

These are the notes referred to on the following official copy

Title Number BK81118

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H. M. LAND REGISTRY

LAND REGISTRATION ACTS 1925 and 1936

THE TITLE NUMBER ALLOTTED TO
THE LAND HEREBY LEASED WILL ON
REGISTRATION BE OFFICIALLY
ENTERED OPPOSITE

COUNTY OR COUNTY BOROUGH:

BERKSHIRE

TITLE NUMBER:

BK 30275

PROPERTY:

BK 81118

Plot 56 The Ellison Way
Estate Wokingham.

This Lease

is made the *Twent* *Seventh* day of *Sept*
One thousand nine hundred and sixty *eight* B E T W E E N CITYFIELD PROPERTIES
LIMITED whose registered office is situate at Belmont House Westcote Road Reading Berkshire
(hereinafter called "the Freeholder" which expression shall where the context so admits
include the estate owners for the time being of the reversion immediately expectant upon
the determination of this Lease) of the first part THE ELLISON WAY MANAGEMENT
COMPANY LIMITED whose registered office is situate at 17 Surrey Street London W.C.2
(hereinafter called "the Management Company") of the second part and *STUART ALAN*
HIDDEN of 95 Church Drive North Harrow *in the County of Middlesex*
called "the Lessee" which expression shall include where the context so admits his
administrators executors and assigns) of the third part

W H E R E A S

- (1) The Freeholder is the Registered Proprietor with Absolute Title at H. M. Land Registry under title Number BK 30275 of the freehold land shown verged yellow on the plan annexed hereto (hereinafter called "the Ellison Way Estate")
- (2) By a Lease dated the *Thirtieth* day of *November* One thousand nine hundred and sixty five made between the Freeholder of the first part Calentin Limited of the second part and the Management Company of the third part certain parts of the Ellison Way Estate that is to say the gardens and pleasure grounds shown coloured green on the plan hereto annexed and the roads and footpaths shown coloured brown green and blue on the said plan and the entrance halls staircases landings and passageways giving access to the flats and maisonettes included in the Ellison Way Estate (all which property is hereinafter referred to as "the servient property" and is registered at H. M. Land Registry under Title Number -----) were demised to the Management Company for a term of years commencing on the date of that Lease and expiring on the Twenty fifth day of December Two thousand nine hundred and sixty four and subject to the covenants and conditions herein contained
- (3) For the consideration hereinafter mentioned the Freeholder has agreed to grant to the Lessee of the ~~flat~~/maisonette and garage hereinafter mentioned and the Freeholder

has also requested the Management Company to grant to the Lessee an underlease of the easements hereinafter mentioned over the servient property

NOW THIS DEED WITNESSETH as follows:-

1. IN consideration of the sum of Three thousand Eight hundred pounds now paid by the Lessee to the Freeholder (the receipt whereof the Freeholder hereby acknowledges) and also in consideration of the rent covenants and conditions hereinafter reserved and contained and on the part of the Lessee to be paid observed and performed the Freeholder HEREBY DEMISES unto the Lessee the premises described in the First Schedule hereto (hereinafter referred to as "the Flat/Maisonette") EXCEPT AND RESERVING unto the Freeholder and the Management Company the rights referred to in the Second Schedule hereto TO HOLD the same unto the Lessee for a term commencing on the date hereof and expiring on the Twenty fifth day of December Two thousand nine hundred and sixty four YIELDING AND PAYING therefor the yearly rent of Twelve pounds clear of all deductions (except Landlords Property Tax) by equal half yearly instalments in advance on the Twenty fourth day of June and the Twenty fifth day of December in every year the first or a due proportion of such first payment to be made on the execution hereof
2. FOR the consideration aforesaid the Management Company and the Freeholder hereby demise unto the Lessee and his successors in title owners or occupiers from time to time of the Flat/maisonette at all times and for all purposes of domestic use and convenience incident to the occupation of the Flat/Maisonette but not further or otherwise and in common with the Lessees of the other flats and maisonettes on the Ellison Way Estate the easements rights privileges and liberties more particularly specified in the Third Schedule hereto TO HOLD the same unto the Lessee (and so that the same shall be appurtenant to the Flat/Maisonette) for a term of years commencing on the date hereof and expiring on the Twenty fourth day of December Two thousand nine hundred and sixty four paying therefor yearly during the said term the rent of One pound to be paid clear of all deductions by equal half yearly payments in advance on the Twenty fourth day of June and the Twenty fifth day of December in each year the first or a due proportion of such first payment to be made on the execution hereof and also paying ^{to the Management Company} by way of further or additional rent such a yearly sum as shall be equal to the sum hereinafter defined as "the Service Charge" in respect of the year with respect to which the same is paid such sum to be calculated in manner hereinafter provided and to be paid in arrear on the days hereinbefore appointed for payment of rent the first such payment to be made on the Twenty-fifth day of December One thousand nine hundred and sixty-eight (and to be then made with respect to the year ended on that date)
3. AND the Lessee HEREBY COVENANTS with the Freeholder and as a separate covenant with the Management Company in manner following that is to say:-
 - (i) To pay to the Freeholder and the Management Company the respective rents hereby reserved at the time and in manner aforesaid without any deduction except as aforesaid

