

These are the notes referred to on the following official copy

Title Number LN180659

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Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This Lease

made the *Twenty Ninth*
day of *May* One
thousand nine hundred and
fifty nine B E T W E E N

Stamp £ 1/16/-
and P.D.

SOUTHERN AND SOUTH WESTERN PROPERTIES LIMITED of 1258/60 London Road Norbury S.W.16. (hereinafter called "the Lessor") of the one part and AMBERWOOD ESTATES LIMITED of 3/4 Clements Inn Strand in the County of London (hereinafter called "the Lessee") of the other part

W H E R E A S (A) The Lessor is estate owner in respect of the fee simple of the freehold land in the Parish of Eltham in the County of London hereinafter defined as the Courtlands No.4 Estate

(B) The Lessor has laid out the Courtlands No. 4 Estate for development by the erection of houses flats and maisonettes thereon in accordance with the estate plan the original of which has been inspected by the Lessee and a copy of which is annexed hereto and marked plan Numbered 1 showing how the estate has been lotted to provide for seven houses thirteen flats and twenty six maisonettes and ~~has caused a common form of transfer (containing covenants binding the land and substantially the same as those contained in this deed) to be prepared in respect of each house and~~ has caused a common form of lease (being in substantially the same form as this deed) to be prepared containing divers covenants and stipulations to be observed by the Lessee for the time being of each ^{house} flat or maisonette varying inter se in accordance with the nature of each demised premises and the scheme of development to be carried out but not otherwise

(C) It is the intention of the Lessor and the Lessee takes this lease upon the express understanding that subject as hereinafter appears ~~each purchaser of each house and each lessee of a~~ *each house* flat or maisonette forming part of the Courtlands No.4 Estate is to have the benefit of the covenants and stipulations binding on all the other houses flats and maisonettes the benefit of which is expressed to be annexed to and devolve with each and every part of the Courtlands No.4 Estate whether such houses flats and maisonettes are ~~sold to the respective purchasers or~~ demised to the respective lessees ~~(as the case may be) before or after the date of the transfers to such purchasers or~~ lease by the Lessor to each such lessee ~~(as the case may be)~~

N O W THIS DEED W I T N E S S E T H as follows :-

1. I N this lease

(i) "The Lessor" means Southern and South Western Properties Limited and where the context so admits includes the estate owner or estate owners for the time being of the reversion of the premises hereby demised expectant on the term hereby granted

(ii) "The Lessee" means Amberwood Estates Limited and where the context so admits its successors in title and assigns

(iii) "The Courtlands No.4 Estate" means the piece or parcel of land delineated on the plan numbered 1 annexed hereto and thereon surrounded by a red verge line ~~but excluding and excepting the land hatched green on the plan No. 1~~

(iv) "The Demised Premises" means the premises hereby demised

(v) "The Lessee's Maisonette" means the maisonette of two floors an attic and roof to be erected by the Lessee under the covenant on the part of the Lessee hereinafter contained

(vi) "The prescribed height" means the height to which the flat below the Lessee's maisonette is to be built under a covenant on the part of the Lessee thereof

(vii) "The Lessor's year" means the period of one year commencing from the date of the Certificate of Building made by the Lessor's Surveyor

(viii) "The Lessor's Surveyor" means Mr. Frederick Charles Renny or such other Surveyor as the Lessor may from time to time appoint to represent it

(ix) "The Certificate of Building" means the certificate of the Lessor's Surveyor that the Lessee's maisonette has been erected

2. I N consideration of the rents and covenants on behalf of the Lessee hereinafter contained the Lessor DOTH HEREBY DEMISE AND LEASE unto the Lessee

(a) ALL THAT piece or parcel of land situate in the Parish of Eltham in the County of London being on the West side of Courtlands Avenue at Eltham aforesaid being part of the Courtlands No.4 Estate which is for purposes of identification only delineated and described and coloured blue on the said plan numbered 2 annexed hereto above the prescribed height (which is indicated on the plan numbered 3 annexed hereto) being part of the column of air above the said piece or parcel of land to the intent that this demise in respect of the said piece or parcel of land coloured blue shall exclude the soil and space above it to be occupied by the flat upon which the Lessee's Maisonette is to be erected

(b) ALL THAT piece or parcel of land shown on the said plan No. 2 annexed hereto and thereon coloured mauve

(c) ALL THAT piece or parcel of land shown on the said plan numbered 2 annexed hereto and thereon coloured pink and green All which said premises (together with the Lessee's Maisonette when it has been erected) are known or intended to be known as No. 156 in Courtlands Avenue. aforesaid

TOGETHER with

(1) the free right of passage at all times and for all purposes in common with all others entitled to the like right to and from the demised premises and with or without vehicles over such of the roads or ways shown on the said plan numbered 2 as are not at the date of this Lease taken over and maintainable by the inhabitants at large

(2) the right to connect to and thereafter to enjoy the full and free and uninterrupted passage and running of water and soil gas and electricity from and to the demised premises through all sewers drains watercourses waterpipes gutters gaspipes electric cables wires and meters which are now or may hereafter be in under or about the adjoining land or buildings of the Lessor in so far as the same may be necessary for the proper use and enjoyment of the demised premises

