

BIRKENHEAD



HALDANE



HALSBURY



CAIRNS



SELBORNE



WESTBURY



HM Land Registry

Lydon Hill
Halsbury

Land Certificate

This is to certify

that the land described within and shown on the official plan is registered at HM Land Registry with the title number and class of title stated in the register.

There are contained in this certificate office copies of the entries in the register and of the official plan and, where so indicated in the register, of documents filed in the Land Registry.

Under section 68 of the Land Registration Act, 1925 and rule 264 of the Land Registration Rules, 1925 this certificate shall be admissible as evidence of the matters contained herein and must be produced to the Chief Land Registrar in the circumstances set out in section 64 of the said Act.



WARNING

All persons are cautioned against altering, adding to or otherwise tampering with either



HM Land Registry

TITLE NUMBER : EGL290970

Edition date : 31 March 1998

Entry No.	<p align="center">A. PROPERTY REGISTER <small>containing the description of the registered land and the estate comprised in the Title</small></p>	
	GREATER LONDON	LONDON BOROUGH TOWER HAMLETS
1.	The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being George Leybourne House, Fletcher Street, Stepney.	
2.	A Transfer of the land edged and numbered 1,2,3,4 and 5 in blue on the filed plan dated 20 March 1985 made between (1) Greater London Council and (2) Hautefort Investments Limited contains the following provision:- "IT IS HEREBY FURTHER DECLARED the this Transfer shall not be deemed to include and shall not operate or transfer any ways watercourses sewers drains lights liberties privileges easements rights or advantages whatsoever in through over or upon any other land or property of the GLC adjoining or near to the said land hereby transferred."	
3.	The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.	
4.	The land has the benefit of the rights granted by clause 3 of a Transfer of the land edged and numbered EGL174559 in green on the filed plan dated 17 April 1986 made between (1) Ludgate Securities Limited and (2) The London Music Hall Trust Limited. The said Transfer dated 17 April 1986 contains provisions relating to a party wall.	
	<i>NOTE:- Copy in Certificate. Original filed under EGL174559.</i>	

Entry No.	<p align="center">B. PROPRIETORSHIP REGISTER <small>stating nature of the Title, name, address and description of the proprietor of the land and any entries affecting the right of disposing thereof</small></p> <p align="center">TITLE ABSOLUTE</p>	
1.	(31 March 1998) Proprietor: ENTRYWAY LIMITED (Co.Regn.No.3471938) of care of Hulton House 161/166 Fleet Street London.	
2.	(31 March 1998) A Transfer dated 23 March 1998 made between (1) Freehold Properties Limited and (2) Entryway Limited contains Purchasers personal covenant(s) details of which are set out in the schedule of personal covenants hereto.	

**HM Land Registry**

Item No.	SCHEDULE OF PERSONAL COVENANTS
1.	<p>The following are details of the personal covenants contained in the Transfer dated 23 March 1998 referred to in the Proprietorship Register:-</p> <p>The Transferee hereby covenants with the Transferor that the Transferee and the successors in title of the Transferee will henceforth observe and perform and indemnify the Transferor in respect of any breach of any of</p> <p>(i) the covenants agreements and obligations (if any) contained or referred to</p> <p>in the Charges Register to the said title number and</p> <p>(ii) the Lessors covenants contained in the Leases affecting the property insofar as the same are still subsisting and capable of being enforced and affect the property and to indemnify it against all actions claims or demands in respect of any future breach of the covenants on the part of the Transferee contained in this clause.</p>

Entry No.	C. CHARGES REGISTER containing charges, incumbrances etc., adversely affecting the land and registered dealings therewith
1.	<p>The land edged and numbered 2 and 3 in blue on the filed plan and other land is subject to two annual crown rents of £1.1s.10¹/₂d each</p> <p>NOTE 1:-By a Conveyance dated 19 July 1900 made between (1) Richard William Hatton (Vendor) and (2) Stanley Arthur Hind the Land edged and numbered 3 in blue on the filed plan was conveyed subject to the aforementioned Crown Rent "which crown rents however were in accordance with one of the conditions of sale under which the Vendor acquired the said hereditaments and premises to be wholly borne as to one by property known as No. 16 Wellclose Square aforesaid and as to the other by property known as No. 17 Wellclose Square."</p> <p>NOTE 2:-By a Conveyance dated 11 October 1882 made between (1 to 5) The Right Honourable Adelbert Wellington Brownlow Earl Brownlow and others and (6) Henry Vanden Bergh the land edged and numbered 2 in blue on the filed plan was conveyed subject to the aforementioned Crown Rents but has the benefit of the provision that the said Crown Rents should thenceforth be wholly borne as to one by property known as No. 16 Wellclose Square and as to the other by property known as No. 17 Wellclose Square.</p>
2.	<p>Lease dated 3 April 1986 of an Electricity transformer site edged and numbered 1 in yellow on the filed plan to the London Electricity Board for 60 years from 3 April 1986 at the rent of £0.05 (if demanded).</p> <p>NOTE:-Lessee's Title registered under EGL174500.</p>



