



# This Lease



made the Twenty-seventh day of

January One thousand

nine hundred and fifty eight 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 RAYMOND LAKE of 88 Long Lane Ickenham in the County of Middlesex (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 ~~15~~ 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 and landing 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 twenty fifth day of March One thousand nine hundred and fifty seven 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

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

(1) To pay the rent hereby reserved at the time and in manner

We certify that this is

A true copy of the original

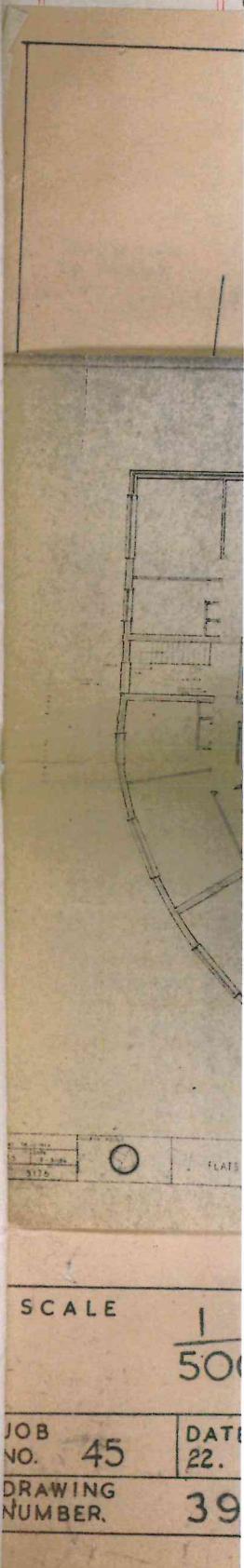
Allsop Durn LLP

2 Midcroft

Ruislip

Middlesex HA4 8ES

	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 and also the staircase leading to the landing thereof) 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 workmanlike 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 interior of the Flat (and also 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 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 coloured yellow and edged red on the plan and the staircase leading thereto be a liability jointly with the Lessee for the time being of the adjoining Flat Number 12 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



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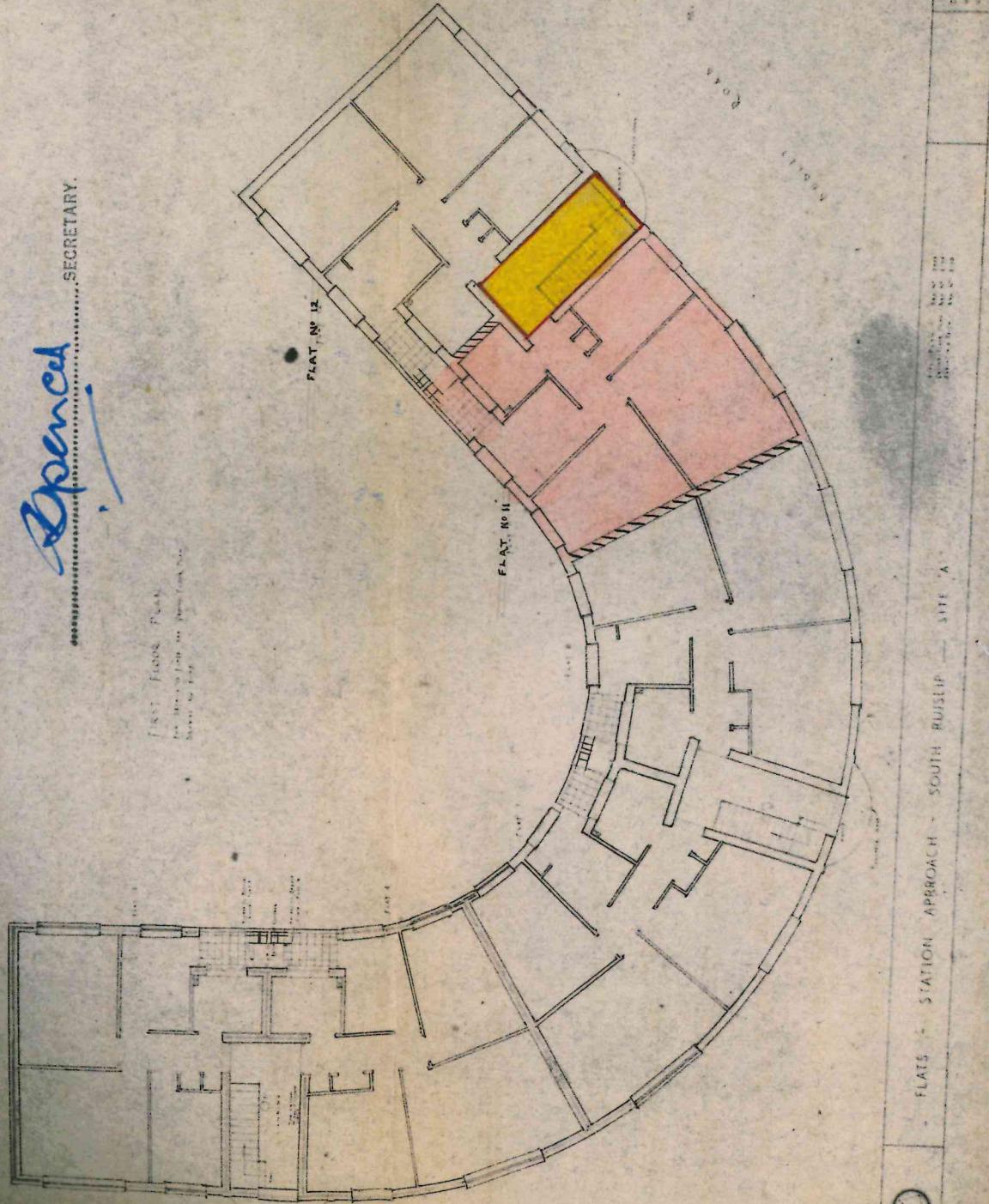
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*Bawdoo.* DIRECTOR.

