Lessee or the owner or occupier in respect thereof (the Lendlords Property Tax only excepted)

To repair

(3) From time to time and at all times during the said term well and substantially to repair uphold support clean maintain drain and keep the Flat (including xthe xentrance xhall xthe reaff but and also to the landing thereof exall white the staircase leading from substantial and all additions which may at any time during the said term be made to the Flat and the fixtures therein AND jointly with the Lessee or Lessees for the time being of other flats entitled to use the same to repair maintain and keep the party walls hatched black on the Plan annexed hereto

Exterior painting (4) In the year One thousand nine hundred and sixty and thereafter once in every third year and in the last year of the said term whenever and however determined to paint in a colour to be approved by the Lessor's surveyor for the time being all the outside wood and ironwork of the Flat and all additions thereto with two coats at least of good oil and white lead paint in a proper and workman like manner

Interior painting

(5) Once in every seventh year and in the last year of the

said term whenever and however determined to paint all the
and also
interior of the Flatx(nothenxxthen the said staircase) and all
additions thereto usual or proper to be painted with two coats
at least of good oil and white lead paint in a proper and workmanlike manner and also at such times as last aforesaid to whitewash
and the said staircase
colour and paper such portion of the interior of the Flat as are
usually so treated.

Joint liability for hall

(6) Provided always and it is hereby declared that the liability of the Lessee under the covenants contained in subclauses (3) (4) and (5) hereof shall so far as relates to the landing and edged red and the staircase leading thereto contrance what coloured yellow on the plan be a liability jointly with the lessee for the time being of the adjoining Flat Number 188 in the Building and shall so far as relates as aforesaid be enforceable as if such covenants had been entered into by the Lessee jointly with such other lessee

To yield up in repair (7) To yield up the Flat at the expiry or sooner determination of the said term in such state of repair decoration and condition as accords with the covenants hereinbefore contained together with all additions and improvements made thereto in the meantime and all fixtures of every kind in or upon the Flat or which during the said term may be affixed or fastened to or upon the same (except tenants fixtures)

Inspection by Lessor

Repair by Lessor (9) To permit the Tessor if the Lessee shall make default in any of the covenants hereinbefore contained for or relating to or of the said staircase the repair of the Flat/(but without prejudice to the right of re-entry hereinafter contained) to enter upon the Flat/and repair the same at the expense of the Lessee in accordance with the covenants and provisions of these presents and the expenses of such repairs or in the case of repairs for which the Lessee is liable jointly with another or others the appropriate preportion of such expenses to be determined by the Lessor's surveyor shall be repaid by the Lessee to the Lessor on demand

Entry by adjoining Lessees (10) To permit the Lesser and the tenants of the adjoiring flats numbers 2 % and % and their respective agents or workmen at any time or times during the said term but only (save in case of urgency) at reasonable hours and upon giving reasonable notice to enter upon the Flat so far as may be necessary for executing repairs or alterations of or upon such adjoining premises or for constructing laying down altering repairing cleansing emptying or maintaining any sewers watercourses cesspools gutters drains waterpipes electric wires or gas pipes in connection with or for the accommodation of the said adjoining flats causing as little damage or disturbance as may be to the Flat and restoring the same and the surface of the soil and everything erected thereon to its former condition without any unreasonable delay but without making any compensation for any temporary damage or inconvenience

Insurance Premium (11) Not to do or suffer anything which will or may make void or voidable any policy for the insurance against fire of the Flat or of any adjoining flat or which causes an increased premium to be payable for such insurance

Not to assign etc. part only

(12) Not to assign charge underlet or part with possession of part only of the Flat or permit or suffer any person to

'To register assignments etc.

an assignee who shall contemporaneously with such assignment or transfer enter into covenants with the Lessor and the Company in a form to be approved by the solicitors for the time being of the Lessor to observe and perform the covenants contained in Clause 5 hereof and within twenty one days after the date of any assignment underlease or other devolution of the demised premises at his own cost to deliver to the Lessor's solicitors for the time being an abstract from such assignment underlease or other document containing the date thereof the names and descriptions of the parties thereto and specifying the party or parties in whom the or any legal estate is thereby vested and will at any time pay to such Solicitors a fee of one guinea in respect of every such dealing

assign charge underlet or part with possession of part only of the Flat

To register assignments etc.