HM Land Registry

Entry No.	C. CHARGES REGISTER (continued)
3.	<p>(9 July 1992) The parts of the land affected thereby are subject to the Leases set out in the Schedule of Leases hereto and to such rights of way, drainage, passage of electricity and water, support, shelter and protection, entry, rights to use the common parts and facilities, rights to use the car parking spaces and to connect to any communal aerial and other rights as are granted by those Leases. In addition, certain Leases grant the exclusive right to use specified contiguous balconies or terraces as more particularly described in the Schedule of Leases.</p> <p>NOTE:-Each Lease is referenced by edging and numbering in brown on supplementary plan No. 3 to the filed plan unless otherwise state in the Schedule of Leases.</p>

SCHEDULE OF NOTICES OF LEASES				
Item No.	Registration date and Plan ref.	Property description	Date of lease and Term	Lessee's Title
1.	14.5.1987 14 and 15	25 Leybourne House (second floor flat) and Parking Space (basement level)	23.4.1987 125 years from 1.1.1986	EGL195719
	NOTE:-This Lease grants the exclusive right to use the balcony edged and numbered 16 in brown on the Supplementary Plan No. 3 to the filed plan.			
2.	20.5.1987 17 and 18	14 Leybourne House (first floor flat) and Parking Space (basement level)	23.4.1987 125 years from 1.1.1986	EGL196071
	NOTE:-This Lease grants the exclusive right to use the balcony edged and numbered 19 in brown on the Supplementary Plan No. 3 to the filed plan.			
3.	26.5.1987 11 and 12	16 Leybourne House (first floor flat) and Parking Space (basement level)	28.4.1987 125 years from 1.1.1986	EGL196316
	NOTE:-This Lease grants the exclusive right to use the balcony edged and numbered 13 in brown on the Supplementary Plan No. 3 to the filed plan.			



HM Land Registry

SCHEDULE OF NOTICES OF LEASES (continued)				
Item No.	Registration date and Plan ref.	Property description	Date of lease and Term	Lessee's Title
4.	2.6.1987 20 and 21	20 Leybourne House (first floor flat) and Parking Space (basement level)	23.4.1987 125 years from 1.1.1986	EGL196761
	NOTE:-This Lease grants the exclusive right to use the balcony edged and numbered 22 in brown on the Supplementary Plan No. 3 to the filed plan.			
5.	3.6.1987 23 and 24	31 Leybourne House (second floor flat) and Parking Space (basement level)	24.4.1987 125 years from 1.1.1986	EGL196860
	NOTE:-This Lease grants the exclusive right to use the balcony edged and numbered 25 in brown on the Supplementary Plan No. 3 to the filed plan.			
6.	5.6.1987 26 and 27	41 Leybourne House (third floor flat) and Parking Space (basement level)	20.5.1987 125 years from 1.1.1986	EGL197012
	NOTE:-This Lease grants the exclusive right to use the balcony edged and numbered 28 in brown on the Supplementary Plan No. 3 to the filed plan.			
7.	11.6.1987 32 and 33	11 Leybourne House (first floor flat) and Parking Space (basement level)	13.5.1987 125 years from 1.1.1986	EGL197260
	NOTE:-This Lease grants the exclusive right to use the balcony edged and numbered 34 in brown on the Supplementary Plan No. 3 to the filed plan.			
8.	17.6.1987 35 and 36	36 Leybourne House (third floor flat) and Parking Space (basement level)	20.5.1987 125 years from 1.1.1986	EGL197576
	NOTE:-This Lease grants the exclusive right to use the balcony edged and numbered 37 in brown on the Supplementary Plan No. 3 to the filed plan.			
9.	22.6.1987 38 and 39	7 Leybourne House (ground floor flat) and Parking Space (basement level)	23.4.1987 125 years from 1.1.1986	EGL197788
	NOTE:-This Lease grants the exclusive right to use the balcony edged and numbered 40 in brown on the Supplementary Plan No. 3 to the filed plan.			
10.	22.6.1987 41 and 42	44 Leybourne Avenue (fourth floor flat) and Parking Space (basement level)	11.6.1987 125 years from 1.1.1986	EGL197745
	NOTE:-This Lease grants the exclusive right to use the balcony edged and numbered 43 in brown on the Supplementary Plan No. 3 to the filed plan.			