(3) the right for the Lessee so soon as the said flat on the said land coloured blue shall have been erected but only during the period of one year commencing from the date of a certificate of building granted by the Lessor's Surveyor in respect of the said flat to construct and thereafter to maintain the Lessee's Maisonette with any balconies eaves gutters pipes and projections of a like nature which may overhang protrude or project from the outer walls and roof of the Lessee's Maisonette overhanging or protruding or projecting over the adjoining property of the Lessor or its tenants or lessees

(4) the right to connect to and to use any flue and chimney stack ventilator pipes wires or cables which may be constructed in or pass through any building which is now or may be hereafter erected adjoining the demised premises and the use of which is necessary for the proper use and enjoyment of the demised premises

(5) the right to build the Lessee's Maisonette so that it is integrated with or supported by the said flat on which the Lessee's Maisonette is to be erected and the walls of other buildings which now or may be hereafter erected adjoining the demised premises and abutting on the boundaries of the demised premises marked "H" on the plan numbered 2 annexed hereto

(6) the right to enter upon the adjoining premises of the Lessor at all reasonable times in the daytime upon first giving notice to the Lessor and the lessee or tenant thereof or at any time in an emergency for the purpose of building or executing repairs alterations and renewals to or for cleansing or decorating the Lessee's Maisonette and also for the purpose of executing repairs alterations and renewals to all pipes and wires leading from and to the demised premises to and from the adjoining premises of the Lessor the Lessee making good to the Lessor or to the tenants or occupiers of such adjoining premises all damage thereby occasioned

(7) the benefit so far as the Lessor can grant the same in common with the Lessor and the other persons entitled thereto of the

covenants and stipulations binding on all the other houses maisonettes and flats the benefit of which is expressed to be annexed to and devolve with each and every part of the Courtlands No. 4 Estate whether such houses maisonettes and flats are ~~transferred to the respective purchasers~~ or demised by the Lessor to the respective lessees before or after the date of this lease

EXCEPT AND RESERVING unto the Lessor

(1) the right for the Lessor or the Lessee of the flat beneath the Lessee's Maisonette to erect affix to the exterior of the main wall of the first or second floor or to the roof or to the chimney stack of the Lessee's Maisonette at the rear or front thereof in a position to be approved by the Lessor and to maintain one aerial or other apparatus for the reception of wireless or telegraphy or television waves currents impulses or signals together with any necessary wires or cables leading from the said aerial or apparatus to the said flat or other premises on the Courtlands No. 4 Estate

(2) the right to connect to and to use any flue and chimney stack ventilator pipes wires or cables which may be constructed in or pass through the Lessee's Maisonette or the demised premises

(3) the right during the Lessor's year to erect Maisonettes flats or buildings abutting upon the boundaries of the demised premises marked "H" on the said plan numbered 2

(4) the right to build the said maisonettes flats and buildings so that they are integrated with or supported by the Lessee's Maisonette or the walls or other part or parts thereof upon which they abut or which they adjoin

(5) all easements of support rights of way and rights to enter upon the demised premises for the Lessor its servants agents and tenants and all other easements which may be necessary or convenient to enable the Courtlands No.4 Estate to be developed in accordance with the plans annexed hereto and for the buildings (other than the Lessee's Maisonette) intended to be erected thereon in accordance with the said plans to be built maintained repaired decorated and occupied and enjoyed by the Lessor its servants agents and tenants

(6) the right to enter upon the demised premises or the Lessee's Maisonette at all reasonable times in the daytime upon first giving notice to the Lessee or at any time in an emergency for the purpose of building or executing repairs alterations and renewals to or for cleansing or decorating to any adjoining building of the Lessor and its tenants and also to affix or repair or renew the said aerial or apparatus (if any) and also for the purpose of executing repairs alterations and renewals to all pipes and wires leading from and to the demised premises to and from other premises of the Lessor or its tenants on the Courtlands No. 4 Estate

(7) the right to connect to and thereafter to enjoy full and free and uninterrupted passage and running of water and soil gas and electricity from and to any maisonette flat or other building which is or may hereafter be erected on the Courtlands No.4 Estate and any other part of the Courtlands No.4 Estate through all sewers drains watercourses waterpipes gutters gaspipes electric cables wires and meters which are now or may hereafter be during the term hereby granted in or under or about the demised premises the right to enter upon the demised premises at all reasonable hours in the daytime or at any time in an emergency for the purpose of inspecting maintaining or repairing the same or laying further drains sewers watercourses cables pipes or wires as may from time to time be necessary but not so as to occasion any unnecessary damage to the Lessee and so that any damage occasioned by the exercise of the rights in this clause reserved shall be made good

(8) the right to build or rebuild or alter any buildings now or hereafter to be erected upon the Courtlands No.4 Estate in any manner it may think fit and notwithstanding any interference thereby occasioned to the access of light or air to the demised premises but not so as to diminish the right of support which is to be afforded to the Lessee's Maisonette and the demised premises by any flats maisonettes or buildings erected or hereafter to be erected thereon and in particular the flat upon which the Lessee's Maisonette is to be erected or to increase to any substantial extent the burden

of supporting any maisonette flats or buildings abutting upon the demised premises or the Lessee's Maisonette

(9) the right to make such grants and to create such legal estates in respect of the property excepted and reserved as aforesaid as if this lease had not been made

