3 Your right to be consulted

All tenants have the right to be consulted and have their views considered on how we manage their homes.

This includes:

- managing, maintaining, improving or demolishing homes
- providing services or amenities
- changes in the practice or policy of the council likely to substantially affect a number of tenants. Also, tenants have a right to be informed about our allocation policies.

4 Your right to see information we hold about you

Under Data Protection law you have the right to see information we hold about you. If you ask us to make a copy of your records we can ask you to pay £10 towards the cost of this.

B Our duties

1 Security of tenure

We will grant security of tenure to all tenants who are secure tenants under the Housing Act 1985. We will only seek possession against secure tenants through the courts on one or more of the grounds set out in Schedule 2 of the Housing Act 1985. (These are summarised in Section I.)

2 Repairs

We will keep in repair and maintain:

- the structure and exterior of the premises
- the services supplying water, gas, electricity, sanitation, and space and water heating; and
- appliances for delivering these services which we have installed.

We will not be responsible for carrying out work or repairs for which you could be liable due to your duty to use the premises in a tenant-like manner.

We will repair and maintain shared boilers and heating mains. If a breakdown lasts for 7 days or longer in any financial year, we will repay your charges for that time, unless you caused the breakdown. Extra compensation for heating breakdowns will be paid to tenants over the age of 65.

This clause aims to describe in simple language the provisions of Section II of the Landlord and Tenant Act 1985. We accept only the duties given to us by the Act, no more and no less.

3 Services

We will provide any services we think are needed, and maintain them to a reasonable standard. These may include door entry systems, lifts, and caretaking and cleaning services. We will not be responsible for any failure in our services beyond our reasonable control.

4 Quiet enjoyment

We will not interfere with your right to the quiet enjoyment of your home during your tenancy.

5 Anti-social behaviour

We will give you help and advice if you tell us you are the victim of anti-social behaviour, and we will investigate complaints of anti-social behaviour.

6 Major repairs and improvements

We will ask for and consider the views of all tenants who would be affected by any proposed major repair or improvement schemes. We will try where possible to make sure tenants are able to return to their original homes, unless they would be under occupied.

7 Data protection

We process personal data to carry out our work and to meet our duties under these tenancy conditions. Data is processed in a way that keeps to the duties we have under the data protection laws.

C Your duties

1 Rent

a You will pay the weekly rent and other charges for your home regularly and on time.

b Rent is due weekly in advance every Monday. You may pay fortnightly or monthly in advance, if you want to.

c If we change the rent and other charges, such as heating, we must give you at least 4 weeks' written notice, and let you know you have the right to end the tenancy.

d For most tenants water rates are included in the rent. This means that if the water rate for your home changes we may change your total rent.

e You will also pay as rent any amount you owe us for any current or past tenancy. We will write to you within 90 days of the start of the new tenancy, or send you a formal notice, to tell you how much extra you will have to pay.

f If you need help in paying your rent, or think you may be entitled to Housing Benefit, please contact:

The Benefit Service
The Town Hall
Argyle Street
London WC1H 8NJ

Phone: 020 7974 5760

Email: benefits@camden.gov.uk
Website: www.camden.gov.uk/housingbenefit
Visits: Mon-Tue, Thu-Fri 08.00-17.00, Wed 08.00-14.30
Telephone: Mon-Tue, Thu-Fri 09.00-17.00, Wed 09.00-14.30

2 Anti-social behaviour

a If anyone else lives with you, or visits your home, you are responsible for how they behave in and around your home, on any part of the estate, on any property belonging to the council, or in the locality of your home.

Examples of anti-social behaviour include:

- harassment, including racial harassment and domestic violence
- noise nuisance
- dumping rubbish or furniture
- failing to control children who are causing a nuisance or damage to property, including graffiti
- criminal activity
- throwing things off balconies or out of windows
- breaking shared security, for example allowing strangers to get into the building
- not keeping pets under control, including excessive barking of dogs and dogs fouling in communal or shared areas
- drug dealing in properties or on estates
- spitting or urinating anywhere in the communal areas of the block or on the estate.

b You or anyone else living with you or visiting your home, must not do, cause, encourage or allow to be done, anything which causes or is likely to cause nuisance, or may cause harassment or annoyance to anyone else. This applies in your home, on your estate, on any of our property, or in the locality of your home.

c Section 71 of the Race Relations Act 1976 gives us duties in promoting good relations between people of different racial groups. This means we cannot allow tenants to do, or allow anything to be done, which involves or constitutes racial harassment, including abusive behaviour, verbal or otherwise. This rule applies in their homes and anywhere on any of our estates.