HM Land Registry

TITLE NUMBER : EGL290970

SCHEDULE OF NOTICES OF LEASES (continued)				
Item No.	Registration date and Plan ref.	Property description	Date of lease and Term	Lessee's Title
11.	24.6.1987	48 Leybourne Avenue (fourth floor flat) and 2 Parking Spaces (basement level)	18.6.1987 125 years from 1.1.1986	EGL197956
	NOTE:-This Lease grants the exclusive right to use the balconies edged and numbered 47 and 48 in brown on the Supplementary Plan No. 3 to the filed plan .			
12.	29.6.1987	23 Leybourne House (second floor flat) and Parking Space (basement level)	22.5.1987 125 years from 1.1.1986	EGL198132
	NOTE:-This Lease grants the exclusive right to use the balcony edged and numbered 51 in brown on the Supplementary Plan No. 3 to the filed plan.			
13.	2.7.1987	24 Leybourne House (second floor flat) and Parking Space (basement level)	24.4.1987 125 years from 1.1.1986	EGL198364
	NOTE:-This Lease grants the exclusive right to use the balcony edged and numbered 7 in brown on the Supplementary Plan No. 3 to the filed plan.			
14.	3.7.1987	30 Leybourne House (second floor flat) and Parking Space (basement level)	27.4.1987 125 years from 1.1.1986	EGL198474
	NOTE:-This Lease grants the exclusive right to use the balcony edged and numbered 57 in brown on the Supplementary Plan No. 3 to the filed plan.			
15.	3.7.1987	29 Leybourne House (second floor flat) and Parking Space (basement level)	21.5.1987 125 years from 1.1.1986	EGL198479
	NOTE:-This Lease grants the exclusive right to use the balcony edged and numbered 60 in brown on the Supplementary Plan No. 3 to the filed plan.			
16.	6.7.1987	5 Leybourne House (ground floor flat) and Parking Space (basement level)	4.6.1987 125 years from 1.1.1986	EGL198535
	NOTE:-This Lease grants the exclusive right to use the balcony edged and numbered 54 in brown on the Supplementary Plan No. 3 to the filed plan.			
17.	10.7.1987	22 Leybourne House (second floor flat) and Parking Space (basement level)	23.4.1987 125 years from 1.1.1986	EGL198879
	NOTE:-This Lease grants the exclusive right to use the balcony edged and numbered 63 in brown on the Supplementary Plan No. 3 to the filed plan.			



HM Land Registry

Item No.	SCHEDULE OF NOTICES OF LEASES (continued)			
	Registration date and Plan ref.	Property description	Date of lease and Term	Lessee's Title
18.	10.7.1987 64 and 65	10 Leybourne House (ground floor flat) and Parking Space (basement level)	27.5.1987 125 years from 1.1.1986	EGL198822
	NOTE:-This Lease grants the exclusive right to use the balcony edged and numbered 66 in brown on the Supplementary Plan No. 3 to the filed plan.			
19.	15.7.1987 67 and 68	37 Leybourne House (third floor flat) and Parking Space (basement level)	18.6.1987 125 years from 1.1.1986	EGL199132
	NOTE:-This Lease grants the exclusive right to use the balconies edged and numbered 69 and 70 in brown on the Supplementary Plan No. 3 to the filed plan .			
20.	15.7.1987 2 and 3	42 Leybourne House (third floor flat) and Parking Space (basement level)	20.5.1987 125 years from 1.1.1986	EGL199111
	NOTE:-This Lease grants the exclusive right ot use the balcony edged and numbered 4 in brown on the Supplementary Plan No. 3 to the filed plan.			
21.	21.7.1987 71 and 72	47 Leybourne House (fourth floor flat) and Parking Space (basement level)	12.6.1987 125 years from 1.1.1986	EGL199444
	NOTE:-This Lease grants the exclusive right to use the balcony edged and numbered 73 in brown on the Supplementary Plan No. 3 to the filed plan.			
22.	21.7.1987 74 and 75	45 Leybourne House (fourth floor flat) and Parking Space (basement level)	22.6.1987 125 years from 1.1.1986	EGL199454
	NOTE:-This Lease grants the exclusive right to use the balcony edged and numbered 76 in brown on the Supplementary Plan No. 3 to the filed plan.			
23.	27.7.1987 77 and 78	18 Leybourne House (first floor flat) and Parking Space (basement level)	26.5.1987 125 years from 1.1.1986	EGL199764
	NOTE:-This Lease grants the exclusive right to use the balcony edged and numbered 79 in brown on the Supplementary Plan No. 3 to the filed plan.			
24.	28.7.1987 80 and 81	33 Leybourne House (third floor flat) and Parking Space (basement level)	28.5.1987 125 years from 1.1.1986	EGL199832
	NOTE:-This Lease grants the exclusive right to use the balcony edged and numbered 82 in brown on the Supplementary Plan No. 3 to the filed plan.			



HM Land Registry

SCHEDULE OF NOTICES OF LEASES (continued)				
Item No.	Registration date and Plan ref.	Property description	Date of lease and Term	Lessee's Title
25.	28.7.1987 83 and 84	27 Leybourne House (second floor flat) and Parking Space (basement level)	30.6.1987 125 years from 1.1.1986	EGL199851
		NOTE:-This Lease grants the exclusive right to use the balcony edged and numbered 85 in brown on the Supplementary Plan No. 3 to the filed plan.		
26.	28.7.1987 101 and 102	2 Leybourne House (ground floor flat) and Parking Space (basement level)	26.5.1987 125 years from 1.1.1986	EGL199836
27.	31.7.1987 98 and 99	28 Leybourne House (second floor flat) and Parking Space (basement level)	30.4.1987 125 years from 1.1.1986	EGL200077
		NOTE:-This Lease grants the exclusive right to use the balcony edged and numbered 100 in brown on the Supplementary Plan No. 3 to the filed plan.		
28.	5.8.1987 86 and 87	49 Leybourne House (fourth floor flat) and Parking Space (basement level)	3.7.1987 125 years from 1.1.1986	EGL200413
		NOTE:-This Lease grants the exclusive right to use the balcony edged and numbered 88 in brown on the Supplementary Plan No. 3 to the filed plan.		
29.	7.8.1987 8 and 9	31 Leybourne House (fourth floor flat) and Parking Space (basement level)	6.7.1987 125 years from 1.1.1986	EGL200518
		NOTE:-This Lease grants the exclusive right to use the balcony edged and numbered 10 in brown on the Supplementary Plan No. 3 to the filed plan.		
30.	7.8.1987 103 and 104	1 Leybourne House (ground floor flat) and Parking Space (basement level)	6.7.1987 125 years from 1.1.1986	EGL200532
31.	11.8.1987 89 and 90	52 Leybourne House (fourth floor flat) and Parking Space (basement level)	12.6.1987 125 years from 1.1.1986	EGL200688
		NOTE:-This Lease grants the exclusive right to use the balcony edged and numbered 91 in brown on the Supplementary Plan No. 3 to the filed plan.		