TO HOLD the demised premises (except and reserving as aforesaid and determinable as hereinafter mentioned) unto the Lessee for the term of NINETY NINE YEARS from the twenty fifth day of March One thousand nine hundred and fifty nine YIELDING AND PAYING until the Lessor's Surveyor shall have given the Certificate of Building in respect of the Lessee's Maisonette the yearly rent of a peppercorn and thereafter during the remainder of the said term the yearly rent of FIFTEEN POUNDS payable by equal quarterly payments on the twenty fifth day of March the twenty fourth day of June the twenty ninth day of September and the twenty fifth day of December in every year free and clear of all deductions in respect of any taxes charges assessments or outgoings whatsoever (except landlords property tax) the first quarterly payment of the said rent or a proportionate part thereof as from the date of the Certificate of Building to be made on the quarter day immediately following the date of the Certificate of Building AND ALSO YIELDING AND PAYING to the Lessor on demand a sum equal to all such sums as the Lessor may from time to time pay (a) for insuring the Lessee's Maisonette against loss or damage as mentioned in clause 3 (4) (vii) hereof in case the Lessee shall make default in insuring and keeping insured the same pursuant to the covenant hereinafter contained and (b) for executing any repairs and decorations and other works to the demised premises or to the Lessee's Maisonette which the Lessee may fail to execute in compliance with any schedule of dilapidations that may be served on the Lessee as hereinafter provided AND in the event of non-payment within seven days of application the Lessor may proceed to recover the same by all such processes as would be available to the Lessor if such sum was rent in arrear PROVIDED ALWAYS that if there shall not be erected upon the land coloured blue on the said plan annexed hereto within twelve calendar months from the date hereof a flat or building (hereinafter called "the said flat") constructed so as to enable the Lessee to erect the Lessee's Maisonette thereon then the Lessee may by notice in writing addressed to the Lessor forthwith determine this Lease whereupon the term hereby created shall absolutely cease and determine and this Lease shall be null and void but without the Lessor or any other person becoming liable to pay to the Lessee any costs interest or compensation whatsoever

3. A N D the Lessee for itself its successors in title and assigns DOTH HEREBY COVENANT with the Lessor in manner following :-

(1) That the Lessee will within twelve calendar months from the date of the Certificate of Building given in respect of the said flat by the Lessor's Surveyor construct and complete in all respects fit for habitation the Lessee's Maisonette over and upon the said flat together with the entrance hall and staircase forming an access thereto erected upon the land coloured mauve on the said plan numbered 2 and in accordance with the said plan numbered 3 and detailed plans and specifications previously approved by the Lessor and in accordance with all local bye laws building regulations and regulations and requirements of the local planning authorities and the Lessee's Maisonette shall be constructed so as to enable the Lessor to build on to the walls thereof other maisonettes and flats and so that the said flats may conveniently connect to and use the flue or flues and the chimney stack constructed in or on the Lessee's Maisonette PROVIDED that if the Lessee shall not obtain the Certificate of Building in respect of the Lessee's Maisonette within twelve calendar months from the date of the said Certificate of Building of the said flat then the Lessor its servants and agents and workmen may forthwith enter upon the demised premises and themselves carry out and complete the said works and the costs thereof shall be recoverable from the Lessee as though the amount thereof was rent in arrear

(2) That the Lessee will pay the rent reserved at the time and in manner aforesaid

(3) That the Lessee will also pay all rates taxes charges duties burdens assessments outgoings and impositions of every description whether parliamentary or parochial local or of any other description whatsoever which now are or may hereafter be during the said term

imposed rated taxed charged assessed or made payable upon or in respect of the demised premises or the Lessee's Maisonette or any erections thereof or additions thereto or upon the Lessor or Lessee in respect thereof (except landlords property tax)

(4) That the Lessee will so soon as the Lessee's Maisonette shall have been completed observe and perform the following covenants that is to say :-

(i) will keep the Lessee's Maisonette and the drains sewers watercourses waterpipes gutters gaspipes electric cables and wires and all appurtenances thereof in good and substantial repair and condition and in the same good and substantial repair and condition deliver up the same to the Lessor and at the expiration or sooner determination of the said term together with all things in the nature of landlords fixtures which at any time during the said term shall be affixed to the demised premises

(ii) and also will paint with two coats at least of good oil colour (such oil colour to be of a colour and quality and of such manufacture as may from time to time be specified in writing by the Lessor) in a proper and workmanlike manner all the outside wood and ironwork of the Lessee's Maisonette and all additions thereto once in the third year of the said term after the date of the Certificate of Building and in every third year thereafter of the remainder of the said term and will paint whitewash paper grain varnish and colour such parts of the inside of the Lessee's Maisonette as are painted white-washed papered grained varnished and coloured at the date of the Certificate of Building once in the seventh year after the date of the Certificate of Building and in every seventh year of the remainder of the said term And during the last year of this lease howsoever determined the Lessee will paint whitewash paper grain varnish and colour the outside wood or ironwork of the Lessee's Maisonette and the interior thereof as aforesaid or upon the determination of such last year pay to the Lessor the cost of such works as certified by the Lessor's Surveyor And the Lessee will at the same time with every outside painting restore and make good the outside stucco work (if any) wherever necessary and the work shall be so executed that after every such painting and restoration the Lessee's Maisonette and the adjoining Maisonettes flats and buildings shall present a uniform appearance

