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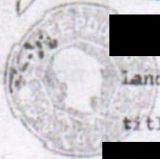
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Paul Anthony of Solicitors Brighton 12/1/77

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BRIGHTON 541P

INLAND REVENUE
Stamp dated 23/5/55



This Lease

is made the 15th day of June

One thousand nine hundred and seventy seven BETWEEN [redacted]

[redacted] (hereinafter called 'the landlord' which expression where the context admits includes the persons deriving title under the Landlord) of the one part and [redacted]

[redacted] (hereinafter called 'the Tenants' which expression where the context admits includes the persons deriving title under them) of the other part

WITNESSETH as follows :-

1. In consideration of the sum of SEVEN THOUSAND SEVEN HUNDRED AND FIFTY POUNDS (£7,750.00) now paid by the Tenant to the Landlord (the receipt whereof the Landlord hereby acknowledges) and of the rent covenants conditions and agreements hereinafter contained and on the part of the Tenant to be paid performed and observed the Landlord hereby demises unto the Tenant ALL THAT flat on the ground floor known as number 2 19 Roundhill Crescent Brighton East Sussex (hereinafter called 'the demised premises' and including all window frames windows internal plastered surfaces of walls and ceilings and floorboards being part of the property known as 19 Roundhill Crescent Brighton aforesaid (hereinafter referred to as 'the Building ') and which as to its position and boundaries is delineated on the floor plan annexed hereto and thereon edged red and which Building with the Land adjacent thereto and the entrance rear garden courtyards passages thereof is edged red on the block plan annexed TOGETHER WITH

- (1) the right to subjacent and lateral support and to shelter and protection so far as may be necessary to the demised premises as the same is at present enjoyed from the adjoining flat and any part of the Building which may be immediately below the premises and the foundations of the Building
- (2) the free passage and running of water soil electric current and gas from and to the demised premises in and through all gutters sewers drains cisterns wires and cables which now are or may at any time hereafter shall be in or under any part of the Building
- (3) the right at all reasonable times as often as need or occasion shall require to enter any adjoining flat or other part of the Building and to remain therein for such reasonable time as is necessary for the purpose of complying with any of the covenants on the part of the Tenant hereinafter reserved or to be complied with the Tenant making good all damage thereby caused to the adjoining flat
- (4) all such rights easements and quasi easements as now belong to or are enjoyed by the demised premises EXCEPT AND RESERVING unto the Landlord and the owners and occupiers for the time being of the adjoining and adjacent flat and all other persons entitled thereto



(a) the full and uninterrupted passage and running of water soil and gas electricity from other parts of the Building in and through all gutters sewers drains cisterns pipes wires and cables which now are or may at any time hereafter during the said term be in or passing through along under over or about the demised premises or any part thereof

(b) liberty with agents or workmen from time to time and at reasonable times during the daytime by appointment except in case of emergency as often as need or occasion shall require to enter the demised premises or any part thereof and to remain thereon for such reasonable time as is necessary for the purpose of cleansing repairing replacing laying or erecting any pipes electric wire appliances fire escapes watercourses or drains or for the purpose of painting cleansing rebuilding repairing inspecting or surveying all such parts of the demised premises or of the Building as the Landlord may require and as regards the owners and occupiers for the time being of the adjoining flat for the purpose of complying with the obligations to the Landlord of such owners and occupiers which cannot otherwise be complied with the Landlord or other person or persons exercising such rights making good forthwith any damage to the demised premises or the contents thereof caused by such entry

(c) the right of support to the demised premises from the adjoining and adjacent flats and any other flat above or below the demised premises in the samemanner and to the same extent support is at present time enjoyed

(d) all other such rights easements and quasi easements as now belong to or are enjoyed by the adjoining flat or flats or any other flat over the demised premises
TO HOLD the demised premises unto the Tenant for the term of ninety nine years from th Twenty fifth day of March One thousand nine hundred and seventy seven YIELDING AND PAYING unto the Landlord yearly for the first twenty five years of the said term the annual sum of Thirty Pounds and for the remainder of the said term such sum as represents one hundred and fifty per centum of the annual rent paid by the Tenant for preceding twenty five years such increase of rent to take effect every twenty five years such payments of rent to be made without any deduction whatsoever by equal half yearly payments in advance on the twenty fifth day of March and the twenty nin th day of September in each year the first such payments or the proportional part thereof to be made on the signing hereof .