HM Land Registry

TITLE NUMBER : EGL290970

Item No.	SCHEDULE OF NOTICES OF LEASES (continued)			
	Registration date and Plan ref.	Property description	Date of lease and Term	Lessee's Title
32.	27.8.1987 92 and 93	38 Leybourne House (third floor flat) and Parking Space (basement level)	13.8.1987 125 years from 1.1.1986	EGL201721
	NOTE:-This Lease grants the exclusive right to use the balcony edged and numbered 94 in brown on the Supplementary Plan No. 3 to the filed plan.			
33.	11.9.1987 29 and 30	19 Leybourne House (first floor flat) and Parking Space (basement level)	19.8.1987 125 years from 1.1.1986	EGL202512
	NOTE:-This Lease grants the exclusive right to use the balcony edged and numbered 31 in brown on the Supplementary Plan No. 3 to the filed plan.			
34.	16.9.1987 95 and 96	17 Leybourne House (first floor flat) and Parking Space (basement level)	30.6.1987 125 years from 1.1.1986	EGL202782
	NOTE:-This Lease grants the exclusive right to use the balcony edged and numbered 97 in brown on the Supplementary Plan No. 3 to the filed plan.			
35.	23.9.1987 105 and 106	12 Leybourne House (first floor flat) and Parking Space (basement level)	20.5.1987 125 years from 1.1.1986	EGL203283
	NOTE:-This Lease grants the exclusive right to use the balcony edged and numbered 107 in brown on the Supplementary Plan No. 3 to the filed plan.			
36.	2.10.1987 108 and 109	40 Leybourne House (third floor flat) and Parking Space (basement level)	1.7.1987 125 years from 1.1.1986	EGL203832
	NOTE:-This Lease grants the exclusive right to use the balcony edged and numbered 110 in brown on the Supplementary Plan No. 3 to the filed plan.			
37.	3.10.1987 111 and 112	39 Leybourne House (third floor flat) and Parking Space (basement level)	21.8.1987 125 years from 1.1.1986	EGL204530
	NOTE:-This Lease grants the exclusive right to use the balcony edged and numbered 113 in brown on the Supplementary Plan No. 3 to the filed plan.			
38.	13.10.1987 114 and 115	32 Leybourne House (second floor flat) and Parking Space (basement level)	21.8.1987 125 years from 1.1.1986	EGL204532
	NOTE:-This Lease grants the exclusive right to use the balconies edged and numbered 116 and 117 in brown on the Supplementary Plan No. 3 to the filed plan.			



HM Land Registry

SCHEDULE OF NOTICES OF LEASES (continued)				
Item No.	Registration date and Plan ref.	Property description	Date of lease and Term	Lessee's Title
39.	13.10.1987 118 and 119	43 Leybourne House (third floor flat) and Parking Space (basement level)	21.8.1987 125 years from 1.1.1986	EGL204533
		NOTE:-This Lease grants the exclusive right to use the balconies edged and numbered 120 and 121 in brown on the Supplementary Plan No. 3 to the filed plan.		
40.	13.10.1987 122 and 123	26 Leybourne House (second floor flat) and Parking Space (basement level)	21.8.1987 125 years from 1.1.1986	EGL204534
		NOTE:-This Lease grants the exclusive right to use the balconies edged and numbered 124 and 125 in brown on the Supplementary Plan No. 3 to the filed plan.		
41.	13.10.1987 126 and 127	15 Leybourne House (first floor flat) and Parking Space (basement level)	21.8.1987 125 years from 1.1.1986	EGL204536
		NOTE:-This Lease grants the exclusive right to use the balconies edged and numbered 128 and 129 in brown on the Supplementary Plan No. 3 to the filed plan.		
42.	13.10.1987 133 and 134	55 Leybourne House (fifth floor flat) and Parking Spaces (basement level)	21.8.1987 125 years from 1.1.1986	EGL204628
		NOTE:-This Lease grants the exclusive right to use the balconies edged and numbered 135, 136, 137 and 138 in brown on the Supplementary Plan No. 3 to the filed plan.		
43.	13.10.1987 139, 140 and 141	56 Leybourne House (fifth floor flat) and 2 Parking Spaces (basement level)	21.8.1987 125 years from 1.1.1986	EGL204537
		NOTE:-This Lease grants the exclusive right to use the balconies edged and numbered 142, 143, 144 and 145 in brown on the Supplementary Plan No. 3 to the filed plan.		
44.	13.10.1987 146 and 147	6 Leybourne House (ground floor flat) and Parking Space (basement level)	21.8.1987 125 years from 1.1.1986	EGL204531
		NOTE:-This Lease grants the exclusive right to use the balcony edged and numbered 148 in brown on the Supplementary Plan No. 3 to the filed plan.		
45.	14.10.1987 130 and 131	50 Leybourne House (fourth floor flat) and Parking Space (basement level)	7.7.1987 125 years from 1.1.1986	EGL204628
		NOTE:-This Lease grants the exclusive right to use the balcony edged and numbered 132 in brown on the Supplementary Plan No. 3 to the filed plan.		