(ii) To pay and discharge (in addition to rent) 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~~/Maisonette or the Freeholder or the Lessee or occupier in respect thereof except Landlords Property Tax

(iii) To do and execute or cause to be done or executed all such works as under or by virtue of any Act or Acts of Parliament for the time being in force are or shall be directed or necessary to be done or executed upon or in respect of the ~~Flat~~/Maisonette or any part thereof (whether by Owner Landlord Lessee Tenant or Occupier) and at all times to keep the Freeholder indemnified against all claims demands and liabilities in respect thereof

(iv) From time to time during the said term to pay all costs charges and expenses incurred by the Freeholder in abating a nuisance and executing all such works as may be necessary for abating a nuisance in obedience to a notice served by a local or public authority

(v) To paint with two coats at least of good oil colour and in a proper and workmanlike manner all the wood iron and other work in and about the demised premises previously or usually or which ought to be painted as to the external parts thereof in every third year and as to the interior in every seventh year of the said term and at the same time to whitewash and colour such parts of the interior of the ~~flat~~/maisonette as are usually whitewashed and coloured and paper with paper of suitable quality such parts thereof as are usually papered

(vi) From time to time and at all times during the said term well and substantially to repair uphold support cleanse maintain drain amend and keep the ~~flat~~/maisonette and all new buildings which may at any time during the said term be erected on the site thereof and the fixtures therein with all necessary reparations cleansings and amendments whatsoever

(vii) To maintain and repair the roof of the garage and the walls of the garage marked "T" within the boundary on the said plan

(viii) At the expiration or sooner determination of the said term quietly to yield up unto the Freeholder all the ~~Flat~~/Maisonette so painted repaired upheld cleansed maintained drained amended and kept as aforesaid TOGETHER WITH all additions and improvements made thereto in the meantime and all fixtures of every kind in or upon the demised premises and which during the said term may be affixed or fastened to or upon the same except Tenant's fixtures

(ix) To permit the Freeholder or its agents at all reasonable times during the said term with or without workmen or others to enter the ~~flat~~/maisonette and examine the state of repair and condition thereof and during the last seven years of the said term to take schedules or inventories of the fixtures and other things to be yielded up at the expiration of the said term and also to repair and make good 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 Freeholder to the Lessee within three calendar months after

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the giving of such notice

(x) If the Lessee shall make default in performing or observing any of the covenants hereinbefore contained or relating to the repair of the ~~flat~~/maisonette it shall be lawful for the Freeholder (but without prejudice to the right of re-entry under the clause hereinafter contained) to enter upon the ~~flat~~/maisonette and repair the same at the expense of the Lessee in accordance with the covenants and provisions of these presents and expenses of such repairs shall be repaid by the Lessee to the Freeholder on demand

(xi) To permit the Freeholder the Management Company and any person or persons authorised by the Freeholder the Management Company and the tenants or occupiers of other flats and maisonettes and garages on the Ellison Way Estate and their respective agents or workmen at any time or times during the said term at reasonable hours in the daytime to enter upon the ~~flat~~/maisonette for the purpose of constructing laying down altering repairing cleansing emptying or maintaining such other flats and maisonettes and garages and any sewers watercourses cesspools gutters drains water pipes electric wires gas pipes or cables in connection with or for the accommodation of other flats and maisonettes and garages doing as little damage as may be to the ~~flat~~/maisonette and making good any damage thereby occasioned without any unreasonable delay but without making any compensation for any temporary damage or inconvenience

(xii) Not at any time during the said term without the licence in writing of the Freeholder first obtained to erect or place any additional building or erection on any part of the ~~flat~~/maisonette and not without such licence as aforesaid to make any alteration in the plan or elevation of the demised premises or in any of the party walls or the principal or bearing walls or timbers thereof

