

This Lease is made the 27th day of 1st May 1931
One thousand nine hundred and sixty
six B E T W E E N FEGMAY INVESTMENTS LIMITED whose
registered office is at 4 Copthall Avenue in the City of
London (hereinafter called "the Lessor" which expression
shall where the context so admits include the estate owner
or owners for the time being of the immediate reversion of
the property hereby demised expectant on the term hereby
granted) of the one part and



(hereinafter called "the Tenant" which expression shall
where the context so admits include his executors admini-
strators and assigns) of the other part

W H E R E A S the Lessor is the owner of the whole of
the freehold land or substantially the whole of the free-
hold land shown on the plan annexed hereto and thereon edged
pink (hereinafter called "the curtilage") and of the new
buildings (hereinafter called "the Buildings") now erected
or hereafter to be erected on part thereof and known as
Braybank, Bray-on-Thames, Berks

N O W THIS LEASE W I T N E S S E T H AND IT IS
HEREBY AGREED AND DECLARED as follows :-

1. (a) In these presents reference to the masculine shall
include the feminine and reference to the singular shall
include the plural
- (b) Any covenant herein contained on the part of the Tenant
shall where the Tenant comprises more than one person be
deemed to be a joint and several covenant
- (c) Where the Tenant shall comprise more than one person
then such persons hereby declare as follows :-
 - (i) They shall hold the said premises upon trust to
sell the same with power to postpone the sale thereof and
shall hold the net proceeds of sale and other moneys
applicable as capital and the net rents and profits thereof
until sale upon trust for themselves as joint tenants bene-
ficially
 - (ii) Until the expiration of twenty-one years from the
death of the survivor of them the Trustees for the time be-
ing of this Deed shall have power to mortgage charge lease
or otherwise dispose of the said property with all the
powers in that behalf of an absolute owner

2. IN consideration of the sum of
- - - POUNDS paid by the Tenant to the
Lessor (the receipt of which sum the Lessor hereby acknow-
ledges) and of the rents and covenants on the part of the
Tenant and conditions hereinafter reserved and contained
the Lessor hereby demises unto the Tenant ALL THAT the
residential accommodation known as No. Braybank
being ~~a house and garage~~ / a ground floor flat, garage
and storeroom above being part of the Buildings and deli-
neated and described on the plan annexed hereto and thereon
edged green and so that the premises hereby demised (here-
inafter called "the said premises") shall (for the purpose
of obligation as well as grant) include :

(a) the internal plastered surfaces of the walls bounding the said premises and the doors and door frames and window frames fitted in such walls (other than the external surfaces of such doors door frames and window frames) and the glass fitted in such window frames and

(b) the walls and partitions lying within the said premises and the doors and door frames fitted in such walls and partitions and

(c) the ceilings and floors thereof and the joists and beams on which the floors are laid but not (except in the case of a house as distinct from a flat) the joists and beams to which the ceilings are attached and

(d) all conduits (the word "conduits" in this Lease means cisterns tanks water supply pipes sewers drains soil pipes waste water pipes and also wires or cables used for the conveyance of electrical current and all valves traps switches and meters appertaining thereto but it does not extend to or include any wires cables or apparatus belonging to H. M. Postmaster General or the South Eastern Electricity Board) in any part of the Buildings which serve exclusively the said premises and

(e) all fixtures and fittings in or about the said premises and not hereinafter expressly excluded from this demise but not including any conduits in the Buildings which do not serve exclusively the said premises

