

THIS DEED OF COVENANT is made the 25 day of March 2024

BETWEEN:

- (1) **Butterfield Management Company Limited** ("the Management Company")
(2) **Farhad Babaee Ghasemabadi** ("the Purchaser")

WHEREAS:

(a) By a Lease ("the Lease") dated 25th November 2011 and made between The City County of Bristol (1) and Davey Thurlwell and Michelle Jessie Raeburn (2) ("the Original Purchaser") and Butterfields Management Company Limited (3) the landlord demised plot 239 Butterfields be known as 20 Inkerman Close, Horfield Bristol Avon BS7 0XU ("The Demised Premises") to the original purchaser for a term of 999 years from 1st January 2010 subject as more particularly contained in the lease and subject to the payments of the rents reserved by and upon the terms and conditions contained in the lease.

(b) The Lease contains a covenant by the Original Purchasers not to dispose of the Property without contemporaneously obtaining the execution of a deed of covenant by the Purchaser with the Landlord and the Management Company in the form of this deed.

NOW THIS DEED WITNESSES as follows:

- (1) In this deed unless the context so admits the definitions interpretations agreements and declarations contained in the Lease shall (mutatis mutandis) apply hereto as though they were set out in full in this deed.
- (2) The Purchaser hereby covenants with the Management Company that as from the date of the transfer to the purchaser of the demised premises, the purchaser will pay the service charges. The interim charge and the supplemental interim charge and all other contribution and payments as provided for in the lease and observe and perform the covenants and conditions on the part of the Original Purchaser contained in the Lease.
- (3) The purchaser hereby applies to the management company to become a member of the management company.
- (4) The parties to this deed agree that a restriction in the terms prescribed in clause 10 of the lease shall at all times remain on the register of titles to the property and to take all necessary steps including the making of any application to the Chief Land Registry as may from time to time be necessary to give effect to this clause.

Executed by the Purchaser

SIGNED AS A DEED BY **Farhad Babaee Ghasemabadi**

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Signature of Farhad Babaee Ghasemabadi

In the presence of:

Signature of Witness..........

Name of Witness:.....MARTON BALAZS.....

Address of Witness: FLAT 2, BELGRAVE HOUSE, PEMBROKE GROVE
BS8 3DB BRISTOL