(xiii) Not to do or omit or permit or suffer to be done or omitted any act matter or thing in or respecting the demised premises required to be done or omitted (as the case may be) by the Town and Country Planning Act 1962 or Acts for the time being in force amending or replacing the same or which shall contravene the provisions of the said Acts or any of them And at all times hereafter to indemnify and keep indemnified the Freeholder against all actions proceedings costs expenses claims and demands in respect of any such act matter or thing contravening the said provisions of the said Acts or any of them as aforesaid

(xiv) Not at any time during the said term to carry on or permit to be carried on any trade manufacture or business of any description in the ~~flat~~/maisonette or permit the same to be occupied or used in any other manner than (a) as to the ~~flat~~/maisonette as a private dwelling in one occupation only and (b) as to the garage as a garage for a private motor car

(xv) Not to affix or display or erect upon or from the ~~flat~~/maisonette any placard board poster sign advertisement notice or writing (except the name and number of the Lessee's ~~flat~~/maisonette)

(xvi) Not to obstruct in any manner whatsoever the roads on the Ellison Way Estate or the pathways halls staircases landings or passageways giving access to any other

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flats or maisonettes or garages nor place or leave any bicycle perambulator or other article in or about the same nor otherwise interfere with or make dangerous unpleasant or inconvenient the use of the same by others entitled thereto

(xvii) Not to do or permit any waste spoil or destruction to or upon the ~~flat~~/maisonette or to or upon the pathways halls staircases landings or passageways giving access to any other flats or maisonettes or garages nor to do or permit any act or thing which shall or may become a nuisance damage annoyance or inconvenience to the Freeholder or its tenants

(xviii) That the Lessee will not assign underlet or part with the possession of part only of the ~~flat~~/maisonette or the lease of easements hereinbefore contained and will not without the previous written consent of the Freeholder assign or underlet the ~~flat~~/maisonette or lease of easements during the last seven years of the term hereby granted

(xix) That the Lessee will not assign underlet (except for short lettings of not more than Twelve months duration) or part with possession of the ~~flat~~/maisonette or lease of easements except to a person who has first applied to the Management Company to become a member thereof

(xx) That the Lessee will forthwith apply to the Management Company for membership thereof and will not during the said term do or suffer to be done or omit to do any act or thing whereby the Lessee shall fail or neglect or become or cease to be a member thereof

(xxi) The Lessee will throughout the whole of the said term upon every assignment underlease sub-underlease mortgage or charge whether by Deed or otherwise or devolution of title of the whole or any part of the Lessee's interest under and by virtue of this Lease in the ~~flat~~/maisonette or any part thereof or lease of easements within one month after the execution or coming into effect of such assignment underlease sub-underlease mortgage or charge or devolution in title give to the Freeholder's Solicitors notice in writing of such assignment underlease or sub-underlease mortgage or charge or devolution in title and produce at the office of such Solicitors for registration the deed or other instrument or such assignment underlease sub-underlease mortgage or charge or devolution in title and in the case of an Order of the Court a copy of such Order and also the Lease in cases where production of the Lease is necessary or appropriate and will pay to such Solicitors a fee of Two guineas in respect of every such notice and for registering every such instrument

(xxii) The Lessee will pay to the Freeholder all expenses (including Solicitors costs and Surveyors fees) incurred by the Freeholder incidental to the preparation and service of a notice under Section 146 of the Law of Property Act 1925 notwithstanding forfeiture is avoided otherwise than by relief granted by the Court

(xxiii) To observe and perform all regulations which the Management Company may from time to time make for the good of the Ellison Way Estate as a whole and the enjoyment of the Management Company's land by the lessees tenants and occupiers of the flats maisonettes and garages on such estate and without prejudice to the generality of the foregoing any regulations which may be made prohibiting the use of any part of the Management

Company's land from time to time for all or any purposes and in particular the conditions set out in the Fourth Schedule hereto

(xxiv) Forthwith to insure and at all times during the said term to keep insured the demised premises and all buildings erections and fixtures of an insurable nature which are now or may at any time during the said term be erected or placed upon or affixed to the demised premises to the full value thereof with an insurance office nominated by the Freeholder through the agency of the Freeholder in the joint names of the Tenant and the Freeholder whether in conjunction or not in conjunction with the name or names of any other person or persons legally or beneficially interested in the demised premises And whenever required to produce to the Freeholder or its agent the policy for every such insurance and the receipt for the last premium thereof AND in case the demised premises or any part thereof shall at any time during the said term be destroyed or damaged by fire then and as often as the same shall happen with all convenient speed to lay out all moneys received in respect of such insurance in rebuilding repairing or otherwise reinstating the demised premises in a good and substantial manner to the satisfaction of the Surveyor for the time being of the Freeholder and in case the moneys received in respect of the said insurance shall be insufficient for the purpose to make good the deficiency out of the Lessee's own moneys