TOGETHER with the easements rights and privileges specified in the First Schedule hereto EXCEPT NEVERTHELESS AND RESERVING unto the Lessor the easements rights and privileges specified in the Second Schedule hereto TO HOLD the same unto the Tenant from the 25th day of December One thousand nine hundred and sixty four for the term of NINETY NINE YEARS (determinable in the circumstances hereinafter mentioned) subject to the burden of the covenants or agreements already entered into by the Lessor with the lessee or tenant of any other premises in the Buildings for the observance of the said Regulations YIELDING AND PAYING therefor to the Lessor during the said term hereby granted the yearly rent of TWENTY FIVE POUNDS AND ALSO PAYING by way of additional rent a sum (hereinafter called "the Maintenance Rent") which equals one sixty-third part of the aggregate of the cost of providing for the matters mentioned in Clause 4 hereof and of the reasonable remuneration of a Chartered Surveyor to be appointed (as mentioned in that Clause) for the purpose of managing the Buildings and the curtilage and appurtenances thereof by the Lessor or by any firm person or company to whom the Lessor may delegate its responsibilities in that behalf pursuant to Clause 5 hereof (hereinafter referred to as "the Administration Company") and of the reasonable remuneration of the Administration Company and of such additions but subject to such deductions as shall be made by the said Chartered Surveyor in accordance with Part I of the said Third Schedule such cost remuneration additions and deductions to be calculated in accordance with Part I of the said Third Schedule by the said Chartered Surveyor at the commencement of each calendar year it being hereby agreed that the amount payable for the period up to the Thirty first day of December next shall be certified by the said Chartered Surveyor at or prior to the Thirty first day of December next

The said rents shall be paid in advance without any deduction by equal half-yearly payments on the First day of January and the First day of July in every year the first of such payments being a proportionate payment for the half year ending on the 30th day of June One thousand nine hundred and sixty six to be made on the execution hereof and as to the maintenance rent so soon hereafter as the same shall be certified as aforesaid

3. THE Tenant hereby covenants with the Lessor and it is hereby declared as follows that is to say :-

- (i) That the Tenant will during the continuance of the term hereby granted pay the said respective rents hereinbefore reserved and made payable at the times and in the manner aforesaid without any deduction
- (ii) That the Tenant will pay all existing and future rates taxes duties assessments charges impositions and outgoings whatsoever whether parliamentary parochial local or of any other description which now are or during the said term shall be separately assessed charged or imposed or payable in respect of the said premises or on the Lessor tenant owner or occupier thereof
- (iii) That the Tenant will from time to time and at all times during the said term well and substantially maintain and keep clean and in good repair and condition the said premises and the Landlord's fixtures therein and in particular will as occasion requires thoroughly clean all windows and keep all conduits which serve exclusively the said premises whether now or hereafter placed in the Building clean and in good repair and condition
- (iv) That the Tenant will in every seventh year calculated from the date hereof and in the last three months of the last year of the said term whensoever and howsoever determined in a suitable and workmanlike manner wash and paint with two coats of good paint and grain and varnish and enamel all the interior parts of the said premises and all additions thereto usually painted grained and varnished and enamelled and wash distemper and whiten all ceilings and colour and strip and repaper or otherwise decorate in a style appropriate to a property of like character the walls of all rooms lobbies and passages of the said premises
- (v) That the Tenant will at his expense execute and do all such works as may be directed in pursuance of any statutory enactment or otherwise by any national local or public authority or body to be executed or done at any time during the said term upon or in respect of the said premises whether by the Lessor or the Tenant thereof
- (vi) That the Tenant will at his own expense obtain all licences permissions and consents and execute and do all works and things and bear and pay all expenses required or imposed by any existing or future legislation in respect of any works carried out by the Tenant on the said premises or any part thereof or any use thereof during the said term and will pay the reasonable fees costs and charges of the Solicitors and Surveyors for the time being of the Lessor in relation to any planning inspection or approval or otherwise in connection therewith and will keep the Lessor indemnified in respect of any breach or non-observance thereof

(vii) That the Tenant will not alter the internal planning or the height elevation or appearance of the said premises nor at any time make any alterations or additions thereto nor cut main or remove any of the party or other walls or the principal or bearing timbers or iron steel or other supports thereof (otherwise than for the purposes of applying and making good any defect therein) nor carry out any development thereto nor change the user thereof (within the meaning of any legislation for the time being relating to Town and Country Planning)

(viii) That the Tenant will not assign transfer charge underlet or part with or share possession of any part of the said premises (as distinct from the whole) in any way whatsoever

(ix) (a) That the Tenant will not at any time during the term hereby granted underlet or permit the said premises to be underlet for a term of less than six months or on a periodical tenancy terminable by either party on less than six months notice

