

THIS DEED OF COVENANT is made the **xx** day of **[month]** 20**xx**

BETWEEN (1) ENTRYWAY LIMITED of George Leybourne House Wellclose Square London E1 8HW (hereinafter called the Lessor) and (2) **[Enter purchaser name here]** of xx George Leybourne House Wellclose Square London E1 8HW (hereinafter called the Assignee)

WHEREAS

1. By a Lease (hereinafter called the Lease) dated the 18th day of June 1987 and made between Ludgate Securities Limited (1) the Management Company (2) and **[Enter purchaser name here]** (3) the flat numbered **xx** and car parking space numbered **xx** at George Leybourne House Fletcher Street London E1 8HY as more particularly described in the Lease were demised for a term of 125 years on and from the 1st January 1986

2. It was one of the terms of the Lease that the lessee should not assign or transfer the flat without first obtaining from the intended assignee or underlessee the execution of a direct covenant with the Lessor in terms hereinafter appearing

NOW THIS DEED WITNESSETH as follows:-

Pursuant to the terms of the Lease and to the said agreement the Assignee hereby covenants with the Lessor that she and her successors in title will at all times duly pay all rents reserved by the Lease and all sums payable by virtue of the terms of clause 3 thereof and that she and they will observe and perform all the covenants restrictions and stipulations contained in the Lease and on the part of the lessee to be observed and performed (whether running with the Lease or of a purely personal or collateral nature) to the same extent as if the Assignee were the original party to the Lease as lessee

IN WITNESS of which the parties have executed this Deed on the date first above written

Signed as a Deed by the said
[Enter purchaser name here]

in the presence of:-

Witness name (CAPS)

Witness Signature

Witness Address

Witness occupation