d You must not do or allow anything to be done in your home or on any part of the estate which is harassment. This includes abusive behaviour, verbal or otherwise, on the grounds of gender, disability, age or sexuality.

e You must keep noise, including televisions, radios, record players, musical instruments and so on, to a reasonable volume at all times. **You must not make any noise which can be heard outside your home between 11pm and 8am.**

f The following condition applies if you live in a flat or maisonette and we inform you in writing that we are aware of noise nuisance coming from your property:

You must keep all your floors, including hallways and stairs, covered with carpet and a good quality underlay or with a suitable alternative floor covering that has similar noise reducing qualities. This does not apply to kitchens and bathrooms where floor coverings have been supplied by the council.

g The following condition applies to all tenants:

You must not put down laminate floor coverings or other types of wooden or artificial floor coverings without written permission. We will not give you permission unless the District Housing Office is satisfied that you have done enough to reduce noise nuisance to other residents.

h You must not keep any firearms unless you are legally entitled to hold them. Examples of firearms include air-weapons, shotguns, replicas and de-activated weapons. If you have a legal firearm you must use and store it only in ways the law allows.

If you, a member of your household, or a visitor cause a nuisance or annoyance or otherwise break any of these conditions, the council can take legal action against you, for example:

- We can ask a court for an anti-social behaviour injunction (ASBI) or an anti-social behaviour order (ASBO). These are court orders to stop behaviour that causes a nuisance or annoyance and if you break them you can be fined or imprisoned, or both. You may also be banned from your property or the area.

- We can ask a court to give us possession of your home and evict you and anyone living there.

- We can ask a court to demote your secure tenancy so that you lose your security of tenure for a certain period of time.

The council will consider all the legal remedies available to us to deal with nuisance and anti-social behaviour. At the same time we will, if we can, give you advice about what to do to keep your tenancy.

If we take legal action we can ask the court to give us an order against you for our legal costs.

3 Living in your home

a You must use the property as your only or main home.

b We have the right to stop you using your home, or any part of it for anything other than living in.

c During your tenancy you must not (either solely or jointly) own or rent any residential property which it would be reasonable for you to live in as your home. You must tell the

District Housing Office if you own a residential property or have another residential lease or tenancy.

If you inherit a property this condition can only be broken once you have owned the property for more than 12 months.

In deciding whether you have broken this tenancy condition we will consider:

- Whether the property is fit to live in
- Whether you have acquired the property for use as a holiday home only and whether it is only suitable for that purpose
- Whether the property is suitable for your household, taking into account the size of the property, your income and employment, any disabilities or medical problems you have and any other relevant circumstances
- Whether it would be reasonable in all the circumstances for you to sell the property.

d You must not assign the tenancy unless:

- You do it by court order under Section 23A or 24 of the Matrimonial Causes Act 1973; section 17(1) of the Matrimonial and Family Proceedings Act; paragraph 1 of Schedule 1 to the Children Act 1989 or Part 2 of Schedule 5, or paragraph 9 (2) or (3) of Schedule 7, to the Civil Partnership Act 2004.
- You do it under the right to exchange (introductory tenants do not have this right); or
- It is to a person who would be legally entitled to succeed to the tenancy. In this case, you must first get our permission in writing. When we are deciding whether to give our

permission, we will look at:

- whether your home would become under-occupied;

- whether your home has any special facilities or adaptations designed to make it suitable for a disabled person; or

- anything else which we think is relevant to the assignment.

e You must not give up possession of or sub-let all your home.

f You must not give up possession of or sub-let any part of your home without our written permission (introductory tenants do not have this right). We will not refuse permission unreasonably.

g You must tell the District Housing Office if you will be away from home for more than 3 months (this is so we know that you have not abandoned your tenancy). If you don't use your property as your only or main home, or you don't tell us when you will be away for more than 3 months, we will consider taking action to end your tenancy.

You will not have broken this tenancy condition if you have been in hospital.

h You are allowed to be away from your home for up to 6 months and have someone else live there and act as your agent. But you must first tell the District Housing Office and get our written permission. If you do not get our written permission you could put your security of tenure at risk.

In certain circumstances (for example if you are working or studying away from home temporarily) we will consider giving permission for you to be away for more than 6 months as long as we are satisfied that your tenancy address remains your main home.

i You may take in lodgers, as long as you do not give up possession of all your home. Introductory tenants do not have this right but we will consider requests from disabled introductory tenants for a carer to live with them.

j You must not overcrowd your home.

k Joint tenants are not allowed to pass their interest in the joint tenancy to any of the other joint tenants. The only exception to this is where their interest is assigned in one of the ways allowed by these conditions.