(b) That the Tenant will not without the previous written consent of the Lessor (such consent not to be unreasonably withheld) assign transfer underlet or part with possession of the whole of the said premises

(x) That the Tenant will cause to be inserted in every underlease and sub-underlease :-

(a) a covenant by any such underlessee or sub-underlessee with the Lessor to observe and perform all the covenants and conditions (except as to payment of rent) herein contained with a condition permitting re-entry by the Lessor in case of any breach of the said covenants or conditions except as aforesaid

(b) all the covenants and conditions herein contained or referred to and on the part of the Tenant to be observed and performed

(xi) That the Tenant will forthwith upon every underletting of the said premises and upon every assignment or transfer thereof (whether absolute or by way of mortgage or charge or otherwise) and upon the grant of probate or letters of administration affecting the term hereby granted and upon the devolution of any such term under any assent or other instrument or otherwise howsoever or by any Order of the Court give to the Lessor or to its solicitors for the time being notice in writing of such underletting assignment transfer grant assent or Order with full particulars thereof and of the name quality and place or places of abode of such underlessee or underlessees or the person or persons in whom the term hereby granted shall have become vested as aforesaid and will at the same time produce to the Lessor or to its said solicitors every such document as aforesaid and will pay the fee of Three guineas for the registration of the said notice

(xii) That the Tenant will permit the Lessor or its agents either alone or with workmen at any reasonable hour in the daytime after reasonable notice to enter the said premises and examine the state of repair and condition thereof and to take an Inventory of the Landlord's fixtures and fittings then in and about the same and will repair and make good all defects or want of repair and decoration of which notice

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in writing shall be given by the Lessor to the Tenant within three calendar months (or sooner in case of emergency) after the giving of such notice and if the Tenant shall at any time make default in the performance of any of the covenants hereinbefore contained for or relating to the repair or decoration of the said premises it shall be lawful for the Lessor (but without prejudice to the right of re-entry under the Clause hereinafter contained) to enter upon the said premises and repair or decorate the same at the expense of the Tenant in accordance with the covenants and provisions of these presents and the expenses of such repairs or decorations shall be repaid by the Tenant to the Lessor on demand

(xiii) That the Tenant will permit the Lessor or its tenants or occupiers of the adjoining or neighbouring premises or their respective agents or workmen at reasonable hours in the daytime after reasonable notice to enter upon the said premises for the purpose of executing repairs or alterations to or upon any part of the Buildings (whether hereby demised or not) or for the purpose of constructing laying down altering cleansing emptying renewing or maintaining the conduits now placed or hereafter to be placed in or upon the Buildings or any part thereof but making good to the Tenant all damage to the said premises thereby occasioned

(xiv) That the Tenant will pay to the Lessor on demand all costs charges and expenses (including legal costs and surveyors' fees) which may be incurred by the Lessor under or in or in contemplation of any proceedings in respect of the flat under Sections 146 or 147 of the Law of Property Act 1925 or in the preparation or service of any notice thereunder respectively notwithstanding that forfeiture is avoided otherwise than by relief granted by the Court

(xv) That the Tenant will pay all reasonable costs and expenses of the Lessor (including all Solicitors' and Surveyors' costs and fees) incurred in granting any consent under this Lease

(xvi) That the Tenant will not do or permit or suffer any act matter or thing in or upon the said premises which may render any increased or extra premium to be payable for the insurance of the Buildings or any of them or which may make void or voidable any policy for such insurance

(xvii) That the Tenant will permit the Lessor or its surveyors or agents at any time during the last three months of the term hereby granted howsoever determined to exhibit suitable notice boards in the grounds of the Buildings (but so that no notice shall be exhibited in or upon any windows or doors of the flat) that the said premises or the Buildings or any of them and the curtilage or any of them are or is to be let and also at all convenient hours in the daytime to enter into with and to show the said premises to any persons desiring to view the same and allow any persons producing a written authority from the Lessor or its surveyors or agents to enter and view the same

(xviii) That the Tenant will at the expiration or sooner determination of the said term yield up to the Lessor the said premises so painted repaired cleansed maintained amended and kept as aforesaid together with all additions and improvements made thereto in the meantime and all fixtures of every kind (other than and except tenant's fixtures) in or upon the flat or which during the said term may be affixed or fastened to or upon the same

