

DATED

25 MARCH

1982

LESZEK FELIKS GLINIECKI

- and -

42, MALDEN ROAD LIMITED

L E A S E

of Common Parts of Nos. 1-3, 42, Malden Road,
London N.W.5

Term Commences: 29.9.1981
For years: 99 years
Term expires: 29.9..2080
Rent: Peppercorn (if demanded)

AUSTIN, RYDER & CO.,
High Holborn House,
52/54, High Holborn,
LONDON.
WC1V 6ER.

We hereby certify this to be a true
copy compared with the original

Dated this 4th day of Dec 20 15
SEDDONS

R2
7 2/10/82
C. 2016

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



London Borough: Camden
Title Number: LN67725
Property: 42, Malden Road
London N.W.5



Date

T H I S L E A S E is made the TWENTY-FIVE day of
May One thousand nine hundred and eighty-two
B E T W E E N LESZEK FELIKS GLINIECKI of 2, Cedar Grove,
Amersham in the County of Buckinghamshire (hereinafter
called "the Lessor" which expression shall where the context
so admits include the person for the time being entitled to
the reversion immediately expectant on the determination of
the term hereby created) of the one part and 42, MALDEN ROAD
LIMITED whose registered office is situate at 4th floor
High Holborn House 52/54 High Holborn London WC1V 6ER
(hereinafter called "the Lessee" which expression shall
where the context so admits include its successor in title)
of the other part

W H E R E A S:- The Lessor is registered at Her Majesty's
Land Registry as Proprietor with Title Absolute of the
freehold property comprised in the title above referred to
(hereinafter referred to as "the Property") consisting inter
alia of the block of flats known or intended to be known as
Nos. 1-3, 42, Malden Road, London, N.W.5 (hereinafter called
"the Flats") AND WHEREAS the Lessor has agreed with the
Lessee for the grant to the Lessee of the property
hereinafter described at the rent and on the terms and
conditions hereinafter appearing

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

1. In pursuance of the said Agreement and in consideration of the rent and covenants hereinafter reserved and contained and on the part of the Lessee to be paid performed and observed the Lessor HEREBY DEMISES unto the Lessee ALL THAT the property described in the First Schedule hereto (hereinafter called "the demised premises") TOGETHER WITH the rights set out in the Second Schedule TO HOLD the same unto the Lessee for the term of NINETY-NINE YEARS from the 29th day of September One thousand nine hundred and eighty-one YIELDING AND PAYING THEREFOR yearly during the said term the rent of a peppercorn (if demanded) subject to the rights set out in the Third Schedule hereto and to the covenants on the part of the Lessee and the conditions hereinafter contained

2. The Lessee HEREBY COVENANTS with the Lessor that it will observe and perform the obligations on its part set out in the Fourth Schedule hereto

3. The Lessee HEREBY COVENANTS with the Lessor that it will at the request of the Lessor join in the several leases which the Lessor proposes to grant in respect of the flats and will grant to the Lessees of the flats such rights over the demised premises as may be necessary for the proper use and enjoyment of the flats and each of them

4. The Lessor HEREBY COVENANTS with the Lessee that the Lessee paying the rent hereby reserved and performing and observing the covenants on its part herein contained shall peaceably hold and enjoy the demised premises for the term hereby created without any interruption by the Lessor or any person or persons lawfully claiming through under or in trust for it

5. If the rent hereby reserved or any part thereof is unpaid for twenty-one days after becoming payable or if any of the covenants on the part of the Lessee herein contained

are not observed or performed then and in any such case it shall be lawful for the Lessor or any person or persons authorised by it in that behalf at any time thereafter to re-enter the demised premises or any part thereof in the name of the whole and thereupon the term hereby created shall absolutely determine but without prejudice to any right of action or remedy of the Lessor in respect of any breach of the covenants on the part of the Lessee herein before contained

IN WITNESS whereof the Lessor and the Lessee have hereunto caused their respective Common Seals to be affixed the day and year first before written

THE FIRST SCHEDULE above referred to

THE DEMISED PREMISES

First ALL THOSE the paths forecourts entrance steps and dustbin area forming part of the Property and the halls landings staircases passages and other parts of the Property which are used in common by the owners or occupiers of any two or more of the flats and secondly ALL THOSE the main structural parts of the property including the roof foundations and external parts thereof (but not the windows of the flats nor the interior faces of the external walls as bound the flats) and all cisterns tanks sewers drains pipes cables wires ducts and conduits not used solely for the purpose of one flat and the joists or beams to which are attached any ceilings except where the said joists or beams also support the floor of a flat and also all other parts of the Property as are not the responsibility of the Lessees of the flats BUT NOT that part of the Property edged blue on the plan annexed hereto

THE SECOND SCHEDULE ABOVE referred to

RIGHTS INCLUDED IN THE DEMISE

1. The right of free passage and running of gas electricity water and soil to and from the demised premises

through the sewers drains pipes wires ducts and conduits comprised in any other part of the Property