(iii) and also together with all others using the same keep properly supported repaired maintained reconstructed and cleansed the land coloured green on the said plan numbered 2 and all walls gutters sewers drains pipes watercourses waterpipes party walls party structures (as hereinafter defined) roads paths or passageways and appurtenances belonging to or used or capable of being used by the Lessee or the demised premises or the Lessee's Maisonette in common with tenants or occupiers of other premises forming part of the Courtlands No. 4 Estate and will pay and allow to the Lessor and to the person or persons sharing the liability for such support repair maintenance reconstruction and cleansing a share and proportion of the cost of such support repair maintenance reconstruction and cleansing as aforesaid as ascertained and certified by the Lessor's Surveyor And will keep the Lessor fully and effectually indemnified against all such costs and expenses aforesaid

(iv) and also will permit the Lessor or its servants with or without workmen and others twice in every year after the date of the Certificate of Building during the remainder of the said term at convenient hours in the daytime to enter into and upon the demised premises or any part thereof to view and examine the state and condition thereof and of all such defects decays and wants of reparation as shall be then and there found to give notice to the Lessee in writing to repair and amend the same within three calendar months then next following within which time the Lessee will repair and amend the same accordingly PROVIDED that if the said repairs and amendments shall not then have been carried out it shall be lawful for the Lessor and its agents and workmen to enter upon the demised premises and carry out the same and the cost shall be recoverable as if the amount of it was rent in arrear

(v) and also will execute all such works as are or may be under or in pursuance of any Act or Acts of Parliament already passed or to be passed directed or required by any local or public authority to be executed at any time during the said term upon or in respect of

the demised premises or the Lessee's Maisonette (and whether by the landlord or the tenant thereof) or in respect of the streets adjoining thereto or the sewers or drains thereunder or the lighting thereof

(vi) and also will permit the Lessor or the owners tenants or occupiers of the adjoining or adjacent premises and all persons authorised by them to enter into the demised premises twice or oftener in every year at reasonable hours during the day time and at any time in case of emergency for the purpose of cleansing decorating and repairing adjoining or adjacent buildings in particular the said flat and constructing laying down altering cleansing emptying or maintaining any sewers drains watercourses gutters waterpipes electric wires or gas pipes in connection with or for the accommodation of such adjoining or adjacent premises and in particular the said flat and the fences walls or drains thereof without interruption by the Lessee the Lessor or such owners tenants or occupiers doing as little damage as may be in the exercise of such right and making good to the Lessee all damage and injury occasioned thereby and restoring the surface of the soil and everything erected thereon without any unreasonable delay but without making any compensation for any temporary damage or inconvenience

(vii) and also will on completion of the erection of the Lessee's Maisonette forthwith insure and thenceforth keep insured the demised premises and the Lessee's Maisonette and all additions thereto in the joint names of the Lessor and Lessee from loss or damage by fire and aircraft or in such other manner as the Lessor shall direct in the Cornhill Insurance Company Limited or in such other well established office as may be specified in writing by the Lessor through such agency as the Lessor may require in such sum as may be in the opinion of the Lessor's Surveyor equal to the full value of the Lessee's Maisonette and the demised premises or the cost of rebuilding the same whichever amount shall be the greater and will pay all premiums and sums of money necessary for that purpose and will whenever required by the Lessor so to do produce to the Lessor or its agents the policy of such insurance and the receipt for every such payment and in case of fire will forthwith out of the monies received by virtue of any such insurance and out of the Lessee's own private monies if necessary rebuild repair or otherwise reinstate in a good and substantial manner under the direction and to the satisfaction of the Lessor's Surveyor the demised premises and the Lessee's Maisonette or any part thereof destroyed or damaged and will pay the fees of the Lessor's Surveyor And if the Lessee shall at any time fail to insure and keep insured the demised premises and the Lessee's Maisonette or fail to produce the receipt for any premiums to the Lessor or its agent upon its request the Lessor may do all things necessary to effect or maintain such insurance and all monies expended by it for that purpose shall be repaid by the Lessee with interest at the rate of Five pounds per centum per annum on demand And also will not collect or accumulate upon the demised premises any offensive or inflammable material or thing or do anything or erect or fit any stove or heating apparatus which may invalidate or affect any insurance of the demised premises or the Lessee's Maisonette against fire

(viii) and also will not assign or underlet or part with the possession of part only of the demised premises and will not without the previous consent in writing of the Lessor assign the demised premises during the last seven years of the term hereby granted

(ix) and also will not permit the land coloured pink on the said Plan No.2 to become untidy or unkempt but will keep the same properly planted and cultivated as a flower bed and in particular will not erect or plant or allow to remain upon the land coloured pink any fence or wall or hedge or division of any description dividing the land coloured pink from the front garden of the premises adjoining the demised premises

(x) and also will leave written notice of every assignment transfer or charge (including all underleases for more than twenty one years and assignments and devolutions thereof) of the demised premises or of any devolution of the interest of the Lessee therein with the solicitors for the time being of the Lessor within twenty one days after the same shall have been effected and at the same time will leave every such assignment transfer charge underlease or Land Certificate or Charge Certificate relating thereto under the Land Registration Act 1925 and any Act for the time being amending or

replacing the same and any Probate of Will Letters of Administration or Order of Court under which any such devolution arises with the said Solicitors for the purposes of registration And will pay to the said Solicitors a fee of Two guineas for the registration of each assignment transfer charge underlease Land Certificate or Charge Certificate or Probate Will Letters of Administration or Order of Court under which such devolution arises

(xi) and also will (in the interest of not only the Lessee but also of the other tenants and lessees of the Lessor of the Estate) comply with and carry out the instructions of the Lessor's Surveyor which from time to time he may give so that the general appearance of all the buildings erected or to be erected upon the Courtlands No.4 Estate may be of uniform character and appearance