(xix) That the Tenant will not park or allow to be parked any motor or other vehicle within the curtilage other than in the garage included in this demise and being part of the said premises

(xx) That the Tenant will forthwith give notice to the Lessor of any notice or order or proposal for a notice or order served under any statute order regulation or bye-law on the Tenant or any underlessee or sub-underlessee of the said premises and if so required by the Lessor will produce the same and make or join in making such applications and representations in respect thereof as the Lessor may reasonably require

(xxi) That the Tenant will not erect or cause or permit to be erected upon the exterior of the said premises or upon any exterior part of the Buildings any wireless television or other aerial or other apparatus for receiving wireless telegraphic or other signals and will make use only of the central aerial wiring provided by the Lessor and referred to in the First Schedule hereto

(xxii) That the Tenant will repay to the Lessor all costs charges and expenses incurred by the Lessor in repairing renewing and reinstating any part of the Buildings not hereby demised or any pipes wires or drains laid in or on such part so far as such repair renewal or re-instatement shall have been necessitated or contributed to by any act negligence or default of the Tenant

(xxiii) That the Tenant will not stop up darken or obstruct any windows or lights belonging to the Buildings or any adjoining or neighbouring buildings belonging to the lessor nor knowingly permit any new window light opening doorway path passage or drain or other encroachment or easement to be made or acquired into against or upon the said premises and in case any such window light opening doorway path passage drain or other encroachment or easement shall be made or attempted to be made will forthwith upon first becoming aware thereof give notice in writing to the Lessor and will at the request and cost of the Lessor adopt such means as may be reasonably required or deemed proper for preventing such encroachment or the acquisition of any such easement

(xxiv) That the Tenant will at all times during the said term observe the regulations contained in the Fourth Schedule hereto or any amendments thereto for the time being in force in pursuance of Clause 10 hereof

4. THE Lessor hereby COVENANTS with the Tenant as follows:

(i) So long as the Lessor shall continue itself to administer the Buildings and curtilage thereof the Lessor shall appoint a Chartered Surveyor to perform such duties as are herein imposed upon such Surveyor

(ii) If the Lessor shall exercise its rights under Clause 5 (i) hereof to employ the Administration Company to administer on behalf of the Lessor the Buildings and the curtilage thereof the Administration Company shall appoint a Chartered Surveyor to perform the duties referred to in the preceding sub-clause hereof. The Chartered Surveyor appointed under this or the preceding sub-clause may (but need not be) a member director or employee of the Administration Company

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(iii) To insure and (unless the insurance so effected shall become void through or by reason of the fault of the Tenant) keep insured the Buildings and curtilage from loss or damage by fire storm tempest and such other risks as the Lessor may deem advisable in some insurance office of repute to the full value thereof including architects' and surveyors' fees and to pay all premiums necessary for that purpose and in case of loss or damage to the Buildings or any of them to cause all moneys received by virtue of any such insurance to be forthwith laid out in rebuilding or reinstating the Buildings and to produce for inspection by the Tenant if so requested the policy or policies of such insurance and the receipts for any premiums paid in respect thereof

(iv) That in the year One thousand nine hundred and sixty eight and in every third year thereafter the Lessor will wash and paint in appropriate colours and in a workmanlike manner all the outside wood iron cement and stucco work usually painted of the Buildings AND ALSO will at all times during the said term keep the interior and exterior walls and ceilings and floors of the Buildings (other than the parts thereof included in this demise) and the roof and main drains thereof in good and substantial structural repair and condition

(v) That the Lessor will at all times during the said term keep such of the entrance halls staircases and passages in the Buildings as are used by the Tenant in common with the tenants and occupiers of other premises therein and all conduits now placed or hereafter to be placed in or upon the Buildings or any part thereof (other than those serving exclusively individual houses or flats therein) in good and substantial repair and will in One thousand nine hundred and seventy two and in every seventh year thereafter of the said term in a suitable and workmanlike manner wash and paint with two coats of good paint and grain and varnish and enamel all the interior parts of the said common parts and all additions thereto usually painted grained varnished and enamelled and wash distemper and whiten all ceilings of the said common parts and colour and strip and repaper or otherwise decorate in an appropriate manner the walls thereof AND ALSO will at all times during the said term keep the common parts aforesaid properly covered lighted and cleaned