2. All rights of support and shelter and other easements and all quasi-easements rights and benefits of a similar nature now enjoyed or intended to be enjoyed by the demised premises

3. Such rights of access to and over and entry upon all other parts of the Property and the flats as are necessary for the proper performance of the Lessee's obligations hereunder

THE THIRD SCHEDULE above referred to
RIGHTS TO WHICH THE DEMISE IS SUBJECT

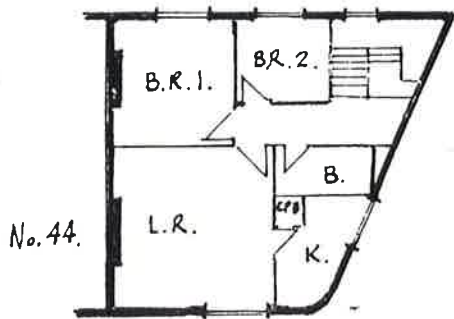
1. All rights of support and shelter and other easements and all quasi-easements rights and benefits of a similar nature now enjoyed with or intended to be enjoyed by any other part of the Property over the demised premises

2. Such rights of access to and entry upon the demised premises by the Lessor and the Lessees or occupiers of the flats as are necessary for the proper performance of their obligations hereunder or under the covenants contained in the several leases relating to the flats and for the proper enjoyment of the flats

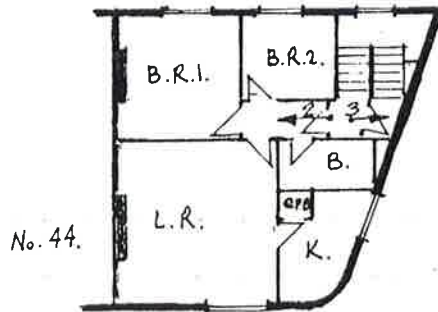
3. The right of the Lessor and the lessees and occupiers of the flats and their visitors to use the demised premises for all purposes in connection with the permitted user of the flats SUBJECT TO such reasonable rules and regulations for the common enjoyment thereof as the Lessee may from time to time prescribe

4. The right for the Lessor for the benefit of the remainder of the Property of passage and running of gas electricity water and soil through the sewers drains pipes wires ducts and conduits in or forming part of the demised premises

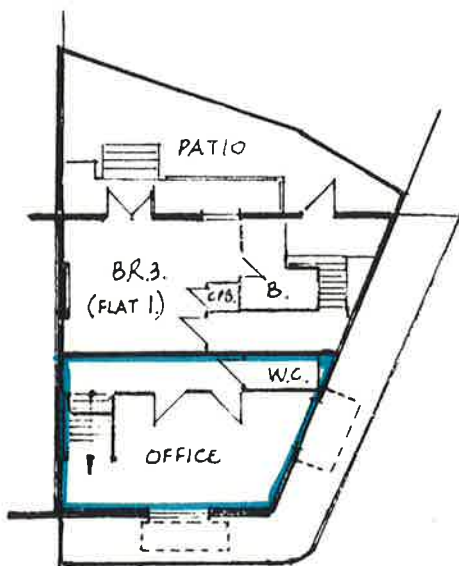
5. The right for the Lessor to enter the demised



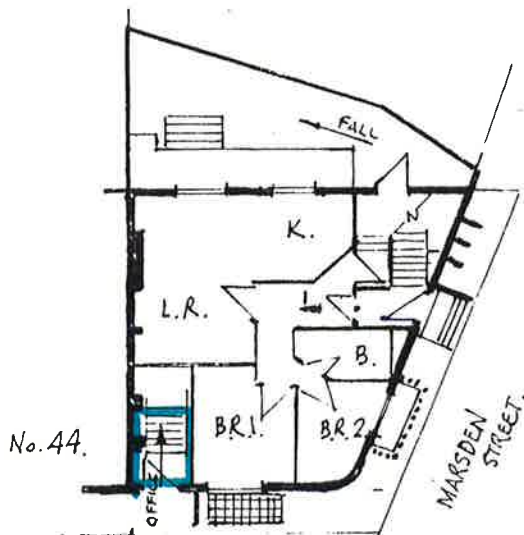
SECOND FLOOR (FLAT 3)



FIRST FLOOR (FLAT 2)



LOWER GROUND FLOOR



GROUND FLOOR (FLAT 1)

FLOOR PLANS 42 MALDEN ROAD N.W.5.