HM Land Registry

TITLE NUMBER : EGL290970

SCHEDULE OF NOTICES OF LEASES (continued)				
Item No.	Registration date and Plan ref.	Property description	Date of lease and Term	Lessee's Title
46.	14.10.1987 149 and 150	9 Leybourne House (ground floor flat) and Parking Space (basement level)	13.7.1987 125 years from 1.1.1986	EGL204627
	NOTE:-This Lease grants the exclusive right to use the balcony edged and numbered 151 in brown on the Supplementary Plan No. 3 to the filed plan.			
47.	14.10.1987 152 and 153	54 Leybourne House (fourth floor flat) and Parking Space (basement level)	8.9.1987 125 years from 1.1.1986	EGL204631
	NOTE:-This Lease grants the exclusive right to use the balconies edged and numbered 154 and 155 in brown on the Supplementary Plan No. 3 to the filed plan.			
48.	4.11.1987 156 and 157	13 Leybourne House (first floor flat) and Parking Space (basement level)	5.8.1987 125 years from 1.1.1986	EGL205899
	NOTE:-This Lease grants the exclusive right to use the balcony edged and numbered 158 in brown on the Supplementary Plan No. 3 to the filed plan.			
49.	4.11.1987 159 and 160	46 Leybourne House (fourth floor flat) and Parking Space (basement level)	6.8.1987 125 years from 1.1.1986	EGL205901
	NOTE:-This Lease grants the exclusive right to use the balcony edged and numbered 161 in brown on the Supplementary Plan No. 3 to the filed plan.			
50.	4.11.1987 162 and 163	34 Leybourne House (third floor flat) and Parking Space (basement level)	16.6.1987 125 years from 1.1.1986	EGL205900
	NOTE:-This Lease grants the exclusive right to use the balcony edged and numbered 164 in brown on the Supplementary Plan No. 3 to the filed plan.			
51.	23.11.1987 165 and 166	8 Leybourne House (ground floor flat) and Parking Space (basement level)	22.6.1987 125 years from 1.1.1986	EGL207070
	NOTE:-This Lease grants the exclusive right to use the balcony edged and numbered 167 in brown on the Supplementary Plan No. 3 to the filed plan.			
52.	1.12.1987 168 and 169	21 Leybourne House (first floor flat) and Parking Space (basement level)	21.8.1987 125 years from 1.1.1986	EGL207616
	NOTE:-This Lease grants the exclusive right to use the balconies edged and numbered 170 and 171 in brown on the Supplementary Plan No. 3 to the filed plan.			



HM Land Registry

TITLE NUMBER : EGL29097

SCHEDULE OF NOTICES OF LEASES (continued)				
Item No.	Registration date and Plan ref.	Property description	Date of lease and Term	Lessee's Title
53.	4.3.1988 178 and 179	3 Leybourne House (ground floor flat) and Parking Space	5.1.1988 125 years from 1.1.1986	EGL213258
54.	4.3.1988 180 and 181	4 Leybourne House (ground floor flat) and Parking Space	5.1.1988 125 years from 1.1.1986	EGL213259
55.	24.3.1988 172 and 174	53 Leybourne House (fourth floor flat) and Parking Space (basement level)	18.2.1988 125 years from 1.1.1986	EGL214472
	NOTE:-This Lease grants the exclusive right to use the balcony edged and numbered 173 in brown on the Supplementary Plan No. 3 to the filed plan.			
56.	9.6.1988 175 and 177	35 Leybourne House (third floor flat) and Parking Space (basement level)	1.7.1987 125 years from 1.1.1986	EGL219026
	NOTE:-This Lease grants the exclusive right to use the balcony edged and numbered 176 in brown on the Supplementary Plan No. 3 to the filed plan.			

***** END OF REGISTER *****

NOTE A: A date at the beginning of an entry is the date on which the entry was made in the Register.

NOTE B: This certificate was officially examined with the register on 31 March 1998.

Boundaries of Registered Land

Except in the very few cases where the register of title states that the boundaries have been fixed the title plan, a copy of which is included in the certificate, only indicates the general boundaries to the land registered. This means that the exact line of any boundary is left undetermined – as, for instance, whether it includes a hedge or wall and ditch, or runs along the centre of a wall or fence, or its inner or outer face, or how far it runs within or beyond it; or whether or not the registered land includes the whole or any portion of an adjoining road or stream.

The Ordnance Map on which the title plan is based, shows physical features such as a hedge, a wall or a fence. Where the boundaries of land are represented by such physical features, the title is mapped up to them. The physical boundaries are therefore defined on the title plan but the exact boundary lines within the features are left undetermined.

Where the boundary of the land does not follow a physical feature shown on the Ordnance Survey Map it will be indicated on the title plan by a dotted line. In addition, the fullest available particulars of the boundary are required to be added.

The Registry may also endorse the title plan that the boundaries have been plotted from the plans to the deeds and that the title plan may be updated from later survey information.