4 Relationship with council officers

You must not obstruct abuse, harass, threaten or assault any of the council's officers or agents. This applies whether or not they are carrying out their duties for the council. You must not cause, allow or encourage anyone else to do so. This rule also applies to anyone living with you or visiting your home.

You must do anything reasonable we ask you to do in connection with the way you use your home and our property. We have the right to gain access to your home at all reasonable hours through our housing management staff, or any other authorised person. You must give us access if we make a reasonable request for access. Reasons why we may wish to gain access to your home include, to:

a inspect the state of repair and condition of your home or those next to it

b carry out gas safety inspections

c repair, alter or improve your home, or those next to it. This includes electrical wiring, gas and water pipes or drainage and heating systems

d make sure no-one is breaking these tenancy conditions or Health and Safety regulations.

If we need to get into your home very urgently and you do not agree or we cannot contact you, we have the right to force entry to your home without a court order. Examples of when we could do this include when there is a serious leak of water from your home or we urgently need to repair something that poses a health and safety risk to you or your neighbours.

You must not offer, or give, any gift to any officer or servant of the council.

Do not let anyone into your home unless you are sure about their identity. Anyone representing the council will show their identification card if you ask them.

5 Repairs

a You must tell the Repairs Service (phone 020 7974 1212, or 020 7974 6565 for Bengali speakers) at once about any damage to your home and any defects likely to cause injury or damage to people or property.

b If there is any damage to, or neglect of, your home or the council's property and it is caused by you, anyone living with you or visiting your home or by your animals you must put it right at your own expense.

c You must keep your home clean and free from rubbish. If you do not, we will charge you for any work we need to do because of this, such as removing rubbish.

d We will normally send you a bill for the cost of lost keys, repairs or damage for which you are responsible. Where necessary, the District Housing Office will find out the price from the District Contractor.

e You (or anyone living with you or visiting your home) must not

interfere with security and safety equipment in communal blocks. Doors should not be jammed open and strangers should not be let in without identification.

f You must not tamper with any meters in your home, whether they belong to the council or to other statutory bodies.

g If the heating or hot water services break down, tell us straightaway.

6 Gardens and other areas let with the tenancy

a Any gardens or other areas (for example balconies, patios or yards) let as part of the tenancy are covered by this contract.

b You must not, without our written permission, remove, plant or put up, any hedges or fences, or remove or prune any trees.

c You must keep your garden, patio, balcony, fitted window box or other area let with the tenancy, neat and tidy.

d If you would like to garden any of the communal areas on your estate or outside your block please get the agreement of your Patch Manager first. The council wants to encourage people to improve their environment and Patch Managers will agree reasonable requests (this condition is not intended to cover pot plants or hanging baskets).

7 Animals

a You, people living with you and people visiting you, must not cause, encourage or allow any animal to do anything which causes, or is likely to cause:

- a nuisance; or

- harassment or annoyance to anyone else on any property belonging to us.

This includes persistent barking, and mess caused by dogs fouling our property.

b If you own or keep a dog you must make sure:

i it does not foul any property belonging to us;

ii it is kept on a lead and accompanied by a responsible person whenever it is outside and on any of our property;

iii any mess caused by the dog fouling any of our property is cleared up (unless you are a blind person, and it is your guide dog);

iv it does not enter any children's play area or other dog-free zone (unless you are a blind person, and it is your guide dog).

c Neither you nor anyone living with you is allowed to cause, encourage or allow more than 2 dogs to be kept in the premises at any one time.

d Neither you nor anyone living with you is allowed to cause, encourage or permit to be kept on the premises, or brought onto the estate, any breeds named in Section 1 of the Dangerous Dog Act 1991, or which may be specified by us.

e We may, if we decide, ban you and anyone living with you from causing, encouraging or allowing any animal to be kept on any of our properties. This ban will automatically be a new condition of your tenancy.

f If you are a tenant of the Alexandra Road estate you must

not allow any dog, except guide dogs for the blind, to be kept on the premises. We will seriously consider taking action, for breach of these tenancy conditions, if a tenant on that estate takes in a dog.

g You must not have more than 3 cats in your home unless you have obtained our written permission to have more. We will only give permission in exceptional circumstances and in considering whether to give you permission we will take into account:

- The size and location of your property
- Whether we have received any complaints about any animals you already have.

h Do not feed pigeons or any other animal likely to become a pest, outside the building or on the balconies.

