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Title Number BK446863

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**Reference**

SCB ST108/11

**Dated** 8<sup>th</sup> November 2011

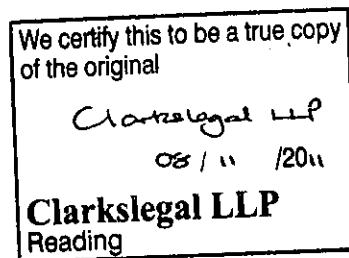
(1) Mertonford (Wokingham) Limited

(2) Brian Charles Steatham

Lease

relating to

2 Merton ford Pages Croft  
Wokingham Berksire RG40 2HQ



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**PRESCRIBED CLAUSES**

**LR1 DATE OF LEASE** 8<sup>th</sup> November 2011

**LR2 TITLE NUMBER**

**LR2.1 LANDLORD'S TITLE NUMBER** BK42032

**LR2.2 OTHER TITLE NUMBERS** BK73783

**LR3 PARTIES TO THIS LEASE**

**LANDLORD** **MERTONFORD (WOKINGHAM) LIMITED** (Company No. 2273427)  
whose registered office is at No. 1 Mertonford Pages Croft  
Wokingham Berkshire RG40 2HQ

**TENANT** **BRIAN CHARLES STEATHAM** of Lavender Cottage heath Ride  
Finchampstead Berkshire RG40 4QJ

**GUARANTOR** None

**LR4 PROPERTY**

2 Merton Ford Pages Croft Wokingham Berkshire RG40 2HQ

**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.**

**LR5 PRESCRIBED STATEMENTS ETC** None

**LR6 TERM FOR WHICH THE PROPERTY IS HELD**

999 years from 24 June 1967

**LR7 PREMIUM** £1

**LR8 PROHIBITIONS OR RESTRICTIONS ON DISPOSING OF THIS LEASE** None

**LR9 RIGHTS OF ACQUISITION ETC**

**LR9.1 TENANT'S CONTRACTUAL RIGHTS TO RENEW THIS LEASE, TO ACQUIRE THE  
REVERSION OF 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**

The easements in the Lease dated 29 December 1967

**LR11.2 EASEMENTS GRANTED OR RESERVED BY THIS LEASE OVER THE PROPERTY FOR THE BENEFIT OF OTHER PROPERTY**

The easements in the Lease dated 29 December 1967

**LR12 ESTATE RENT CHARGE 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**

None

THIS DEED is made the 8<sup>th</sup> day of November 2011

**BETWEEN:**

**MERTONFORD (WOKINGHAM) LIMITED** (Company No. 2273427) whose registered office is at 1 Merton Ford Pages Croft Wokingham Berkshire RG40 2HQ (hereinafter called "the Landlord") of the first part and **BRIAN CHARLES STEATHAM** of Lavender Cottage Heath Ride Finchampstead Berkshire RG40 4QJ (hereinafter called "the Tenant") of the second part

**WHEREAS:**

- (1) This Deed is supplemental to the lease of the premises known as 2 Merton Ford Pages Croft Wokingham Berkshire RG40 2HQ dated 29 December 1967 and made between Richard Costain Homes Limited (1) and William Theodore Jackson (2) ("the Lease")
- (2) The Property shall mean the Flat known as 2 Merton Ford Pages Croft Wokingham Berkshire RG40 2HQ as more particularly described in the Lease
- (3) The Lease is registered at HM Land Registry under title number BK73783 and the Tenant is the registered proprietor thereof
- (4) The freehold of Merton Ford Wokingham Berkshire RG40 2HQ is registered at HM Land Registry under title number BK42032 and the Landlord is the registered proprietor thereof
- (5) The Rent shall mean the sum of £20
- (6) The New Rent shall mean a peppercorn

**NOW THIS DEED WITNESSES** as follows:

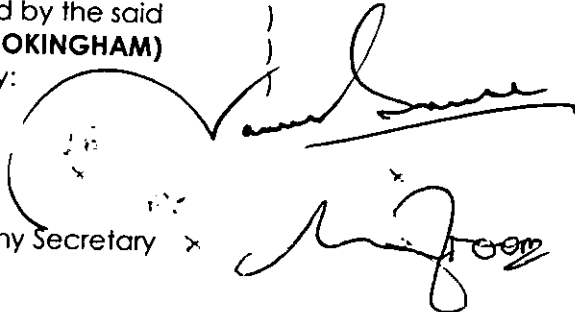
1. In consideration of the sum of One Pound (£1) paid by the Tenant to the Landlord the receipt of which is acknowledged and of the Surrender of the Lease the Landlord hereby demises to the Tenant with full title guarantee the Property as demised by the Lease TO HOLD the same unto the Tenant for the term of 999 years from 24 June 1967 paying the New Rent if demanded in substitution for the Rent

2. Save as aforesaid the covenants on the part of the Landlord and the Tenant (in the lease referred to as "the Lessors" and "the Lessee" respectively) and all provisions and other matters contained in the Lease (apart from the term granted thereby and the rent reserved thereby) are incorporated herein and agreed as if the same were herein set out in full and bind the parties and their respective successors in title

Signed as a deed by the said  
**MERTONFORD (WOKINGHAM)**  
**LIMITED** acting by:

Director:

Director/Company Secretary x

The image shows two handwritten signatures in black ink. The first signature is for James R. Bruce, and the second is for Muriel Froom. Both signatures are written in a cursive style. There are small 'x' marks next to the names on the right side of the page, corresponding to the labels 'Director' and 'Director/Company Secretary'.

JAMES R. BRUCE No. 5

MURIEL FROOM No 1