(13) Within twenty one days after the date of any assignment underlease or other devolution of the Flat at his own cost to deliver to the Lessor's Solicitors for the time being an abstract from such assignment underlease or other document containing the date thereof the names and descriptions of the parties thereto and specifying the party or parties in whom the or any legal estate is thereby vested and will at the same time pay to its Solicitors a fee of Twenty one shillings in respect of every such dealing

Use only as one dwelling-

Not to contravene Town Planning Acts (14) To use and occupy the Flat as a private dwellinghouse in one single or family occupation only and not for any other purpose

(15) Not to do or omit or permit to be done or omitted anything in the Flat the doing or omission of which shall be a contravention of the Town & Country Planning Act 1947 and to indemnify the Lessor against all actions proceedings damages penalties costs charges claims and demands in respect of such acts or omissions

Not to cut maim or injure

(16) Not to cut maim or injure any of the principal timbers roofs or walls of the Flat nor erect or suffer to be erected any new buildings thereon or make any structural alteration or addition to the Flat

Not to make alterations

(17) Not to erect upon any part of the Flat ary building whether temporary or permanent other than the Flat hereby demised and not without the previous licence in writing of the Lessor or its surveyor for the time being to make any alteration in the plan or elevation of the said Flat or in any of the party walls or in any of the principal or bearing walls floors or timbers

To insure

(18) At all times during the term hereby granted to insure and keep insured the demised premises under a householders comprehensive policy for private dwellings (all items with no

exclusions) to be issued in the joint names of the Lessor and the Lessee by the Sun Insurance Office of 307 Finchley Road in the County of London or such other insurance office in the XXXXXXXXX Kingdom xxxxxxxxx as may from time to time be nominated by the Lessor in the sum of £2550 or such other sum as the Lessor shall from time to time declare to be equal to the full value thereof (including professional fees incurred in reinstatement) and to pay all premiums necessary for that purpose within seven days after the same shall become due and whenever required to produce to the Lessor the policy of such insurance and in case of any damage or destruction to the demised premises forthwith to lay out the insurance money . in rebuilding or making good the damage sustained in accordance with any statutory or local enactments for the time being in force and to make up any deficiency out of his own money PROVIDED ALWAYS that if the demised premises shall not be kept insured as aforesaid the Lessor may insure the same and pay the premiums and the amounts thereof shall be repaid by the Lessee forthwith and until payment thereof shall be recoverable by distress as for rent in arrear

To pay Gas and Electricity (19) To pay all charges for gas and electricity supplied to the Flat as shown by separate meters affixed therein and the charges for such meters and to indemnify the Lessor in respect thereof

To observe Regulations (20) To observe and perform the regulations set out in Fart IV of the Schedule hereto and such other reasonable regulations which the Iessor may from time to time make for the proper management as a high-class residential building of the building of which the Flat forms part

To pay costs of Section 146 Notice (21) To pay to the Lessor all expenses (including Solicitors' costs and Surveyors' fees) incurred by the Lessor incidental to the preparation and service of a notice under Section 146 of the Law of Property Act 1925 notwithstanding that forfeiture is avoided otherwise than by relief granted by the Court

If and in insuring in the joint names of the Lessor and Company against Third Party claims made against them or as either of them in respect of the lawns, gardens, footpaths and carriageway

Lessee's covenant as to garden etc.

in the year 1957 the sum of ClO and covenant with the Company to pay to the Company/in each yearxx succeeding year a sum equal to one twelfth of the aggregate of FIRST all expenditure reasonably and properly incurred by the Company during the previous calendar year in performing the covenants on the part of the Company set forth in the succeeding clause hereof/and SECCND an amount equal to Ten per cent of such expenditure such amount being payable to the Company as a management fee such sum to be paid to the Company within one month after a demand in writing therefor has been left at or sent by post to the Flat addressed to "the Lessee" thereof

Company's covenant as to garden etc.