8 Parking

You must not, without our written permission:

a park a vehicle, or allow anyone living with or visiting you or your home to park a vehicle, on any part of the estate other than on your own parking area or on a visitors' parking area;

b park a vehicle, or allow any one living with or visiting you or your home, to park a vehicle that can carry more than 8 passengers, or that either does not fit in a parking space or is more than 2.3 metres high.

You are not allowed to sub-let a car parking space which is our property.

You are not allowed to use a garage for any purpose other than to store a roadworthy motor vehicle.

9 Insurance

The council's buildings insurance does not cover tenants' possessions. We **strongly** recommend that you take out household insurance with a reputable insurer to include cover for contents and broken windows (this condition does not affect your legal right to claim compensation from the council if the damage was caused by the negligence of the council or its agents).

If you have arranged household insurance through us and do not pay your insurance charges, then we will cancel the insurance policy.

You must tell us in writing if you want to stop paying your weekly household insurance charge. We will only cancel it from the Monday after we get your notification.

10 Shared areas

a This clause only applies if you live in a street property and we do not provide a caretaking and cleaning service. You, and the other tenants of the building, are responsible for keeping all shared areas in the building and the grounds clean and tidy.

b All tenants must make sure communal stairs and walkways outside their home are kept tidy and free of clutter.

c You must not leave rubbish outside your property unless the council provides a collection service. When a collection service is provided you must not leave rubbish bags or bins anywhere other than the designated area. These must not be put out any earlier than the evening before collection is due unless you are going to be away or unless the District Housing Office has agreed a different arrangement for your property, street, block or estate.

D Ending your tenancy

i Your tenancy may only be ended by a court order, a Notice to Quit from you, or if you surrender it. If you surrender your tenancy you must give us full ‘vacant possession’. You, and everyone else living there, must move out. You must give us back all the sets of keys before your tenancy can be ended.

ii If you want to end your tenancy, you must give us 4 weeks’ notice in writing ending on a Monday. If you do not give this notice, or you give less than 4 weeks’ notice, you will be breaking this condition and you may be charged an amount for damages of up to the equivalent of 4 weeks’ rent. (This does not apply if you are transferring to another council property.)

iii You must leave the property and garden in a clean and tidy condition. All your belongings must be removed unless we have given you written permission to leave some belongings in the property. If you do not, we may assume you have abandoned these items and may dispose of them without contacting you although we will keep to our legal duties under Section 41 of the Local Government (Miscellaneous Provisions) Act 1982. We will also charge you a reasonable cost for removal, storage or disposal and a sum for lost rental income for the period we are unable to re-let the premises due to having to clear the items.

iv Once you have given us written notice of ending your tenancy, you must allow any prospective tenants we send to come in and look around your home. You, us, and the party wishing to view the premises will agree a reasonable time for this. This also applies if you accept an offer of another home from us.

v If you accept an offer of a tenancy for another council home this means you have surrendered your tenancy.

vi Tenancies start and end on a Monday. You must return the keys to us by 12 noon on the Monday your tenancy ends. This includes all keys to your home, keys to communal areas and door entry key fobs. If you do not do this, you will have to pay an “occupation charge”. (This will be equal to the full rent up to the Monday following the day you return the keys.)

vii When you leave, you must give us a forwarding address. If you do not, we may not contact you to refund any money due to you, for example overpaid rent or heating refund.

E Passing on the tenancy when a tenant dies

Section E below applies to you if your tenancy began before 1 October 2007. If your tenancy began on or after 1 October 2007 please see the amended section E at the end of this booklet.

i If a sole tenant dies we will transfer the tenancy to their husband, wife, civil partner or partner, as long as they were living together in the property when the tenant died and the property is their only or main home. Failing this, we will transfer the tenancy to a member of the tenant’s family if they were living with the tenant continuously for at least 12 months up to the date of the tenant’s death and the property has been their only or main home.

ii We will look sympathetically at the position of carers wanting to be granted a tenancy when the tenant dies, according to our policy on carers.

iii If there has already been one succession, there is no legal right to a further succession although we will normally consider giving a new tenancy to a person who would otherwise be eligible to succeed unless there are good management reasons for not granting the tenancy, such as nuisance, anti-social behaviour or harassment, or payments for use and occupation have not been made.

iv If the property is bigger than is reasonably needed by the new tenant, we may offer suitable alternative housing. (We will not do this if a husband, wife, civil partner or partner takes over the tenancy.) If necessary we will seek possession through the courts. This action, if taken, will only be started 6 months or more after the tenant died.

v If the property is designed for a person with physical disabilities or special needs and the new tenant is not such a person, we may offer suitable alternative housing. If necessary we will seek possession through the courts.