(xii) and also will pay to the Lessor all costs charges and expenses (including legal costs and fees payable to a Surveyor) which may be payable or incurred by the Lessor in or in contemplation of any proceedings under Sections 146 and 147 of the Law of Property Act 1925 and any Act or Acts for the time being amending or replacing the same notwithstanding that forfeiture may be avoided (otherwise than by relief granted by the Court)

4. T H E Lessee HEREBY COVENANTS with the Lessor and all other persons claiming under it as Purchasers or Lessees of any part or parts of the Courtlands No.4 Estate to the intent that the benefit of these covenants may be annexed to and devolve with each and every part of the Courtlands No.4 Estate other than the demised premises

(1) That the Lessee will not after the date of the Certificate of Building cut main alter or injure any of the principal bearing walls or timbers of the Lessee's Maisonette Nor any wiring plumbing pipes or cables of any kind laid in through or under the demised premises or the Lessee's Maisonette for the use and enjoyment of the demised premises or the Lessee's Maisonette or the said flat or any house maisonette flat or building erected on the Courtlands No.4 Estate and that no alterations shall be made in the plan or elevation of the Lessee's Maisonette or to any of the walls to be erected on the boundaries marked "H" on the said plan numbered 2 nor in the principal or bearing walls or timbers of the Lessee's Maisonette without the previous licence in writing of the Lessor first had and obtained nor make any alteration in the plan external construction walls timbers elevations architectural appearance or exterior decorations of the demised premises

(2) And also will not hinder or obstruct in any manner the passage of persons entitled to use the same over the land coloured green on the said plan numbered 2 nor obstruct or otherwise interfere with in any manner (except a reasonable interference for purposes of immediate repair) the free passage running and transmission of water soil gas and electricity wireless or television electrical impulses current or signals through the pipes wires cables and ducts running or passing through the demised premises or the Lessee's Maisonette

(3) And also will not at any time during the said term carry on or permit to be carried on any process manufacture profession trade or business whatsoever upon the demised premises or the Lessee's Maisonette or any part thereof and in particular but without prejudice to the generality of the foregoing permit the demised premises or the Lessee's Maisonette to be used as or for a place of amusement hotel tavern inn or public house nor shall any spirituous or fermented liquors at any time be sold in or upon the demised premises or the Lessee's Maisonette or any part thereof or permit the same or any part thereof to be occupied or used in any manner other than as a single private residence nor use the same so that any nuisance or annoyance can arise therefrom to the neighbourhood or to the Lessor its tenants or to the occupiers of premises adjoining or near thereto and in particular to the tenants or occupiers of houses flats or maisonettes on the Courtlands No.4 Estate and shall not erect affix or display any plate board or notification of any kind indicating that any profession trade or business whatsoever is carried on upon the demised premises or elsewhere And also will not affix erect or display upon any part of the demised premises or the Lessee's Maisonette any placard board poster sign advertisement notice or writing (except the name and number of the Lessee's Maisonette and a notice board of the usual size to be employed by house agents to indicate that the demised premises are to be let or sold)

(4) And also will not by building or otherwise stop or obstruct

any light belonging to any premises the estate or interest whereof in possession or reversion now is or for the time being is in the Lessor or any person or persons in trust for the Lessor

(5) And also will not uncover (except for the purpose of inspection repair renewal or maintenance) or damage any manhole belonging to any drain or sewer in or under the demised premises

IT IS HEREBY AGREED AND DECLARED that the concrete construction which is to form the uppermost part of the said flat is reserved unto the Lessor and its tenants of the said flat and is accordingly excluded from this demise and is not to be deemed to be a party structure but the following are (inter alia) to be deemed on erection to be party walls or party structures namely the walls on or near the boundaries of the piece or parcel of land delineated and coloured blue on the said plan numbered 2 and therein marked "H" and the flue or flues leading from the said flat to the roof of the Lessee's Maisonette and the chimney stack projecting above the said roof PROVIDED ALWAYS AND IT IS HEREBY DECLARED that if the said rent or any part thereof shall be in arrear for the space of twenty one days after any of the days whereon the same ought to be paid as aforesaid whether the same shall or shall not have been legally demanded or if there shall be any breach or non-observance of any of the Lessee's covenants hereinbefore contained then and in any of the said cases it shall be lawful for the Lessor at any time thereafter into and upon the demised premises or any part thereof in the name of the whole to re-enter and the same to have again re-possess and enjoy as of its former estate

AND PROVIDED FURTHER that the Lessor shall not be under any obligation to institute proceedings to enforce compliance with any covenant or agreement entered into with it by any ~~purchaser or~~ lessee in respect of any other premises on the Courtlands No.4 Estate unless the Lessor shall in its absolute discretion think fit so to do and that no action claim or demand shall be brought or made against the Lessor by the Lessee for or in respect of any alleged breach of covenant or agreement on the part of the ~~owner~~ lessee or occupier of any other premises on the Courtlands No.4 Estate

A N D the Lessor COVENANTS with the Lessee that the Lessee paying the rents hereby reserved and observing and performing the covenants and conditions herein contained and on its part to be observed and performed shall and may peaceably and quietly possess and enjoy the demised premises during the said term without any lawful interruption from or by the Lessor or any persons rightfully claiming from or under it AND IT IS DECLARED that all rights and obligations of the Lessor and Lessee respectively under these presents shall be incident to and devolve upon the reversion expectant on this Lease and the leasehold interest hereby created respectively and shall accordingly be enjoyed and observed and performed by the person or persons in whom such reversion and leasehold interest respectively shall for the time being be vested