4. THE COMPANY HEREBY COVENANTS with the Lessee that the Lessee duly paying to the Company the moneys payable under the last foregoing clause hereof the Company at all times during the term hereby granted will maintain and keep in good order repair and condition as a lawn or garden the land coloured green on the plan and will repair maintain and clean the footpaths and the carriageway coloured yellow on the plan

LESSOR'S COVENANTS Quiet enjoyment

- 5. THE LESSOR HEREBY COVENANTS with the Lessee as follows:-
- (1) That the Lessee paying the said yearly rent hereby reserved and observing and performing the covenants and conditions on the part of the Lessee herein contained shall and may peaceably and quietly possess and enjoy the demised premises during the term hereby granted without any lawful interruption or disturbance by the Lessor or any person claiming under the Lessor

Repair and Insurance of adjoining premises

(2) That the Lessor will not during the term hereby granted grant any lease or tenancy of the premises immediately above the Flat and known as Flat No. W save upon terms that the lessee or tenant thereof covenants for the repair of the said Flat No. W 5 (including everything whose the level of the underside of the which forms the floor of the flat hereby demised concrete floor/possesschesseschessesschessesschessesschesseschessesschessesschessesschesseschessesschessesschessesschesse

thermonical thereof) in the like terms as are set our in Clause 2.(3) hereof and to insure the said Flat No. 7 in the like terms as are set our in Clause 2.(18) hereof PROVIDED ALWAYS and it is hereby agreed that in the event of the assignment by the Lessor of the reversion immediately expectant upon the determination of the term hereby granted the Lessor shall on and from the date of such assignment cease to be liable in respect of any breach or breaches of this covenant which may occur after the date of such assignment

To permit Company to enter garden etc.

(3) That the Lessee duly paying the monies payable under Clause 3 hereof the Lessor will permit the Company its servents and agents to have access to the land coloured yellow on the plan for the purpose of performing the covenant on the part of the Company contained in Clause 4 hereof

Proviso for re-entry

or any part thereof shall at any time be unpaid for twenty one days after the same shall have become due whether the same shall have been legally demanded or not or in case of the breach non-performance or non-observance of any of the covenants on the part of the Lessee herein contained then and in any such case it shall be lawful for the Lessor or any person authorised by it to enter into and upon the demised premises or any part thereof in the name of the whole and to repossess the same as of its former estate and thereupon the term hereby created shall absolutely determine but without prejudice to any right of action or remedy of the Lessor in respect of any breach of any of the covenants by the Lessee hereinbefore contained

Service of Notices 7. IT IS HEREBY AGREED that any notice hereby required or authorised to be given to the Lessor or the Lessee shall be in writing and may be given in manner provided by Section 196 of the Law of Property Act 1925 with respect to notices to be given to a lessor or lessee under that Act

SCHEDULE

PART I

ALL THAT Flat known or to be known as No. 7 on the first floor of Langham Court Station Approach South Ruislip in the County of Middlesex as the said Flat is shown on the Flan annexed hereto

TOGETHER WITH the first floor landing coloured yellow and edged red on the said plan and adjoining the said Flat which said Flat and landing shall be deemed to include the concrete floor forming the first floor of the building but not the ceiling plaster affixed to the underside of such floor and everything above the level of the underside of such floor and in particular so much of the roof of the building as is vertically above the said flat end landing and to include also so much of any pipe gutter or other thing affixed to the outside of the said Flat and landing as is above the said level.

Construction

8. IT IS HEREBY AGREED that in this lease references to any Act or Acts of Parliament shall be construed as including references to any statutory modification or re-enactment thereof for the time being in force

Marginal Notes 9. THE marginal notes shall be deemed not to form part of these presents and shall not be taken into account in the construction or interpretation of any covenant condition or provise herein contained 10. 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 the rent exceeds

Certificate as to value

IN WITNESS whereof the Lessor and the Company have hereunto affixed their Common Seals and the Lessee has hereunto set his hand and seal the day and year first before written

SCHEDULE

PART I

here to together with the Flat erected or to be erected thereon and known or to be known as No. 5 Langham Court Station approach South Ruislip in the County of Middlesex AND