2. THE Tenant hereby covenants with the Landlord as follows :-

(i) at all times during the said term to pay the said yearly rent hereinbefore reserved at the times and in the manner at and in which the said rent is hereinbefore reserved and made payable without any deduction whatsoever

(ii) to pay and discharge all existing and future rates taxes assessments and outgoings whether parliamentary parochial local or of any other description whatsoever which now are or may at any time hereafter during the said term be assessed charged or imposed upon or payable in respect of the demised premises or any part thereof or on the owner or occupier thereof

- (iii) from time to time and at all times hereafter during the said term well and substantially to keep repaired cleansed maintained and mended the interior of the demised premises and in particular (but not by way of limitation) to keep the floors ceilings interior walls and interior surfaces of the exterior walls and all window frames and glazing doors cisterns fittings water pipes electric cables and conduits therein and all services used solely in connection with the demised premises cleansed repaired renewed and maintained (damage by fire and other risks insured against excepted provided the insurance of the Building shall not have been vitiated by the act or default of the Tenant) and to cause both the inside and the outside of the window glazing to be cleansed approximately once every month
- (iv) not to make or permit to be made any structural alteration in the construction or arrangement of the demised premises nor cut alter or injure any of the walls timbers ceilings floors doors or windows
- (v) to permit the Landlord and his agents with or without workmen or others at all reasonable times of the day by appointment to enter upon the demised premises to view the state of repair and condition thereof and thereupon the Landlord or their agents may serve upon the Tenant a notice specifying all defects and wants of reparation for which the Tenant is liable then and there found and require the Tenant forthwith to execute the same and if the Tenant shall not within a period of three months after such notice or sooner if requisite proceed to repair and make good the same according to such notice and the covenants in the behalf hereinbefore contained then to permit the Landlord or his agents to enter upon the demised premises with workmen and appliances and execute such repairs and the cost thereof shall be a debt due from the Tenant to the Landlord or his agents and forthwith recoverable by action
- (vi) not throughout the said term to use or occupy or permit to be used or occupied the demised premises otherwise than as a single private residence and not to do so or permit or suffer to be done on the demised premises any act or thing which may be or become a nuisance annoyance or inconvenience to the Landlord or the Tenants or the occupiers of the Building or the owners or occupiers of any adjoining or neighbouring flats or premises
- (vii) not to affix any placard announcement advertisement fascia board or sign upon the external walls or in the windows or expose to view upon the demised premises any name or sign other than the name of the Tenant
- (viii) at all times during the said term to perform and observe all and singular the regulations set forth in the Schedule hereto
- (ix) within one calendar month after any assignment assent or transfer (otherwise than by way of mortgage) of the demised premises or any part thereof to give notice thereof in writing with particulars thereof to the Solicitors for the time being of the Landlord or in case of devolution of the interest of the Tenant not perfected by an assent within twelve months of the happening thereof to produce to the said Solicitors the Probate of the Will or the Letters of Administration thereunder or a certified or office copy under which such devolution arises and pay to them a registration fee of four pounds in

respect of such assignment transfer underlease or devolution for the first five years of the term and thereafter the sum of Twenty Pounds

(x) at the expiration or sooner determination of the said term quietly to yield up unto the Landlord the demised premises in good and substantial repair and condition in accordance with the Tenants covenants in that behalf hereinbefore contained but not further or otherwise (except and provided as aforesaid)