SCALE 1:200

K. F. G. X
A. J. Smith

premises for the purpose of inspecting the same and carrying out any work pursuant to Clause 4 of the Fourth Schedule hereto

THE FOURTH SCHEDULE above referred to
covenants by the lessee

1. The Lessee shall pay the rent on the days and in the manner aforesaid
2. The Lessee shall pay all existing and future rates taxes assessments and outgoings whether parliamentary local or otherwise now or hereafter imposed or charged upon the demised premises or any part thereof or on the Lessor or Lessee in respect thereof and in addition all future and existing water rates charged upon the Property or any part thereof
3. The Lessee shall to the full satisfaction in all respects of the Lessor's Surveyor for the time being manage the demised premises and keep the same in a clean and tidy condition and shall to the full satisfaction of the Lessor's Surveyor as aforesaid keep the demised premises and all fixtures and fittings thereon and all additions thereto and the boundary walls and fences within the demised premises in good structural repair and condition throughout the continuance of this demise including the renewal and replacement of all worn or damaged parts and shall maintain and uphold and whenever necessary and for whatever reason rebuild reconstruct and replace the same and shall yield up the same at the determination of the demise in such good structural repair and condition and in accordance with the terms of this covenant in all respects
4. The lessor may enter and examine the demised premises at reasonable times and serve on the Lessee notice of any repairs for which the Lessee is liable. If the Lessee shall not within two months after the service of such notice proceed diligently with the execution of such repairs the

Lessor may enter upon the demised premises and execute the same and the cost thereof shall be a debt due from the Lessee to the Lessor

5. The Lessee shall not assign underlet or part with the possession of the demised premises or any part thereof

6. The Lessee shall not do or permit or suffer to be done on the demised premises anything which may be or become a nuisance or annoyance or cause damage or inconvenience to the lessor or its Lessees tenants or occupiers of the flats or owners or occupiers of any part of the remainder of the Property

7. The lessee shall not make any alterations or additions to the demised premises without the approval in writing of the Lessor to the plans and specifications thereof and shall make such alterations or additions only in accordance with such plans and specifications when approved The Lessee shall at its own expense obtain all licences planning permissions and other things necessary for the lawful carrying out of such alterations or additions and shall comply with all bye-laws regulations and conditions applicable generally or to the specific works undertaken

8. The Lessee shall do all such works as under any Act of Parliament bye-law regulation or rule of law are directed or necessary to be done on or in respect of the demised premises (Whether by landlord tenant or occupier) and shall keep the Lessor indemnified against all claims demands and liabilities in respect thereof

9. The Lessee shall at all times keep or cause to be kept the entrance hall staircases passages and landings of the demised premises well and sufficiently cleansed and lit

10. The Lessee shall clean or cause to be cleaned the exterior parts of all windows of the flats and the demised premises at regular intervals

11. The Lessee shall provide maintain and operate an

entry phone system within the said block of flats to be used by the lessees tenants or occupiers of the various flats

12. The Lessee shall in every third year calculated from the date hereof paint and decorate all external wood and iron work and the stucco including the exterior of the windows of the flats thereof which is or is usually so painted and decorated in a colour to be approved by the Lessor and in every fifth year paint with at least two coats of good quality paint in a workmanlike manner all the wood and iron and other parts of the interior of the demised premises usually or which ought to be so painted and after every internal painting distemper wash stop whiten and colour all such parts as are usually so dealt with and repaper the parts usually papered with suitable paper of as good a quality as that in use at the date hereof

13. The Lessee shall pay all costs charges and expenses relating to the management of the demised premises and the employment of such persons or person as the Lessee shall deem necessary for such purposes including the salary and employers' National Insurance Contributions in respect of all agents servants and workmen employed by the Lessee in connection with the performance and observance of any of the covenants on its part herein contained and including the employment of solicitors auditors or other persons as may be requisite

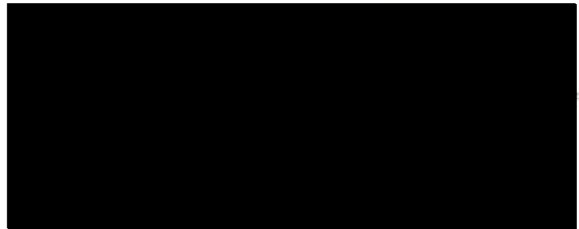
14. The Lessee shall not fell or lop any of the trees now standing upon the demised premises without first obtaining the prior written approval of the lessor and the Local Authority

15. The Lessee shall pay all costs charges and expenses (including Solicitor's costs and Surveyor's fees) properly incurred by the Lessor for the purpose of or incidental to the preparation and service of a notice under Section 146 and 147 of the Law of Property Act 1925 notwithstanding that

rebuilding and reinstating the demised premises and in case the same shall be insufficient for that purpose then the Lessee shall make up the deficiency out of the Lessee's own moneys

18. The Lessee shall indemnify the Lessor against any claims proceedings or demands and the costs and expenses incurred thereby which may be brought against the Lessor by any Lessee tenant servants work people agents or visitors or the Lessee in respect of any accident loss or damage whatsoever to person or property howsoever caused and occurring in or upon the demised premises

SIGNED SEALED AND DELIVERED)
LESZEK FELIKS GLINIECKI)
was hereunto affixed in the)
presence of:-)



WSS - Mr Robert Lane
Name 46 Maldon Rd
Address N W 5
Occupation furniture trader