SECONDLY ALL THAT piece of land coloured yellow on the said plan together with the entrance hall and staircase erected thereon and adjoining the said Flat which said Flat entrance hall and staircase shall be deemed to include the foundations thereof and to extend upwards to the level of the underside of the concrete floor forming the first floor of the building and shall be deemed to include the plaster ceiling of the Flat and of the entrance hall

affixed to such concrete floor and to include also so much of any pipe and/or other thing affixed to the outside of the said Flat and entrance hall as is below the said level

Rights included in demise

SCHEDULE

PART II

Easements of Access 1. The right in common with the Lesser and the lessees or occupiers for the time being of the other Flats in the Building and all others having the like right to use for purposes of access to and egress from the Flat/the service road and paths coloured yellow on the and second the staircase leading from the ground floor to said plan/subject/however/thextover/analsexforthexionintenance thexaming and service road and paths hereinbefore contained

2

Easements of Water etc.

2. The right in common with all others for the time being having the like right of passage and running of gas electricity water and soil from and to the Flat through the pipes wires conduits and drains in under or upon the Building

Support and Protection

- Lawns and Gardens
- 3. All such rights of support and protection as are enjoyed by the Flat from the other flats adjoining the same at the date hereof
- 4. The right to use in common with the Lessor and the lessess or occupiers for the time being of other flats in the Building and their visitors the lawns and gardens coloured green on the plan subject to such reasonable rules and regulations for the common enjoyment thereof as the Lessor may from time to time prescribe

Access to adjoining Flat

5. The right (to be exercised save in a case of urgency only at reasonable times and upon being given reasonable notice) to enter upon the premises adjoining the Flat and in particular upon the flat known as No. I for the purpose only of executing any necessary repairs and alterations to the demised premises the lessee causing as little damage disturbance and inconvenience

as possible and making good all damage occasioned thereby but without making any compensation for any temporary damage or inconvenience.

6. The benefit (in so far as the Lessor can grant the same) in

Benefit of Regulations

10

common with the Lessor and other persons entitled thereto of any covenant or agreement entered into by a lessee of any other flat in the Building with the Lessor for the observance and performance of the regulations specified in the Schedule hereto

SCHEDULE

PART III

EXCEPTIONS AND RESERVATIONS

Right to pass along Entrance Hall and Staircase 1. The right for the Lessor and the lessees and occupiers of the adjoining flats Nos. 5 % and 8 to pass and re-pass over and along the said antrangarbakkrandatherstaircascakeadingarbakkrafromaforathe purposeronlyrofraseessatorerreserves afromathersaid rentrangarbakkrandathersaid flatsagrangarbakkrandathersaid

Support and Protection

2. Such rights of support and protection to the flats adjoining the Flat as are now enjoyed from the Flat

Passage of Water etc.

3. The free and uninterrupted passage and running of water and soil gas and electricity from and to the other flats in the Building through the pipes wires conduits and drains in under or upon the Flat

Access for adjoining Lessees 4. The right for the Lessor and the lessees and occupiers of the adjoining flats Nos. 2 2 and X to enter upon the Flat or any part thereof(but only fsave in case of urgency) at reasonable times and upon giving reasonable notice) for any of the purposes and subject to the provisions mentioned in Clause 5 of Part II of this Schedule 5. The right for the Lessor at any time hereafter to build or rebuild on any adjoining or neighbouring land according to such plans (whether as to height extent or otherwise) and in such menner as the Lessor shall think fit notwithstanding any interference thereby occasioned to the access of light to the Flat

Rights of Light

11

X (other than the land coloured green and yellow on the plan)