(xi) to pay the Landlord annually the sum of Thirty Pounds (in this clause hereinafter called 'the annual sum') by equal half yearly payments in advance on the days herein fixed for payment of rent as a payment in respect of all monies expended or reasonably certified by the Landlord or his Managing Agents Surveyors or Solicitors as being necessary during any period of one year commencing on the twenty fifth day of March One thousand nine hundred and seventy seven for the purpose of Landlord complying with the covenants on its part contained in Clause three hereof and it is hereby agreed that the recognised scale fees of any Managing Agents Surveyors Solicitors or Accountants shall be proper expenses of the Landlord in complying therewith and if not so paid the same shall be forthwith recoverable by action and carry interest at two per centum per annum over Bank Rate at the time when liability was incurred until payment in the event of the monies so expended or certified by the Landlord or his agents as being reasonably necessary to be expended by the Landlord in any successive period of three years commencing on the Twenty fifth day of March One thousand nine hundred and seventy seven on the same day of the same month in each succeeding year of the said term exceeding or being reasonably estimated by the Landlord or his agents to exceed the total monies receivable by the Landlord from the tenants of the Building or the owners or occupiers of any flats therein the Tenant in addition to the said annual sum shall pay to the Landlord one half part of such excess payments or wherethe amount is certified by the Landlord or his agents as being reasonably necessary to be expended shall pay to the Landlord one quarter of the said estimated sum such payment being made on the day hereinbefore fixed for payment of rent by equal half yearly payments in advance

3(i) THE Landlord hereby covenants with the Tenant as follows :-

- (a) to maintain in good and substantial repair and condition the main structure and the roof (hereinafter defined) of the whole of the Building of which the demised premises form part and the foundations thereof and the common parts
- (b) to maintain the internal passage and stairways of the Building in good order and condition
- (c) to keep the halls passages stairs and landing in the Building in good and substantial repair and condition and carpeted clean and properly lighted (in as far as the same are used jointly) and the gutters sewers drains watercourses pipes wires cables water tanks and usual appliances in as far as the same are used jointly there in good order and condition
- (d) to paint varnish oil distemper all wood and iron works or the exterior and certain parts of the interior of the Building which are usually painted varnished oil or emulsioned with two coats of good oil paint varnish oil or emulsion whenever the

Landlord considers it necessary so to do (not being less than once in every third year)

(e) to pay and discharge all existing and future rates taxes assessments and outgoings whether parliamentary parochial local or of any other description whatsoever (if any) which now are or at any time hereafter during the said term be assessed charged or imposed upon or payable in respect of any part of the Building used by the Tenant in common with the Tenants of other flats in the Building

(f) to keep insured throughout the term hereby granted the Building against loss or damage by fire and such other insurable risks as the Landlord may deem desirable in some insurance office or with underwriters of repute in such sum as the Landlord shall deem necessary (being not less than the full reinstatement value of the Building) and to make all payments necessary for that purpose within seven days after the same shall become payable and to deliver to the Tenant on demand a true copy of the Policy of such insurance and the receipt for each such payment and to cause all moneys received by virtue of such insurance to be forthwith laid out in rebuilding and reinstating in all respects as it was before the destruction or damage in respect of which such moneys shall have been received took place and to make up any deficiency out of his own moneys

(g) the Landlord hereby further covenants with the Tenant that whilst any of the flats comprised in the Building shall not for the time being be let under a Lease in the same terms as this Lease (mutatis mutandis) the Landlord shall be liable to make such payments and observe and perform such obligations as the Tenant would be liable to make observe and perform if such flat were so let

(h) as soon as the same are negotiable to enter in to a similar lease with the tenants of the other parts of the Building (other than common parts) and at the request and cost of the Tenant to make all steps necessary to enforce compliance by the tenants of the other parts of the Building with the covenants on their parts contained in the leases

(i) the main structure of the Building shall mean all foundations exterior walls and joists but not floor boards ceilings or wall plasters and the roof of the Building shall mean the timbers tiles and all roofing materials chimneys and chimney stacks

4. THE Landlord hereby covenants with the Tenant that so long as the Tenant shall perform the covenants and agreements on the Tenant's part so long as the Tenant shall perform the covenants and agreements on the Tenant's part herein contained the Tenant may peaceably and quietly possess and enjoy the demised premises during the said term without any lawful interruption from or by the Landlord or any person or persons rightfully claiming under or through the Landlord

5. PROVIDED ALWAYS and those presents are upon this express condition that if any of the covenants herein contained on the part of the Tenant shall not be observed and performed according to the true intent and meaning of these presents then it shall be lawful for the Landlord to enter into or upon the demised premises or any part thereof in the name of the whole and thereupon the said term hereby granted shall absolutely

determine but without prejudice to any right of action or remedy of the Landlord in respect of any antecedent breach of the Tenant's covenants hereinbefore contained and the Landlord's costs of and incidental to the preparation and service of a notice under Section 146 of the Law of Property Act 1925 or any amending legislation shall be payable by and recoverable from the Tenant _____

Providing that before exercising such right or re-entry a commencement of any proceeding notice in writing shall be given of such intention to any mortgage whose interest has been noticed by the Landlord .