(vi) That the Lessor will pay and discharge any rates (including water rate) assessed on the Buildings and curtilage or any part of such Buildings and curtilage including any Porter's lodge or Porter's residence that may be provided therein as distinct from any assessment made on the Buildings in respect of the houses flats and garages comprised therein

(vii) The Lessor may at its discretion keep one or more resident or uniformed porters and such porter or porters shall be on duty during reasonable hours in the daytime from Mondays to noon on Saturdays inclusive and shall perform the services specified in the Fifth Schedule hereto but so that the Lessor shall not be liable to the Tenant for any act default or omission of any such porter

(viii) The Lessor may also (a) provide and supply such other services amenities and maintenance for the benefit of tenants including (inter alia) a landing stage and slip-way and may carry out such other repairs works

covered by a policy or policies of insurance effected by the Lessor under Clause 4 (iii) hereof For the purpose of this clause the Lessor shall be deemed to be acting as Agent for its servants and agents as well as on its own behalf

9. IN case of dispute between the Tenant and any lessee tenant or occupier of any part of the Buildings not hereby demised or between the Tenant and any owner or occupier of any adjoining or neighbouring property relating to any part of the Buildings or such adjoining property such dispute shall be referred (if the Lessor so require) to the Lessor's surveyors for the time being whose decision (as between the Tenant and any other lessee tenant or occupier of any part of the Building) shall be final and binding

10. THE Lessor may at any time or times during the term hereby granted in the interests of good estate management impose such regulations regarding the flat or the Buildings and curtilage as it may in its absolute discretion think fit (but so that any such regulations shall not conflict with the terms of this Lease) and the Lessor shall have power in its absolute discretion to waive revoke amend or add to such regulations set out in the Fourth Schedule hereto or any additions thereto or substituted therefor

I N WITNESS whereof as to part of these presents the Lessor has caused its Common Seal to be hereunto affixed and as to the other part the Tenant has set his hand and seal the day and year first above written

THE FIRST SCHEDULE above referred to

Easements rights and privileges granted to the Tenant

1. The full and free liberty for the Tenant in common with all other persons entitled to the like right at all times by day or by night and for all purposes incidental to the occupation and enjoyment of the said premises but not further or otherwise to go pass and repass over and along the roads entrance drives and forecourts forming part of the curtilage of the Buildings
2. The full and free right and liberty for the Tenant in common with all other persons entitled to the like right and at all times by day or by night and for all purposes incidental to the occupation and enjoyment of the said premises but not further or otherwise to use on foot only the entrance hall staircases and passages in the Buildings
3. The right to use in common with the other occupiers of the houses and flats in the Buildings and their visitors the gardens and grounds within the curtilage of the said Building subject to such reasonable rules and regulations for the common enjoyment thereof as the Lessor may from time to time prescribe
4. The full and free right of passage and running of gas electricity water and soil from and to the said premises in through and along the conduits now placed or hereafter to be placed in or upon the Buildings or in or upon the curtilage thereof
5. The right to subjacent and lateral support for the said premises from the remainder of the Building not hereby demised

6. The right in common with all other persons entitled to the like right to connect to the central wireless and television aerial wiring provided by the Lessor for the said premises

THE SECOND SCHEDULE above referred to

Easements rights and privileges excepted and reserved from the demise

1. The full and free right of passage and running of gas electricity water and soil from and to the remainder of the Buildings or any part thereof in through and along the conduits now placed or hereafter to be placed in or upon the said premises or any part thereof

2. The full and free right and liberty for the Lessor and its servants agents and workmen at all reasonable times to enter the said premises for the purpose of inspecting repairing maintaining decorating or renewing any part of the Buildings (whether hereby demised or not) including all conduits now placed or hereafter to be placed in or upon the Buildings or any part thereof