Opened.

SECRETARY.



FLAT	STATION APPROACH	SOUTH BUILDING	WING A

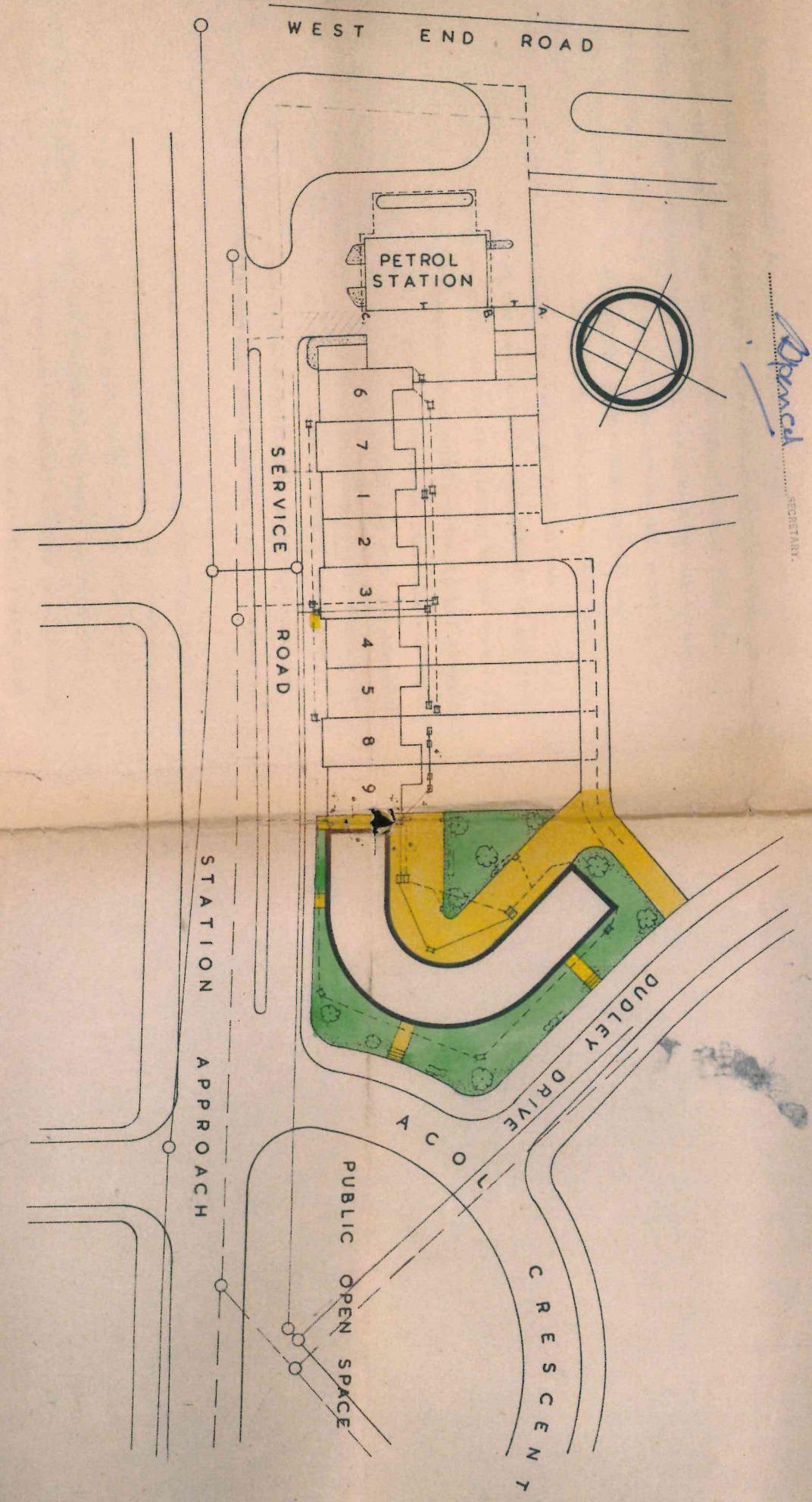
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BLOCK PLAN - SHOPS & FLATS  
SOUTH RUISLIP

45	DATE.
	22. 3. 50.

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



*Hornblower*  
D.P.C.

SECRETARY.