SCHEDULE

PART IV

REGULATIONS

- Nothing shall

 1. Modestockerspermids and sufficient as be done upon the Flat or any part thereof any santage which shall or may be or become a nuisance damage annoyance or inconvenience to the Lessor or to the lessee or occupier for the time being of any adjoining or neighbouring flat or to the neighbourhood
- 2. No person of unsound mind or of drunken or immoral habits shall be permitted to reside in the Flat
- 3. No windows or lights belonging to the Flat or the Building of which the Flat forms part shall be stepped up darkened or obstructed
- 4. No music or singing whether by instruments voices wireless gramophone television or other means shall be allowed in the Flat or the Building between 11 p.m. and 7 a.m.
- 5. Nothing shall be deposited or left in the entrance hall stairways or passages of the Building neither shall any carpet mat or rug be beaten or children allowed to play therein neither shall the same be in any way obstructed
- 6. No person shall reside in the Flat unless the floor thereof (including the passages) are covered with linoleum carpet rugs or other suitable materials except while the same shall be removed for cleaning repairing or decorating the Flat or for some temporary purpose (This Regulation however not to apply to a ground floor flat)
- 7. No flower pots or other things shall be placed outside the windows of the Flat unless securely fastened to the window boxes provided to the satisfaction of the Lessor
- 8. Not to use or permit or suffer to be used the land coloured green on the plan otherwise than as a lawn or garden and not to

do or permit or suffer to be done thereon anything which would be a nuisance or inconvenience or disturbance to any other person using the same

9. No advertisement or notice of any description shall be placed on the outside of any of the walls or doors of the Flat or the Building except that the name of the Lessee (without any notice of the profession or business of the Lessee) may be painted or affixed outside the entrance door of the Flat in such style as the Lessor shall approve

10. Not to leave or park any motor or other vehicle in the carriageway adjoining the rear of the Building so as to cause annoyance or inconvenience to any lessee or or occupier of any flat in the Building.

No. 11

Not to fix a Wireless or television aerial to the exterior of the said flat or building but shall be entitled to use such television aerial as the Lessors may erect on the roof of the said building, the position of such aerial to be at the absolute discretion of the Lessor.

DAVIS CONTRACTORS LIMITED

and

FLATS & ESTATES MANAGEMENT LIMITED

to

T. K. Hard Cop

LEASE

of

Flat No.7%, Lengham Court, Station Approach, South Ruislip in the County of Middlesex

Term: 99 years

From:

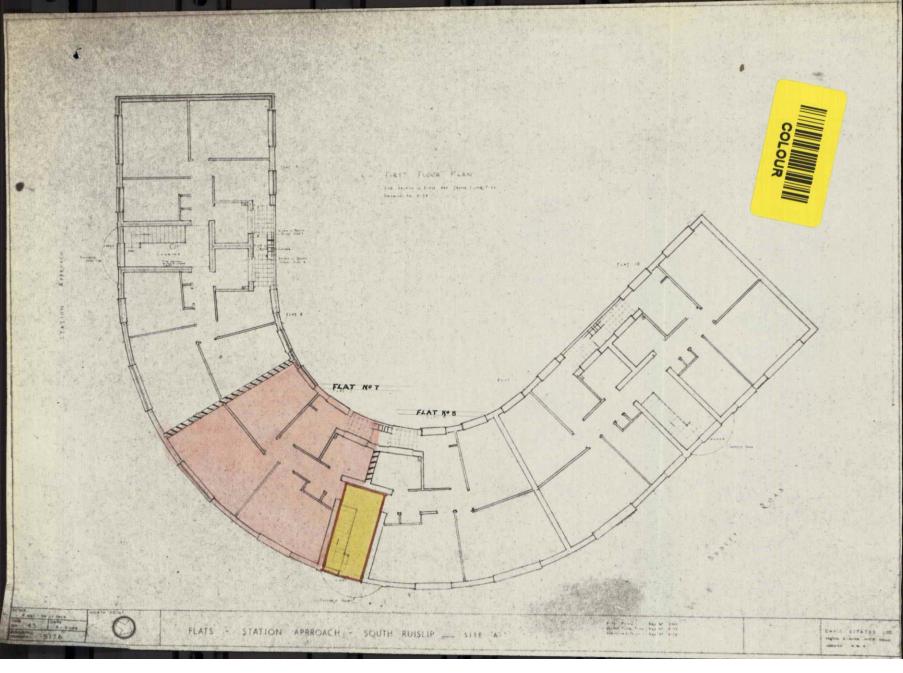
day of

195

Rent: £10-0-0 per annum

De Ruel corfe des do de a deme off, of the angual house Resem

D. Donald L. Davies & Co.,
195 Ealing Road,
Alperton,
Wembley,
Middlesex.



This official copy is incomplete without the preceding notes page.