6. IN the event of the demised premises or any part thereof at any time during the term hereby granted being damaged or destroyed by fire or other risks insured against so as to be unfit for habitation or use then the rent hereby reserved or a fair proportion thereof according to the nature and extent of the damage sustained shall immediately be suspended until the demised premises shall again be rendered fit for habitation and use any dispute concerning this clause shall be determined by a single arbitrator in accordance with the Arbitration Act 1950 or any statutory enactment in that behalf for the time being in force .

7. IT IS HEREBY AGREED AND DECLARED that the words importing the masculine gender include also the feminine gender and that words importing the singular include the plural number and where the plural number is included in the term 'Tenant' the covenants expressed to be by the Tenant shall be deemed to be made by such persons jointly and severally The word 'flat' shall also be deemed to include a maisonette

8. 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 FIFTEEN THOUSAND POUNDS (£15,000.00)

IN WITNESS whereof the Landlord and the Tenant have hereunto set their hands and seals the day and year first before written

THE SCHEDULE before referred to
REGULATION

1. No Tenant shall cause to be made any noise whatsoever by musical or mechanical instruments wireless or singing or in any manner between the hours of 11.00 p.m. and 7.00 a.m. nor at any time so as to cause a nuisance or annoyance to the Landlord or of the occupiers of the Building
2. No cloths rugs or carpets shall be hung upon or shaken from windows and nothing shall be thrown therefrom
3. Not to place flower pots or other similar articles on the outside window sill
4. To minimise noise all floors of the demised premises shall be carpeted felted except in the bathroom and kitchens which shall be adequately covered Provided Always and there is excepted from this regulation the flat situated on the basement of the Building

5. No Tenant shall in any way encumber or interfere with the access to or egress from or place or leave rubbish upon any part of the demised premises used in common with other tenants of the Building nor allow any cycly perambulator cart bathchair invalid carriage or other vehicle or thing or any goods or pachage belonging to him or to his servants or agent to be placed or remain upon any part of the premises used in common with the other tenants

6. No Tenant shall use the demised premises or permit the same to be used for any purposes of an illegal immoral improper unpleasant noisy or noxious nature

7. No Tenant shall make or allow any person or persons or child or children under his control to make undue noise in or about the Building or (in respect of any part of the stairways halls and passages of the Building used in common with others) to loiter or play therein or thereon

8. Not to keep or allow to be kept any animal or bird upon the demised premises without the licence in writing of the Landlord which liccse shall not be unreasonably or vexatously withheld and which licence shall be revocable notwithstanding that this fact is not mentioned in the licence

9. In order to preserve the general appearance of the Building provide curtains for all windows at the front of the Building of a harmonious design and a high class quality

10. No Tenant shall permit any water or otherliquid to soak through the floors and in the event of such happening he will without prejudice to the Landlord's rights under this lease immediately rectify and make good all damage and injury to the premises soaffected

11. The Tenant shallat all times comply with any requirement orders or regulations now or hereafter made by any local or other Authority pursuant to any statutory power or authority in respect of the interior of the demised premises

12. The Landlord reserves the right to make such other reasonable rules and regulations from time to time (either in addition to or by way of variation or of substitution for these rules and regulations or any of them) as the Landlord may deem needful for the safety care and cleanliness of the Building or for securing the comfort and convenience of the tenants generally of the Building and such further rules or regulations when made shall be brought to the attetion of the Temnt by the Landlord and shall be binding on the Tenant as if the same had been incorporated in this Schedule