IT IS AGREED that in this Lease (1) words importing the masculine gender include also the feminine gender and (2) where there are two or more persons included in the term "Lessee" the covenants expressed to be made by the Lessee shall be deemed to be made by such persons jointly and severally

I N W I T N E S S whereof the Lessor and Lessee have caused their respective Common Seals to be hereunto affixed the day and year first above written

Lease

(THE COMMON SEAL of SOUTHERN AND SOUTH
(WESTERN PROPERTIES LIMITED was here-
(unto affixed in the presence of :-
A.C. WATES Director
N.M. BROWN Secretary

Counterpart

(THE COMMON SEAL of AMBERWOOD ESTATES
(LIMITED was hereunto affixed in the
(presence of :-
A.C. WATES Director
N.M. BROWN Secretary

D A T E D 29 MAY 1959

SOUTHERN AND SOUTH WESTERN
PROPERTIES LIMITED

- to -

AMBERWOOD ESTATES LIMITED

Copy

Lease

- of -

Upper Maisonetthe No. (Plot) E.10.
156, Courtlands Avenue.
Lee. Parish of Eltham in the
County of London.

Term: 99 years from
25th March 1959
Expires 2058

Rent: £15. 0. 0. per annum.

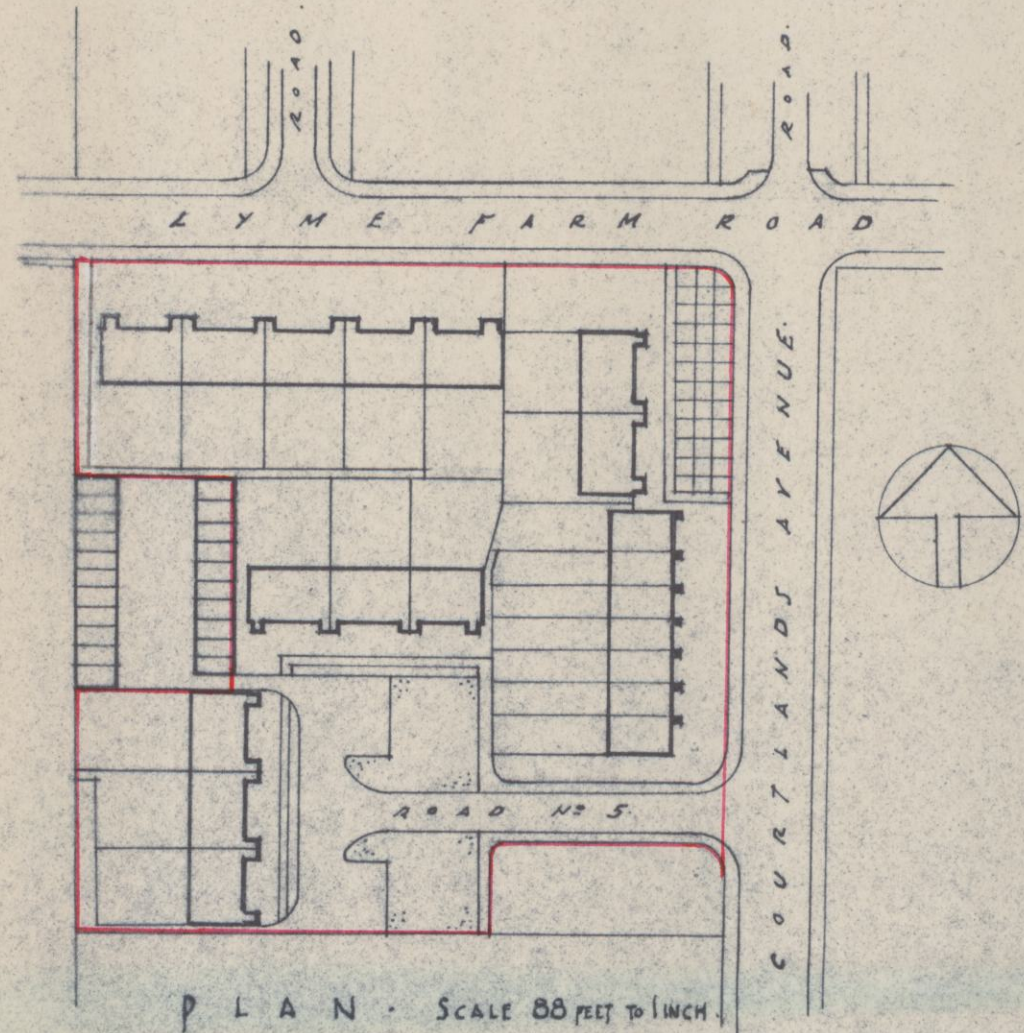
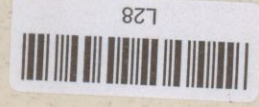
HENRY PUMFREY & SON,
3/4, Clements Inn,
Strand, London.
W.C.2.