3. The full and free right and liberty for the Lessor and any person or persons authorised by it at any time or times to rebuild or alter any buildings adjoining or adjacent to the Buildings or to erect new buildings on any property so adjoining or so adjacent to such height elevation extent or otherwise as the Lessor may think fit and so that the access of light and air to the said premises shall until interrupted be deemed to be enjoyed by virtue of these presents which shall be deemed to constitute a consent or agreement in writing for that purpose within the meaning of Section 3 of the Prescription Act 1832 accordingly so that the enjoyment thereof shall not nor shall these presents prevent any such rebuilding alteration or erection as aforesaid

4. The right to subjacent and lateral support from the said premises for the other parts of the Buildings not hereby demised

5. The right for the Lessor and any person or persons authorised by it to connect to the central wireless and television aerial or aerials wiring provided by the Lessor

THE THIRD SCHEDULE above referred to

PART I

Basis of Chartered Surveyors calculation of the Maintenance Service and other costs above mentioned in Clause 2 of the above written Lease

1. In giving his certificate of the cost of providing for the above matters the Chartered Surveyor shall in every year include in his calculation, not only the cost of current maintenance, repairs service charges and insurances to and in respect of the Buildings and curtilage but also retention funds to provide (a) for periodic recurring items such as outside painting and drain maintenance and (b) a reserve for structural repairs to the Buildings and the renewal, improvement and modernisation of the plant and machinery therein which may become

necessary from time to time during the currency of the Lease with a view to ensuring so far as possible that the burden of the Maintenance Rent payable by each Tenant shall fall evenly in every year

2. In calculating such cost in each year the Chartered Surveyor shall make such addition or deduction as he shall think necessary having regard to any surplus or deficiency in the amount estimated in respect of any item above-mentioned in earlier years as compared with the actual costs incurred or prospective liabilities

3. The Chartered Surveyor shall add to the cost so calculated his own reasonable remuneration as agreed with the Lessor or the Administration Company as the case may be

4. If at the commencement of any calendar year the Maintenance Rent or any part thereof payable in respect of any house or flat in the Buildings for any preceding calendar year remains unpaid the Chartered Surveyor shall add to the costs so calculated such sum as he shall think necessary in order that the Maintenance Rents paid during the year then commencing will be increased by an amount equal to the Maintenance Rent remaining unpaid as aforesaid Provided that :-

(i) the Chartered Surveyor shall not make any such addition unless or until he is satisfied that such proceedings or other steps have been taken as the Chartered Surveyor shall consider reasonable in an endeavour to recover the unpaid Maintenance Rent from the person liable therefor, and

(ii) if any Maintenance Rent in respect of which an addition has been made as aforesaid or any part thereof is subsequently recovered from the person liable therefor the Chartered Surveyor shall in making his calculation for the next following calendar year make such deduction as he shall think necessary in order that the Maintenance Rents for that year shall be reduced by an amount equal to that which has been so recovered

PART 2

Provisions regarding surplus Maintenance Rents in the hands of the Lessor or the Administration Company during the currency of the Lease.

1. If at any time the Administration Company shall cease to be employed under Clause 4 hereof any balance of Maintenance Rents in the hands of the Administration Company at the date of the cesser of such employment shall be paid over forthwith to the Lessor or to any firm person or company appointed as the successor of the Administration Company under the said Clause

2. If the Lessor shall at any time assign the reversion immediately expectant upon the term granted by the Lease any such balance in the hands of the Lessor at the date of such assignment shall be paid over forthwith to the Assignee

3. The Lessor or the Administration Company as the case may be shall place any surplus Maintenance Rents from time to time in their hands and not required for current use or

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expenditure under the control of the Chartered Surveyor appointed under Clause 3 hereof who shall place the same on deposit with a Bank and may at his discretion transfer the same to any new Bank. The said Chartered Surveyor shall realise withdraw pay over or apply the same from time to time as may be required by the Lessor or the Administration Company as the case may be. The interest earned by any such deposit shall be applied for the like purposes as the Maintenance Rents are applicable

