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Title Number MX352603

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413-19-0
P.D.S.

THIS LEASE made the 22nd day of November

One thousand nine hundred and fifty ~~seven~~ 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 Constance May Donahilly of 34 Port
Park Road, Haling, London. N.E. Personnel Manager and
.

(hereinafter called "the Lessee" 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 159 Victoria Street in the
City of Westminster S.W.1 (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 Lessor HEREBY DEMISES unto the Lessee ALL THAT Flat
~~entrance hall and staircase~~ 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

Term TO HOLD the same unto the Lessee from the 25th day of March 1957
for the term of NINETY NINE YEARS

Rent YIELDING AND PAYING therefor during the said term the yearly

rent of TEN POUNDS 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

2. THE LESSEE HEREBY COVENANTS with the Lessor as follows:-

To pay rent

(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 Landlords 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 the entrance hall thereof but~~ and also ~~and landing thereto~~ ~~excluding the staircase/leading from such entrance hall)~~ 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 the staircase and landing leading thereto
interior of the Flat/~~(other than 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 workman-
like manner and also at such times as last aforesaid to whitewash
and the said staircase and landing leading
colour and paper such portion of the interior of the Flat/as are thereto
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 sub-
clauses (3) (4) and (5) hereof shall so far as relates to the
landing and edged red and the staircase leading thereto
~~entrance-hall~~ coloured yellow/on the plan/be a liability jointly
with the lessee for the time being of the adjoining Flat Number 6 7
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

(8) To permit the Lessor and its surveyor or agent with or
without workmen or others at all reasonable times during the
said term to enter into and upon the Flat or any part thereof
~~(other than the staircase)~~ to view the condition thereof and also
effectually and substantially to make good and restore all defects
and wants of reparation which shall be discovered on any such
examination and of which notice in writing shall be given by the
Lessor to the Lessee within one calendar month after the giving
of such notice

Repair by
Lessor

(9) To permit the Lessor if the Lessee shall make default in any of the covenants hereinbefore contained for or relating to **or of the said staircase and landing** the repair of the Flat¹¹ (but without prejudice to the right of **staircase and landing** 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 proportion 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 Lessor and the tenants of the adjoining flats numbers ¹¹ 6 and 7 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.

(13) Not to assign or transfer the demised premises except to 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 3 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-house

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

Not to contravene Town Planning Acts

(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 main or injure

(16) Not to cut main 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 any 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 ~~County of~~ ^{United} ~~Kingdom~~ ^{Kingdom} 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 Part IV of the Schedule hereto and such other reasonable regulations which the Lessor 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

X

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

Lessee's
covenant as
to garden
etc.

3. THE LESSEE HEREBY COVENANTS with the Lessor and as a separate
in the year 1957 the sum of £10 and
covenant with the Company to pay to the Company in each ~~year a~~
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 ^X and SECOND
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 fore-
going 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 ^{below} ~~above~~ the
Flat and known as Flat No. ⁶ ~~7~~ save upon terms that the lessee or
tenant thereof covenants for the repair of the said Flat No. ⁶ ~~7~~
(including everything ^{below} ~~above~~ the level of the underside of the
which forms the floor of the flat hereby demised
concrete floor ~~of such Flat No. 7 and including in particular~~

ADDITION CLAUSES TO BE ADDED TO LEASE

No. 7 (to be annexed to Schedule Part 2). The right in common with all others for the time being having the like right for placing and using a refuse bin in the refuse bin enclosure forming part of the ground floor Flat No.

No. 11 (to be annexed to Schedule Part 4). 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.

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~~the-reof-thereof~~) in the like terms as are set out in Clause 2.(3) hereof and to insure the said Flat No. ⁶ 7 in the like terms as are set out 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 servants 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

6. PROVIDED ALWAYS that if the said yearly rent hereby reserved 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

~~2.10.25~~

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

ALL THAT flat known as or to be known as No. 8 Langham
Court Station Approach South Ruislip in the County of Middlesex
as the said flat is shown on the plan annexed hereto and thereon
coloured pink including so much of the roof as is vertically
above the said flat and including the concrete floor of the said
flat and everything above the level of the under side of such
concrete floor (but excluding the ceiling plaster affixed to
the lower side of such concrete floor) including in particular
so much of any pipe gutter or other thing fixed to the outside
of the flat 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 proviso herein contained

Certificate as to value 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 *three thousand five hundred* pounds

I N W I T N E S S 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

~~FIRST ALL THAT piece of land coloured pink on the plan annexed hereto 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 Lessor 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 **first** from the Flat/the service road and paths coloured yellow on the **and second the landing and staircase leading thereto from the said plan/subject however to the covenants for the joint maintenance ground floor** ~~of the said service road and paths hereinbefore contained~~

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

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

Lawns and
Gardens

4. The right to use in common with the Lessor and the lessees 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. ⁶ /7 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

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. 6 7 and 8 to pass and re-pass over and along the said entrance hall and the staircase leading therefrom for the purpose only of access to or egress from the said entrance hall and staircase or for the maintenance repair or alteration of the said flats or any of them

Support and
Protection

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

Passage of
Water etc.