~~GROUND FLOOR FLAT ONLY~~

(xxv) To repair maintain and keep in a clean and tidy condition and free from all obstructions the entrance hall and passageways leading to the flat situate on the Ground Floor jointly and equally with the owner or occupier for the time being of the adjacent Ground Floor flat

~~INTERMEDIATE FLAT ONLY~~

(xxv) To repair maintain and keep in a clean and tidy condition and free from all obstructions the staircase leading from the ground floor to the first floor and the passageways and landings leading to the flat and situate on the first floor jointly and equally with the owner or occupier for the time being of the adjacent first floor flat

~~TOP FLOOR FLAT ONLY~~

(xxv) To repair maintain and keep in a clean and tidy condition and free from all obstructions the staircase leading from the first floor to the second floor and the passageways and landings leading to the flat and situate on the second floor jointly and equally with the owner or occupier for the time being of the adjacent second floor flat

~~UPPER MAISONNETTES ONLY~~

(xxv) To repair maintain and keep in a clean and tidy condition and free from all obstructions the entrance hall outside staircase inside staircase passageways and landings leading to the maisonette jointly and equally with the owner or occupier for the time being of the adjacent upper maisonette

4.

PROVIDED ALWAYS AND IT IS HEREBY AGREED as follows:-

(i) In case at any time during this demise any dispute shall arise between the Lessee and the Management Company or any other of the tenants of the Freeholder

relating to the premises to them respectively demised or the party or other walls fences ways passageways pathways sewers drains pipes watercourses roofs and other easements rights or appurtenances whatsoever relating or belonging thereto or any repairs thereto then and in every such case such dispute (provided the other party thereto shall also have agreed or become bound so to refer the same) shall be referred to the determination and award of a person nominated by the President for the time being of the Chartered Institute of Surveyors which determination and award shall be final and binding on the Lessee the costs of such arbitration being borne by the person requiring such reference and a sum specified by the Freeholder's Solicitors as representing the probable cost thereof having been deposited with the Freeholder's Solicitors

(ii) If the rents hereby reserved or any part thereof shall be in arrear for twenty-one days after the same shall have become due whether the same shall have been legally demanded or not or in the event of any breach non-performance or non-observance of any of the covenants conditions and agreements on the part of the Lessee herein contained then and in any such case it shall be lawful for the Freeholder or any person or persons duly authorised by it in that behalf to enter into or upon the demised premises or any part thereof in the name of the whole and peaceably to hold and enjoy the same thenceforth as if these presents had not been made but without prejudice to any right of action or remedy of the Freeholder in respect of any antecedent breach of any of the covenants by the Lessee hereinbefore contained

5. THE Freeholder HEREBY COVENANTS with the Lessee that the Lessee paying the rents hereby reserved and performing and observing the several covenants conditions and agreements herein contained and on his part to be performed and observed shall and may peaceably and quietly hold and enjoy the demised premises during the term hereby granted without any lawful interruption or disturbance from or by the Freeholder or any person or persons claiming under or in trust for the Freeholder

6. THE Management Company hereby covenants with the Lessee as follows:-

(i) To maintain the gardens in a clean and tidy condition

(ii) Adequately to clean light and maintain the roads and paths on the estate until such roads and paths are taken over and cleaned lit and maintained by the Local Authority

(iii) Adequately to light the entrance hall staircases landings and passageways leading to the ~~flat~~/maisonette

(iv) To provide and maintain master television and V.H.F. aerials on the Ellison Way Estate and to provide and maintain suitable cables to the ~~flat~~/maisonette in connection therewith

(v) To maintain the water standpipe for garden and garage use and to pay all water rates and charges in connection therewith

7. IT IS HEREBY AGREED that any notice hereby required or authorised to be given to the Freeholder or Lessee respectively shall be in writing and may be given in any of the modes provided by Section 196 of the Law of Property Act 1925 in respect of notices to be

given to the Freeholder or Lessee (as the case may be) under the Act

8. IT IS HEREBY AGREED that the Service Charge in respect of the flat/maisonette in any year shall be one sixtieth of the aggregate of the sums actually expended by the Management Company in that year in observing and performing the covenants on the part of the Management Company hereinbefore contained and in the administration of the Management Company