THE FOURTH SCHEDULE above referred to

Regulations to be observed by the Tenant

1. To use and occupy the said premises as a private residence for the sole occupation of the Tenant and the family and servants of the household of the Tenant and for no other purpose
2. Not to use the said premises or any part thereof for the purposes of any business as defined by the Landlord and Tenant Act 1954 Part II
3. Not to apply for or obtain in any manner a grant under any existing or future legislation to enable works to be carried out on the said premises
4. Not to permit a person of unsound mind (whether so found by inquisition or not) or a drunkard or a person of immoral life to reside in the said premises
5. Not to do or permit to be done any act to the damage or annoyance of the Lessor or the tenants of the Lessor or the occupiers of any part of the buildings or of any adjoining or neighbouring premises or the neighbourhood or any illegal or immoral act
6. No music or singing or the playing of gramophones wireless television or other instruments for the reproduction of sound shall be permitted in the said premises so as to cause or be an annoyance or nuisance to the occupiers of any other flat or house within the curtilage and without derogating from the generality of the foregoing not to use any gramophone wireless television or other instrument for the reproduction of sound nor allow any singing to take place in the said premises between the hours of 11 p.m. and 8 a.m. so as to be audible outside the said premises
7. Not to use any electrical device which has not an effective suppressor fitted thereto
8. No live animal reptile or bird shall be kept in the said premises without the consent in writing of the Lessor which consent may be revoked by the Lessor at any time if the animal reptile or bird becomes a nuisance or annoyance to the occupiers of any other flat or house within the curtilage or if any conditions attached to such consent are not fully complied with
9. Not to leave or keep or permit to be left or kept in the common parts of the Buildings or the curtilage any bicycle tricycle bathchair perambulator toy motor car or other vehicle or otherwise howsoever to cause or permit any obstruction in the said common parts of the Buildings or the curtilage

10. Not to deposit anything or throw any dust or beat any mat carpet or cloth on or allow children to play in or obstruct the user by the Lessor and all persons authorised by him of any of the entrance halls passages or staircases

11. Not to remove from the said premises any cinders dust or rubbish except in a covered pail to be provided at the expense of the Tenant or if any person in the said premises shall suffer from a notifiable or other infectious disease without disinfecting the contents of the pail in such manner as the Lessor shall from time to time appoint

12. Not to reside or permit any other person to reside in the said premises unless the floors thereof (including the passages) are covered with carpet or felt or (in the bathroom lavatory and kitchen only) linoleum or sound absorbing tiles except while the same shall be removed for cleaning repairing or decorating the said premises or for some temporary purpose

13. Not to permit any dancing fencing or athletics in the said premises

14. Not to place flower pots or any other thing whatsoever outside the windows of the said premises

15. Not to place any advertisement or notice of any description in the windows or on the outside walls or door of the said premises but this provision shall not prevent the Tenant from having his name outside the entrance door of the said premises on a plate of a design to be approved by the Lessor

16. At all times to keep the doors of the garage closed except when entering or leaving the same

17. Not to store or keep any inflammable liquid on any part of the said premises (except only petrol in the tank of any motor car kept in the garage)


THE FIFTH SCHEDULE above referred to

Services to be performed by the Porter

The uniformed Porter or Porters referred to in Clause 4 (vii) of the above written Lease shall (unless prevented from so doing by illness accident or unavoidable absence) perform the following services :-

- (a) Supervise the cleaning and general well-being of the common parts of the Buildings and curtilage
- (b) (When available) take in any parcel which may arrive for the Tenant while he is away from the said premises
- (c) At the Tenant's risk have custody of his keys while the premises are unoccupied
- (d) Notify the Lessor or Managing Agents of any complaints or irregularities which may be observed

(THE COMMON SEAL of the LESSOR was
(hereto affixed in the presence of:


Director

D A T E D

27th / Jan

196 .

FEGMAY INVESTMENTS LIMITED

- to -

Lease

- of -

HOUSE/Flat No. Braybank, Bra -
on-Thames, in the County of Berks

E  R

THE TUNBRIDGE WELLS
DISTRICT LAND REGISTRY

LEASEHOLD TITLE REGISTERED
TITLE NUMBER BK 57038