2. 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

3. The right for the Lessor and the lessees and occupiers of the adjoining flats Nos. ¹¹ 6 and 7 to enter upon the Flat or any part thereof but only (save 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

Rights of
Light

4. 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 manner as the Lessor shall think fit notwithstanding any interference thereby occasioned to the access of light to the Flat
(other than the land coloured green and yellow on the plan)

SCHEDULE

PART IV

REGULATIONS

- Nothing shall**
1. ~~Not to do or permit or suffer to~~ be done upon the Flat or any part thereof ~~any act or thing~~ 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 stopped 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 ^{the Lessor or} any lessee or occupier of any flat in the building

Lessee
The ~~said Tenants~~ shall hold the devised premises upon trust to sell the same with power to postpone the sale and to hold the net rents and profits till sale and the net proceeds of sale for themselves in equal shares ~~as long as such trust for sale subsists~~ the following provisions shall have effect

Until the expiration of 21 years from the death of the survivor of the ~~said Tenants~~ *Lessee* the trustees or trustee for the time being of the said premises shall have power to mortgage charge underlet or otherwise dispose of the said premises with all the power of an absolute owner.

FLAT 8

DATED 22nd November 1957

DAVIS CONTRACTORS LIMITED
and
FLATS & ESTATES MANAGEMENT LIMITED
to

L E A S E

of

Flat No. 3, Langham Court, Station
Approach, South Ruislip in the County
of Middlesex

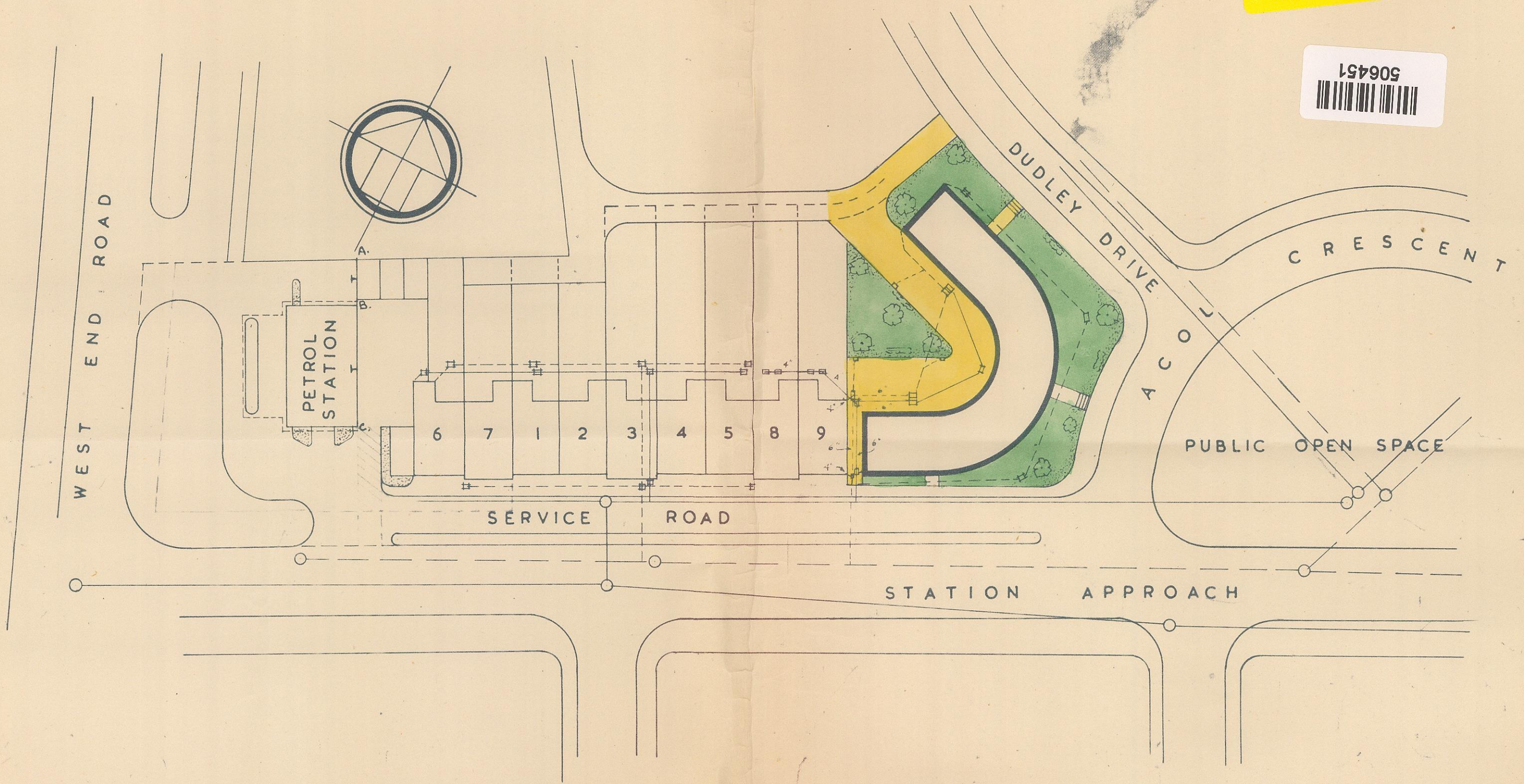
Term: 99 years

From: day of 195

Rent: £10-0-0 per annum

*We hereby certify this
to be a true copy
of the original lease
D. Donald L. Davies*