For more exact information concerning the position of boundaries the land should be inspected and such enquiries made as to boundaries as may be necessary. The register may disclose some information as to the ownership or responsibility for the maintenance of boundaries, where such information is available from any deeds and documents of title. However such information is often uncertain or incomplete and its accuracy cannot therefore be guaranteed.

Inspection of the land

It will be apparent from the preceding paragraphs that inspection of the land is a matter of importance to any persons intending to purchase or otherwise deal with it. Such persons should always inspect the land itself, not only to discover the position of boundaries and the existence of any rights of way, light, drainage or other easements or overriding interests but also the identity of all persons in occupation of the land or any buildings on it so that enquiries may be made as to their rights of occupation and otherwise and as to whom rent (if any) is paid.

Revision of the Ordnance Survey Map(s)

The title plans prepared by HM Land Registry are based on the large scale maps of the Ordnance Survey.

The Ordnance Survey map is revised from time to time and a new title plan may be substituted for the existing title plan based on such revision. If this happens an entry to that effect will be made in the register and the copy of the title plan in the certificate will be replaced when the certificate is next sent to the Land Registry.

Personal covenants

Covenants imposing a positive obligation on the covenantor, such as those to erect and maintain fences, repair roads or to indemnify a previous owner in respect of existing positive covenants are not a burden on the land but only on the person making them. Such covenants are not therefore entered as encumbrances in the charges register. On a sale of registered land, as on a sale of unregistered land, the vendor will want to be satisfied as to whether or not he or she has entered into any personal covenants so that, if necessary, an indemnity covenant may be taken from the purchaser.

Since 1952, personal covenants contained in transfers of registered land have been noted in the proprietorship register. Until 1993 no note was made of personal covenants contained in deeds dated prior to the date of registration. Since then personal covenants contained in deeds inducing registration have been dealt with in the same way as those contained in transfers of registered land.

On computerised registers the date of first registration of the land will usually be entered in brackets before the property description. Where exceptionally no date is shown this means that parts of the title were first registered at different times. In such cases information can be obtained from the appropriate district land registry.

It is regretted that the Land Registry cannot take retrospective action with regard to such personal covenants where the land was registered before 1993.

Further Information

The information set out above is intended to be only general guidance to the topics referred to. More detailed information may be obtained as set out in the accompanying Explanatory Leaflet.

Any enquiries relating to the registration of any matters referred to above and in the accompanying leaflet may be addressed to the appropriate district land registry for the area in which the land is situated. This information is set out in Explanatory Leaflet No. 9 available free of charge from any district land registry. The Registry will always try to assist with such enquiries but it should be borne in mind that the Land Registry is not authorised nor in a position to advise as to legal matters generally nor act for any person in such matters so that, where necessary, the assistance of a solicitor or other person or body such as the Citizens' Advice Bureau should be sought.

IMPORTANT

There are a number of matters which are included in the title to land and others to which land is subject which are not referred to in the register. These are set out in the General Information notes printed on the inside of this cover.

The date in NOTE B at the end of the office copy of the entries on the register is the latest date on which this certificate was made to agree with the register.

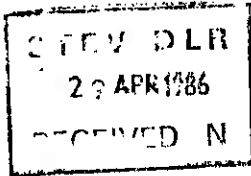
You may send this certificate to the appropriate district land registry to be brought up to date at any time. This service is provided free of charge and is usually completed within a day or two of receipt of the certificate. The date in NOTE B will not be altered unless there has been an addition or amendment to the register since the issue of this certificate.

The copy of the official plan in this certificate is an exact copy of the plan filed at the district land registry on the date referred to in NOTE B at the end of the register. A later revision of the Ordnance Survey Map may have taken place. In this connection please also see the section headed Revision of the Ordnance Survey Map(s) on the inside of this cover.

You may, by applying on printed Form 109 and paying the prescribed fee obtain from the appropriate district land registry office copies of the register and of the official plan.

Any person intending to purchase, or take a mortgage or lease of the registered land may apply to the appropriate district land registry for an official search to confirm the entries in the register and to obtain the prescribed period of priority for the proposed transaction.

Full details of both the office copy and search procedures are set out in Practice Leaflets obtainable as mentioned in the accompanying Explanatory Leaflet.



H.M. LAND REGISTRY
LAND REGISTRATION ACTS 1925-1971

London Borough of Tower Hamlets

Title Number: EGL 155428

Properties: 10/16 Wellclose Square Stepney E1

Date: 17th April 1986

EGL174559

Parties:

1. LUDGATE SECURITIES LIMITED whose registered office is situate at 16 Eastcheap London EC3M 1JL (hereinafter called "the first owner")
2. THE LONDON MUSIC HALL TRUST LIMITED whose registered office is situate at 206-8 Upper Richmond Road West London SW14 8AH (hereinafter called "the second owner")
3. THE ROYAL BANK OF SCOTLAND ~~PUBLIC LIMITED COMPANY~~ *plc* (hereinafter called "the Bank") *MB*

Recitals

- (1) The first owner is registered as proprietor of the land comprised in Title Number EGL 155428
- (2) The Bank is the proprietor of a first charge registered at H.M. Land Registry against Title Number EGL 155428
- (3) The first owner has agreed to transfer to the second owner a part of the land comprised in Title Number EGL 155428 for the consideration of one pound (£1) in manner hereinafter appearing
- (4) Pursuant to such agreement and transfer the second owner will apply to be registered at H.M. Land Registry as proprietor of such land