9. THE Management Company HEREBY FURTHER COVENANTS with the Lessee that the Lessee paying the said rents hereby reserved to the Management Company and performing and observing the covenants and agreements on the part of the Lessee to be observed and performed hereinbefore contained shall during the said term peaceably and quietly hold and enjoy the said lease of easements hereby granted without any lawful interruption or disturbance by the Management Company or any person or persons claiming through under or in trust for the Management Company

- ~~10. IT IS HEREBY AGREED and declared that notwithstanding Section 369(2) of the Companies Act 1948 Richard Alfred Coleman Mordant shall not by reason of his execution of this document as Receiver and Manager of the property of the Freeholder be under any personal liability to the Lessee or the Management Company or any person deriving title under them or either of them~~

10. H. 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 rent exceeds the sum of Four thousand five hundred pounds

11. 12. In this Deed where the context so admits:-
(i) Words importing the masculine gender include the feminine gender
(ii) Words importing the singular number include the plural number
(iii) Where there are two or more persons included in the expression "the Lessee" the Covenants expressed to be made by the Lessee shall be deemed to be made by such persons jointly and severally and they shall be deemed to hold the property hereby demised as joint tenants legally and beneficially

IN WITNESS whereof ~~Richard Alfred Coleman Mordant the Receiver and Manager~~ appointed by Deed dated the First day of December One thousand nine hundred and sixty-six and duly authorised by Debenture under Seal dated the Twenty-seventh day of October One thousand nine hundred and sixty-six has caused the Common Seal of the Freeholder ~~to be affixed~~ and the Management Company has caused ^{ye} ~~its~~ ^{their} respective Common Seal to be hereunto affixed and the Lessee has hereunto set his hand and seal the day and year first above written

THE FIRST SCHEDULE ABOVE REFERRED TO -

(description of demised premises)

ALL THAT 2nd floor flat/maisonette number 56 the site whereof is shown coloured red on the plan annexed hereto and also all that garage numbered 76 the site whereof is shown coloured red on the said plan which said flat/maisonette and garage form part of the Ellison Way Estate situate in the Borough of Wokingham in the County of

Berks being part of the land comprised in Title Number BK 30275 TOGETHER WITH the right to subjacent and lateral support and shelter and protection from the elements for the flat/maisonette from other parts of the respective buildings of which the same forms part and TOGETHER WITH the ceilings thereof and including the roof the roof joists and one half part in depth of the joists between the floors of the flat and the ceilings of the flat below it and the internal and external walls above the same level

THE SECOND SCHEDULE ABOVE REFERRED TO -

(rights reserved to the Freeholder
and the Management Company)

1. THE free and uninterrupted passage and running of water and soil gas and electricity and television radio and telephone services from and to other parts of the Ellison Way Estate through the sewers drains watercourses waterpipes gutters gas pipes electricity television radio and telephone cables wires and meters which are now or may hereafter within 21 years from the date hereof be in or under the flat/maisonette
2. Full right of support and protection to the buildings adjoining the demised premises as the same is at present enjoyed from the demised premises
3. The right of the Freeholder and the Management Company and the tenants and occupiers of other flats/maisonettes and garages on the Ellison Way Estate and other persons having a like right at all reasonable times to enter upon the flat/maisonette for the purpose of building inspecting cleansing painting and decorating and executing repairs and alterations to any other buildings forming part of the Ellison Way Estate causing as little disturbance as possible and making good any damage thereby occasioned
4. The right for the Freeholder at any time hereafter to build upon any land adjoining the flat/maisonette and to rebuild or alter any adjoining or neighbouring buildings according to such plans and in such manner as shall be approved by the Freeholder's Surveyor and the right for the Freeholder or the Management Company to attach to the external walls of the demised premises a bracket or other fixture for the purpose of providing lighting on the said estate and to attach to the external and internal walls and let into the roof space if any of the demised premises cables or other fixtures for the purpose of connecting the flats or maisonettes on the said estate with the master television and V.H.F. radio aerials and full rights of access thereto for the purpose of repairing maintaining and servicing or replacing the same

THE THIRD SCHEDULE ABOVE REFERRED TO -

(rights granted to the Lessee)