*Certified a true copy of
the original*

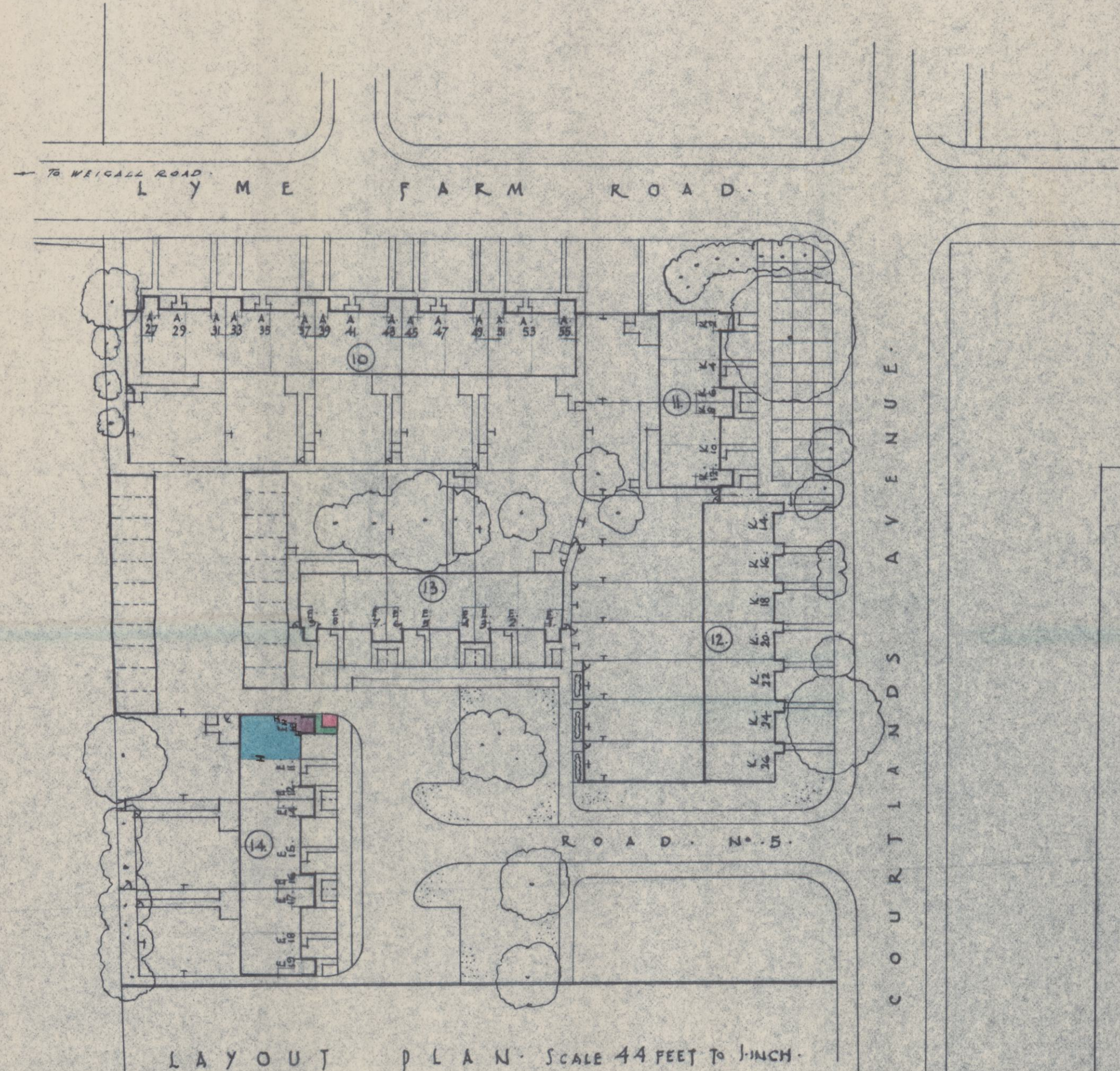
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3/4, Clements Inn,

Strand, W.C.2.