(5) The first owner intends forthwith to erect a block of flats on the remainder of the land comprised in Title Number 155428 not so transferred and the second owner who proposes shortly to utilise the land hereby transferred together with other land for building purposes is desirous that the western wall of the said block of flats so intended to be erected by first owner as aforesaid should be constructed as a Party Wall referred to in the London Building Acts (Amendment) Act 1939 accordingly it has been agreed between the first owner and the second owner that such wall shall be built at the expense of first owner and as a Party Wall in manner hereinafter mentioned and that they the first and second parties hereto shall have mutual rights over and in respect of such wall as are hereinafter expressed

(6) For the purpose of carrying the said arrangement into effect the first and second parties hereto have respectively agreed to enter into such mutual and other covenants as are hereinafter contained

(7) Drawings showing the proposed wall and supporting pier have been prepared on behalf of the first owner and have been submitted to the second owner who has approved them and caused its properly appointed officers to sign the same in confirmation of such approval

Operative Provisions

1. In pursuance of the aforesaid agreement reached between the first owner and the second owner that the boundary of the land in Title Number EGL 155428 is to follow the line drawn between the points marked A and B on the plan annexed hereto

in consideration of the sum of one pound (£1) paid by the second owner to the first owner (the receipt whereof is hereby acknowledged) the first owner as beneficial owner hereby transfers to the second owner such part of the land in Title Number EGL 155428 as lies to the west of the said line between the points marked A and B and is shown hatched black on the said plan

2. The first owner and the second owner hereby covenant each with the other of them in manner following:

(1) The western wall of the said block of flats so intended to be built by the first owner as aforesaid shall be built as to one longitudinal half thereof with the footings and foundations thereto on the land hereby transferred and as to the other longitudinal half thereof with the footings and foundations thereto on the remainder of the land in Title Number EGL 155428 retained by the first owners (hereinafter called "the retained land") and such wall shall be built as a Party Wall to be used for the joint purposes of the said block of flats so intended to be erected by the first owner and any building of not more than four storeys that may hereafter be erected contiguous to and against such wall by the second owner or its successors in title and such wall and the footings and foundations thereof shall be built in accordance with the said drawings and they the first owner and the second owner respectively shall have over and in respect of such wall when erected rights similar to those conferred upon building and adjoining owners by the London Building Acts (Amendment) Act 1939 with respect to Party Walls within the Inner London Boroughs and falling within the scope of the said Act or rights as near thereto as the circumstances will admit

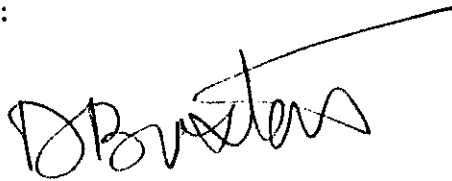
(2) The first owner and its successors in title will not either in building the said intended wall or in placing or laying of necessary footings foundations or piers thereof or in making the excavations for that purpose or in erecting using or removing the said scaffolding do any unnecessary damage to the land hereby transferred and will on the completion of the said intended wall fill up all excavations take down and remove the said scaffolding and carry away and remove all materials waste and rubbish from the land hereby transferred and forthwith thereafter as far as possible restore the surface of such land to its previous state and condition

5. In consideration of the premises the Bank hereby releases the land hereby transferred by the first owner to the second owner from the said charge and otherwise agrees this Deed

6. It is hereby certified that the transaction hereby effected does not form part of a larger transaction or series of transactions in respect of which the amount or value or aggregate amount or value of the consideration exceeds thirty thousand pounds (£30,000.00)

THE COMMON SEAL of LUDGATE SECURITIES)
LIMITED was hereunto affixed in the)
presence of:)

Director

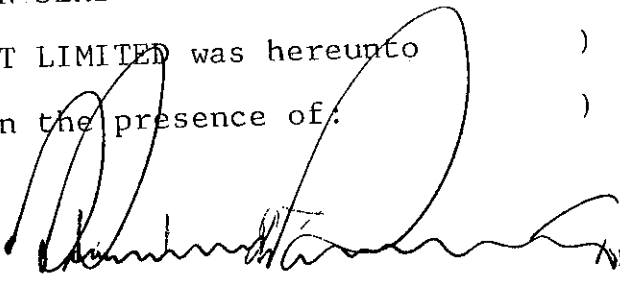


Secretary



THE COMMON SEAL of THE LONDON MUSIC)
HALL TRUST LIMITED was hereunto)
affixed in the presence of:)

Director



Secretary



~~THE COMMON SEAL of THE ROYAL BANK OF)
SCOTLAND PUBLIC LIMITED COMPANY)
was hereunto affixed in the)
presence of:)~~

SIGNED SEALED AND DELIVERED
for and on behalf of
THE ROYAL BANK OF SCOTLAND plc
by a duly Authorised Attorney



S/1104/86
S/1103/86



Dated 12th April 1986

LUDGATE SECURITIES LIMITED (1)