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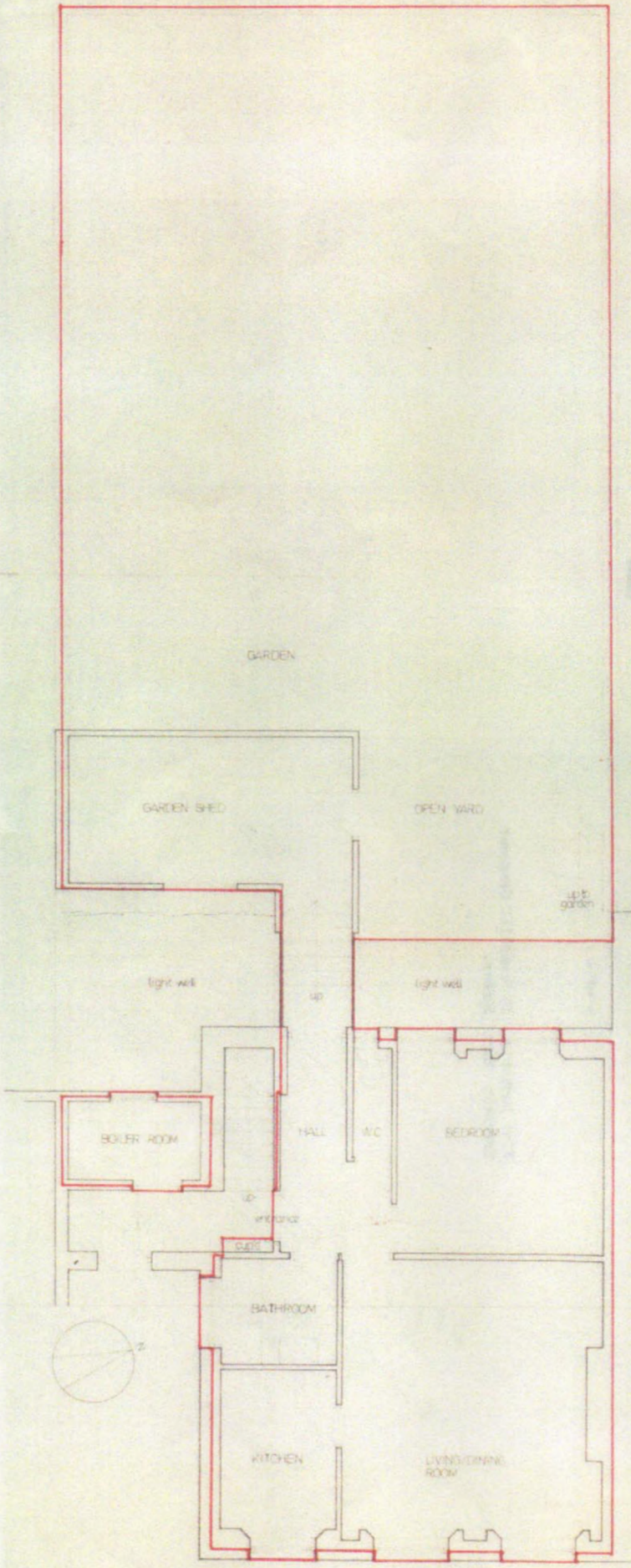


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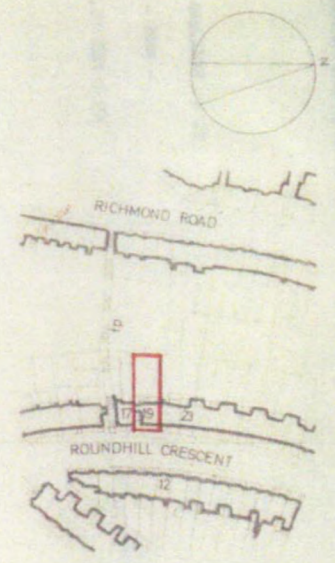
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Sold by J. H. H. H. H.



CONVEYANCING PLAN 1-50 'GROUND FLOOR FLAT' 15 ROUNDHILL CRESCENT BRIGHTON



BLOCK PLAN 1-1250 showing 15 ROUNDHILL CRESCENT BRIGHTON