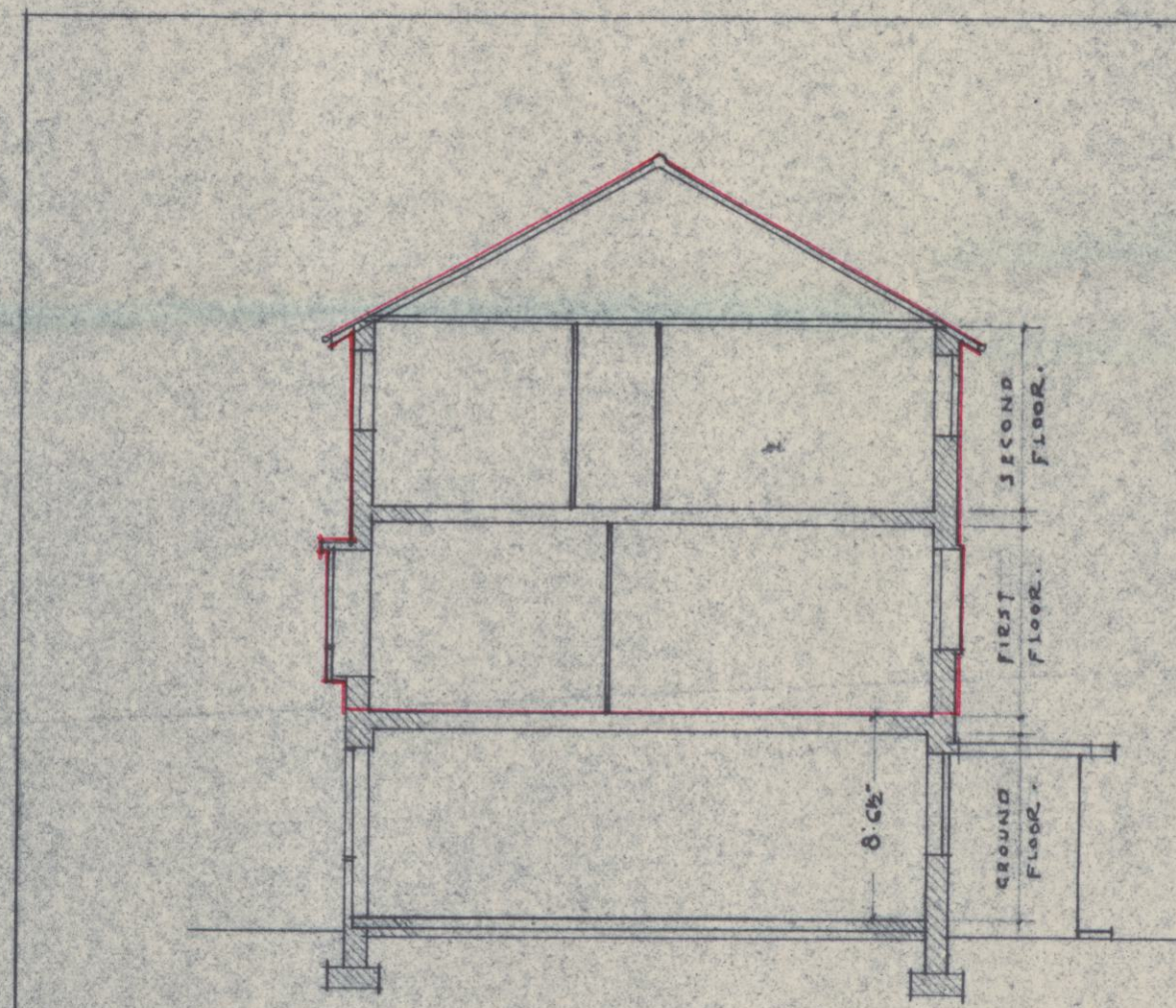


PLAN. SCALE 80 FEET TO 1 INCH.



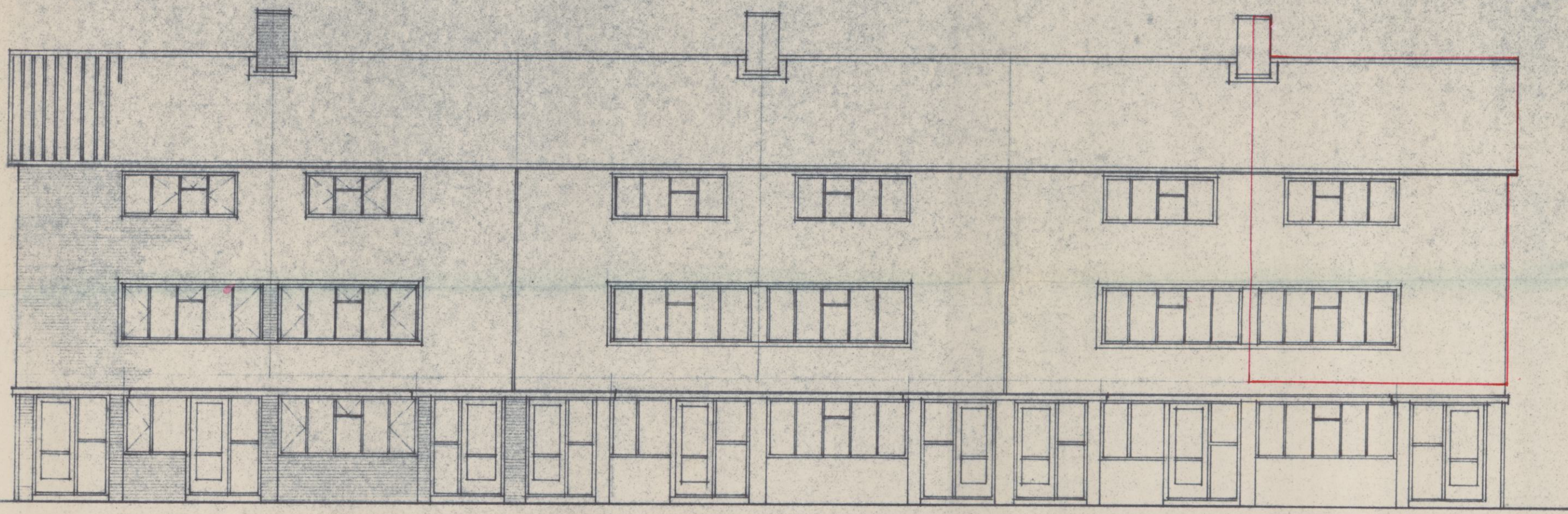
LAYOUT PLAN. SCALE 44 FEET TO 1 INCH.
PLAN No. 2.

COURTLANDS AVENUE · LEE · S.E. 12. SECTION No. 2.



SECTION.

PLAN. No. 1.



FRONT ELEVATION.
SCALE: 8 FEET TO 1 INCH.

PLAN No. 3.



BACK ELEVATION.

W A T E S L T O
1258-1260 LONDON ROAD · NORBURY · S.W. 16.
K. W. B L A N D. A. R. I. B. A.

D R A W I N G No. CAL/L/2.

5.22.21.1.19.

MASONETTE E 10.