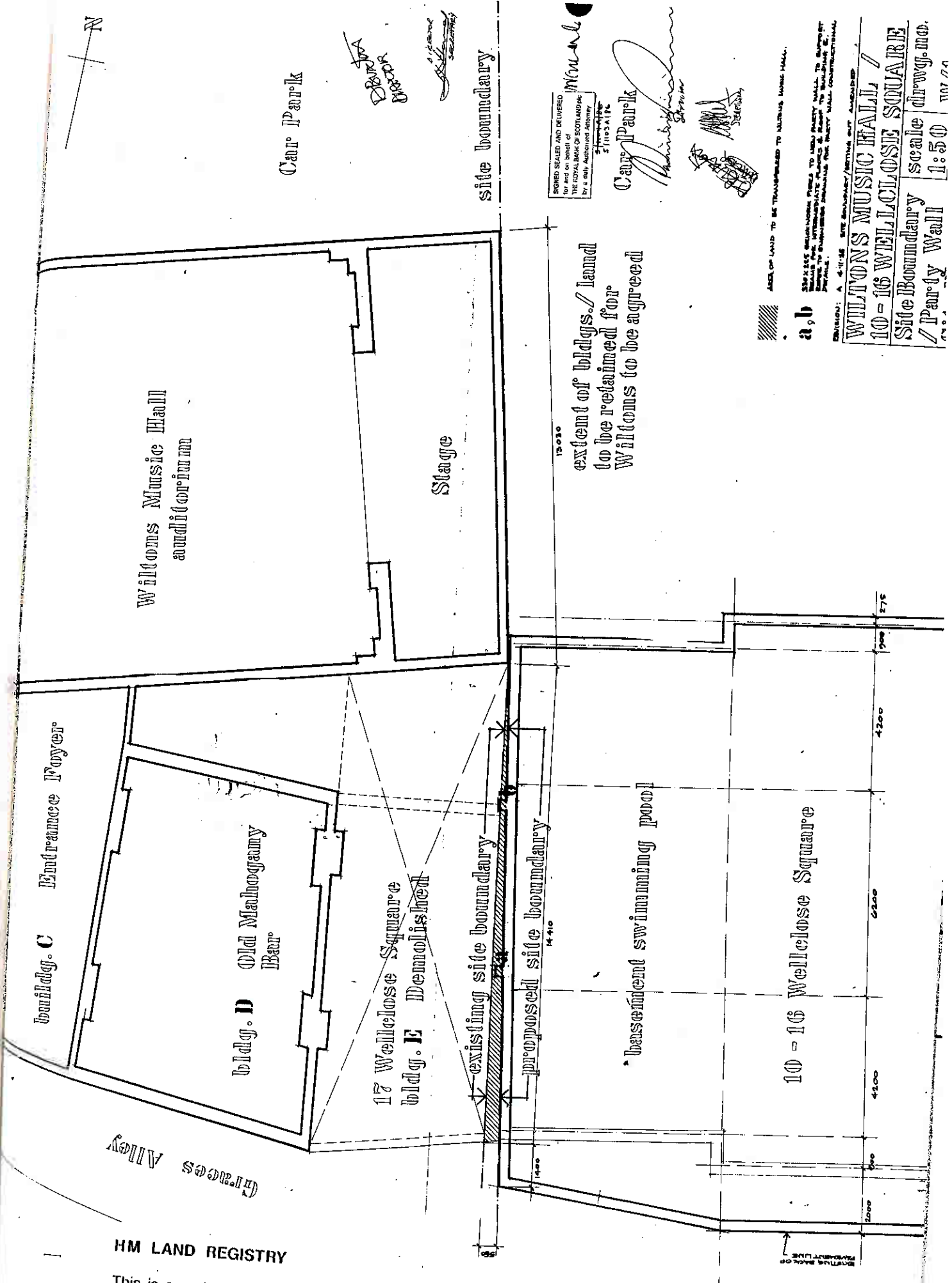
THE LONDON MUSIC HALL
TRUST LIMITED (2)

THE ROYAL BANK OF
SCOTLAND PLC (3)

PARTY WALL AGREEMENT
AND
TRANSFER OF PART
relating to land at
Wellclose Square London E1

Lawrence Jones & Co
16 Eastcheap
London
EC3M 1JL

Ref: KF/19740/M



Car Park

site boundary

HM LAND REGISTRY

This is a reduced scale copy of the deed plan.

SIGNED, SEALED AND DELIVERED
in and in the presence of
THE ROYAL BANK OF SCOTLAND,
by a duly Authorized Authority
on this 21st day of
21/10/2016

M/Man

Car Park

ab

AREA OF LAND TO BE TRANSFERRED TO WILTON'S MUSIC HALL.

PLEASE SIGN THESE PLANS TO WILTON'S MUSIC HALL TO SUPPORT
THEIR APPLICATION FOR THE TRANSFER OF THE LAND TO WILTON'S MUSIC HALL.
PLEASE SIGN THESE PLANS TO WILTON'S MUSIC HALL TO SUPPORT
THEIR APPLICATION FOR THE TRANSFER OF THE LAND TO WILTON'S MUSIC HALL.
PLEASE SIGN THESE PLANS TO WILTON'S MUSIC HALL TO SUPPORT
THEIR APPLICATION FOR THE TRANSFER OF THE LAND TO WILTON'S MUSIC HALL.

WILTON'S MUSIC HALL /
10-16 WELLOSE SQUARE
Site Boundary / Party Wall 1:50 scale drwg. no. 1107/74