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 the repair of the Flat or of the said staircase (but without prejudice to the right of re-entry hereinafter contained) to enter upon the Flat and staircase 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 8 9 and 12 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 assign charge underlet or part with possession of part only of the Flat
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
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 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 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

To pay Gas and Electricity

To observe Regulation

To pay cos of Section 146 Notice

Lessee's covenant to garden etc.

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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 United Kingdom as may from time to time be nominated by the Lessor in the sum of Two thousand five hundred and fifty pounds 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

Lessee's  
covenant as  
to garden  
etc.  
  
3. THE LESSEE HEREBY COVENANTS with the Lessor and as a separate covenant with the Company to pay to the Company in each 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 in insuring in the joint names of the Lessor and the Company against Third Party claims made

Proviso for  
re-entry

against them or either of them in respect of the lawns gardens footpaths and carriageway and SECOND an amount equal to Ten per centum 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 Estate plan and will repair maintain and clean the footpaths and the carriageway coloured yellow on the plan

LESSOR'S  
COVENANTS

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

Service of  
Notices

Quiet  
enjoyment

(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

Construction

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 the Flat and known as Flat No. 9 save upon terms that the lessee or tenant thereof covenants for the repair of the said Flat No. 9 (including everything below the level of the underside of the concrete floor which forms the floor of the flat hereby demised in the like terms as are set out in Clause 2 (3) hereof and to insure the said Flat No. 9 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

Marginal  
Notes

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 Estate plan for the purpose of performing the covenant on the part of the Company contained in Clause 4 hereof

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Proviso for  
re-entry

Service of  
Notices

Construction

Marginal  
Notes

Certificate  
as to value

6. PROVIDED ALWAYS that if the saide 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

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

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

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

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

#### S C H E D U L E

##### PART I

ALL THAT flat known or to be known as Number 11 on the first floor of Langham Court Station Approach South Ruislip in the County of Middlesex as the said flat is shown coloured pink on the Plan 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 and 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

Rights included  
in demise

#### PART II

Right to  
pass along  
Entrance H  
and Stairc

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 from the Flat first the service road and paths coloured yellow on the said plan and second the entrance hall and staircase leading from the ground floor to the landing of the flat

Support an  
Protection

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

Passage of  
Water etc.

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

Access for  
adjoining  
Lessees

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 Estate plan subject to such reasonable rules and regulations for the common enjoyment thereof as the Lessor may from time to time prescribe

Rights of  
Light

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. 9 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

Benefit of  
Regulations

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

at which said floor forming part affixed level of the roof of the g and to include o the outside or occupiers d all others and egress from now on the said from the ing having the ter and soil and drains in oyed by the hereof lessees or ling and their ate plan common enjoy- be only at to enter upon he flat known repairs and s little ing good all ation for any ame) in common y covenant or the Building e regulations

specified in the Schedule hereto

7. 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. 9

### 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. 9 10 and 12 to pass and re-pass over and along the said landing   |
| 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. 9 10 and 12 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                                 | 5. The right for the Lessor at any time hereafter to build or rebuild on any adjoining or neighbouring land other than the land coloured green and yellow on the Estate plan 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 |

### PART IV

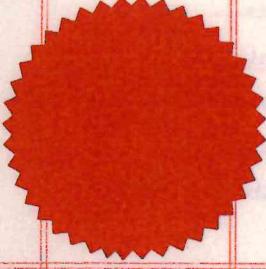
#### REGULATIONS

- Nothing shall 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
- No person of unsound mind or of drunken or immoral habits shall be permitted to reside in the Flat
- No windows or lights belonging to the Flat or the Building of which the Flat forms part shall be stopped up darkened or obstructed
- No music or singing whether by instruments voices wireless gramophone television or other means shall be allowed in the Flat or

THE COMMON SE  
ESTATES MANAG  
hereunto affi  
of:-

- 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
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 Lessor may erect on the roof of the said building, the position of such aerial to be at the absolute discretion of the Lessor

( THE COMMON SEAL of DAVIS  
( CONTRACTORS LIMITED was hereunto  
( affixed in the presence of:-



*Longbird*

DIRECTOR

*Opened*

SECRETARY

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*B. N. Chakrabarti*  
..... DIRECTOR.

*Opened*  
..... SECRETARY  
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DATED 27th January 1958

DAVIS CONTRACTORS LIMITED

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PLATS & ESTATES MANAGEMENT LIMITED

- to -

DR. R. LAKE

 Lease

- of -

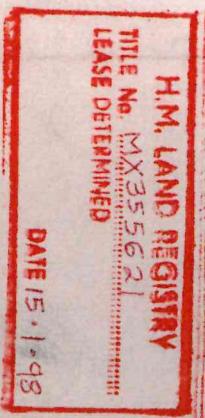
FLAT NO. 11 LANGHAM COURT, STATION

APPROACH, SOUTH KENSINGTON in the  
COUNTY OF MIDDLESEX

TERM : 99 YEARS

FROM : 25th day of March 1957

RENT : £10.0.0 per annum



NUMBER IN  
DOCUMENT  
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Churchill, Adams, Barker & Co.