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

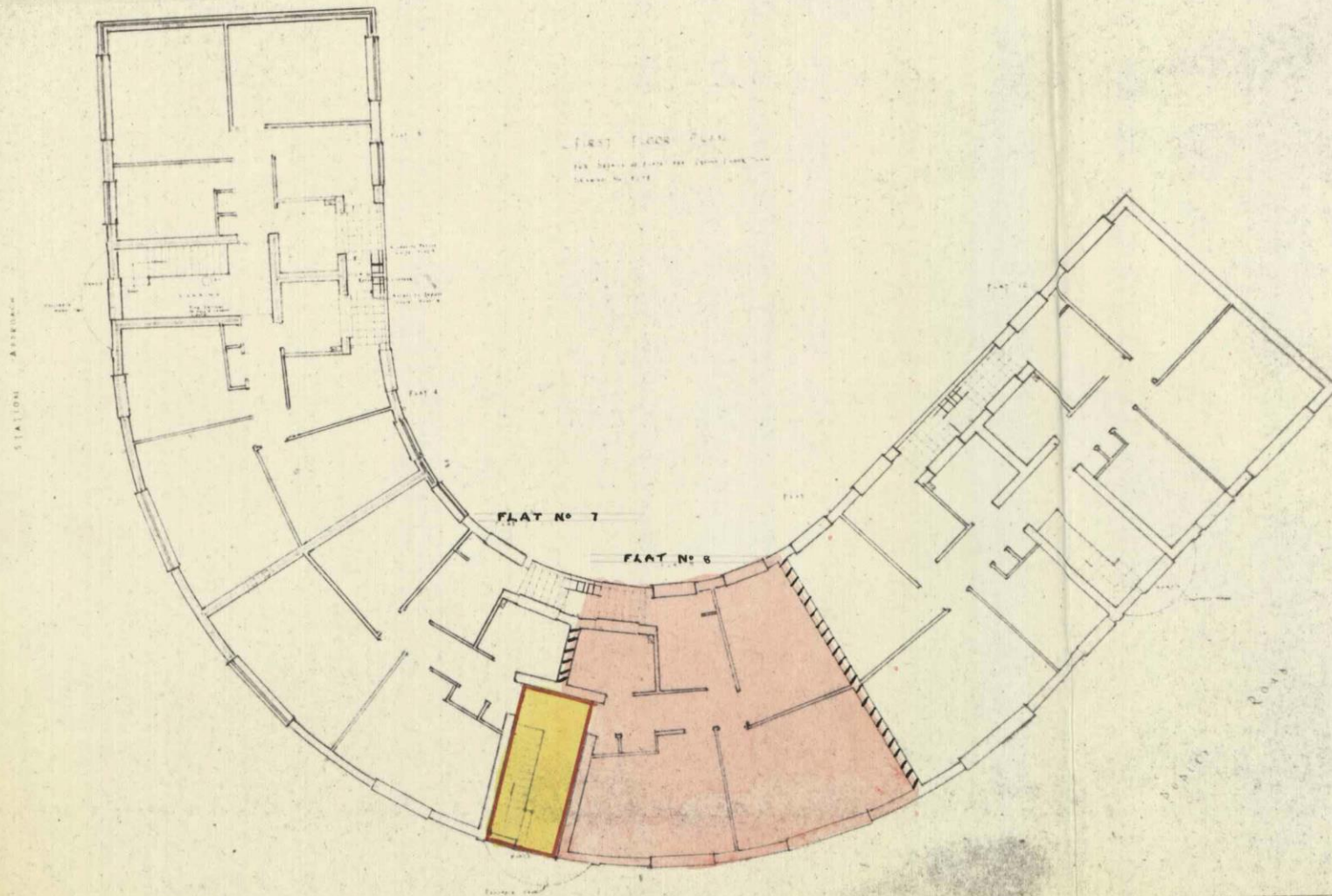


SCALE $\frac{1}{500}$

JOB NO. 45
DATE. 22. 3. '50.
DRAWING NUMBER. 3953

BLOCK PLAN • SHOPS & FLATS SOUTH RUISLIP

DAVIS ESTATES LTD
346 350 KILBURN HIGH RD.
N. W. 6.



FIRST FLOOR PLAN
FOR DEPT. OF WORKS AND PUBLIC WORKS
DRAWING NO. 1078

FLAT No 7

FLAT No 8



SCALE
1" = 10' 0"



FLATS - STATION APPROACH - SOUTH RUISLIP - SITE 'A'

Drawn by: J. H. B. 10/27
Checked by: J. H. B. 10/27
Reviewed by: J. H. B. 10/27

DAVID LESTER LTD
100, Victoria Road, Woking, Surrey