1. The full and free and uninterrupted passage and running of water and soil gas and electricity and television radio and telephone services from and to the demised premises through all sewers drains watercourses waterpipes gutters gas pipes electricity television radio and telephone cables wires and meters which are now or may hereafter within 21 years from the date hereof be in under or about any part of the Ellison Way Estate so far as the same may be necessary for the proper use and enjoyment of the flat/maisonette
2. The right for the Lessee with or without workmen and others at all reasonable times

(on notice except in the case of emergency) to enter into and upon other parts of the Ellison Way Estate for the purpose of repairing maintaining renewing altering or re-building the flat/maisonette or garage or any part thereof causing as little disturbance as possible and forthwith making good any damage thereby occasioned

3. A right of way (a) at all times and for all purposes with or without motor vehicles over the roadways shown coloured brown and blue on the plan annexed hereto and (b) at all times and for all purposes on foot only over the pathways shown coloured brown and green on the said plan and over the open spaces shown coloured green on the said plan

~~FLAT ONLY~~

~~4. A right of way at all times and for all reasonable purposes connected with the use and enjoyment of the flat over the entrance hall passageways staircases and landings leading to the flat~~

MAISONETTE ONLY

4. A right of way at all times and for all reasonable purposes connected with the use and enjoyment of the maisonette over the entrance hall outside staircase inside staircase passageways and landings leading to the maisonette

THE FOURTH SCHEDULE ABOVE REFERRED TO -

(Management Company regulations)

1. (i) The Management Company shall not be in any way responsible or liable in respect of any hurt or harm which may befall or be suffered by any person exercising the said easements rights privileges and liberties

(ii) No person shall climb any wall fence railings or gate

(iii) No person shall climb damage pull down or destroy any of the trees shrubs or plants or pluck the flowers in the gardens or break deface or injure any of the seats or any other property of the Management Company or wilfully cut up or injure the surface of the gravel walks or lawns or trample on or injure the flower beds or place or leave any vehicle standing in the roadway all night or cause any obstruction to the walks or elsewhere

(iv) No person shall ride any bicycle or tricycle in the gardens except in accordance with any regulations which the Management Company may publish

(v) No person shall indulge in any noisy or disorderly conduct or practice likely to annoy residents or interfere with the quiet use and enjoyment of the gardens

(vi) No person shall play any game in the gardens except such as may be permitted by any regulations which the Management Company may publish

(vii) No carpets rugs doormats or other articles shall be beaten shaken or dusted in any part of the gardens nor shall any dust or rubbish be swept or thrown or paper scattered on any part of the gardens nor shall any laundry be dried or aired in the gardens except in such parts thereof as shall be specifically allocated for such use

(viii) No person shall use or play any gramophone wireless or musical instrument in the gardens

(ix) No persons shall indulge in any noisy or disorderly conduct or practice likely to annoy residents or interfere with the quiet use and enjoyment of the entrance halls

landings staircases passageways and all other common parts of the buildings on the estate of which the said demised premises form part nor shall any carpets rugs doormats or other articles be beaten shaken cleaned or dusted therein nor shall any dust or rubbish be swept or thrown or scattered thereon

(x) The Lessee shall keep the windows of his flat/maisonette properly cleaned and furnished

(xi) No television aerial shall be erected on the exterior of any building and no telephone or other wires and cables shall be affixed in such manner as to be detrimental to the appearance of the estate

2. THE Management Company may from time to time make regulations for the management of the said estate and the gardens roads and paths and all other common parts of the said buildings subject to their being approved by a resolution of the Management Company passed at a general meeting of the members thereof and any regulations so published shall be deemed to be substituted for the conditions contained in Clause 1 of this Schedule during the period for which such regulations are in force

(THE COMMON SEAL OF CITYFIELD PROPERTIES
(LIMITED was hereunto affixed in the presence
(of:-

J. P. Landon

Liquidator
Receiver

Seal

Manager-

(THE COMMON SEAL of THE ELLISON WAY
(MANAGEMENT COMPANY LIMITED was
(hereunto affixed in the presence of:-

R. J. Yates

Director

T S M [?]
~~Director~~ Secretary

Seal

(SIGNED SEALED AND DELIVERED by the said
(
(in the presence of:-

*We hereby certify the foregoing to be a true copy
of the original*

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Paula Cohen

WELLINGTON ROAD

WELLINGTON ROAD
CIVIL PARK

NOTE:- This Deed/Plan was of
poor quality prior to Imaging.

ALL INFORMATION
HEREIN IS
FOR EYES ONLY
27/09/2008

Scale 1:500

KEY
CUT
FILL
ROAD

27/09/2008
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