F Accepting these tenancy conditions

If you ‘enter into possession’ of one of our homes, this means that both you and we agree to keep to these conditions of tenancy. You enter into possession of one of our homes if you, for example:

- move in
- move your belongings in; or
- the keys.

G Changes to these tenancy conditions

It is a condition of the tenancy that we may alter these conditions any time by your agreement or by serving you with a ‘notice of variation’. We will tell you before we serve you with a notice of variation. We will write to you and tell you about any proposed changes.

H Serving notices

By us

i If we have to give you written notice we will do this by

- delivering it to you personally; or
- delivering it to your home; or
- sending it by first-class post to your home; or
- any other method approved by law.

This condition applies to any Notice of Seeking Possession; Notice to Quit; and other notices, whether or not under these conditions.

By you

ii If you want to serve a notice on us (including notices in legal proceedings), it must be served at the District Housing Office or Tenant Management Organisation office. The addresses are:

District Housing Offices

Camden Town District Housing Office
218 Eversholt Street
London NW1 1BD
camdentowndho@camden.gov.uk
Tel: 020 7974 4422

Kentish Town District Housing Office
49-51 Caversham Road
London NW5 2DR
ktcustomerservices@camden.gov.uk
Tel: 020 7974 6813

Holborn District Housing Office
Bidborough House
20 Mabledon Place
London WC1H 9BF
holborncustomerservices@camden.gov.uk
Tel: 020 7974 3566

Gospel Oak District Housing Office
115 Wellesley Road
London NW5 4PA
gospoakcustsvce@camden.gov.uk
Tel: 020 7974 6774

Hampstead District Housing Office
156 West End Lane
London NW6 1SD
hampstead.admin@camden.gov.uk
Tel: 020 7974 6548

Sheltered Housing Team
Sheltered Housing Team
Bidborough House
20 Mabledon Place
London WC1H 9BF
sheltered.housing@camden.gov.uk
Tel: 020 7974 3247/4523

Tenant Management Organisations

Maiden Lane Estate Management Board
Maiden Lane Estate Office
102A St Paul's Crescent
London NW1 9XZ
Tel: 020 7974 8772

St Pancras Court Housing Co-op
52a St Pancras Court
High Road, East Finchley
London N2 9AF
Tel: 020 8444 2100

Abbey Road Housing Co-op
220 Belsize Road
London NW6 4DJ
Tel: 020 7624 6309
abbey.road@camden.gov.uk

Godwin & Crowndale Housing Co-op
Godwin Community Centre
Godwin Court
Crowndale Road
London NW1 1NW
godwincrowndale@wwmail.co.uk
Tel: 020 7916 5686

Carol Street Housing Co-op
Carol Street
London NW1 OHU

Chalk Farm Housing Group
The Old Aid Raid Shelter
Powlett Place
Ferdinand Street
London NW1 8HE
Tel: 020 7209 3011

Agar Grove Housing Co-op Ltd
Ground Floor Offices
Lulworth, Wrotham Road
London NW1 9SS
Tel: 020 7482 4461

I Grounds upon which we may seek possession of a secure tenancy and reasons why we may seek possession of an introductory tenancy.

A summary of the main Grounds for Possession is given below:

Ground

1 If you are behind with your rent or have broken your tenancy conditions in some other way.

2 **a** i Nuisance or annoyance to people living, visiting or going about their lawful business near your home.
ii Conviction for using the premises for immoral or illegal purposes or committing an arrestable offence near your home.

2 **b** Domestic violence or the threat of domestic violence, which causes a partner to leave your home.

3,4 Damage to the premises, or shared areas, or to any furniture we provide, by the tenant or lodger or sub-tenant.

5 If you got the tenancy by making a false statement (including another joint tenant making a false statement).

6 You got the tenancy through the right to exchange and paid a premium.

8 The tenancy was a temporary one while work was being done to your previous home and that previous home is now fit for you to move back into.

9 The premises are statutorily overcrowded.

10 We need your home to be empty, because we intend to

demolish, rebuild or carry out work on the premises or the building in which premises are situated.

10 **a** The premises are in a redevelopment scheme and the Secretary of State agrees.

13 Your home has been designed for letting to people with disabilities, there is no one with a disability living there, and we need to relet your home to such a person.

15 We intend your home to be let to people with special needs (for example, sheltered housing), there is no one with special needs living in your home, and we need to relet your home to such a person.

16 Your home is bigger than we consider is reasonably needed. This will apply only if you took over the tenancy as a member of a family other than as the partner of a tenant who died, and action to seek possession is taken between 6 and 12 months after the original tenant died.

If we seek possession on any of points 9 to 16 above, we will offer secure tenants suitable alternative accommodation.

The above list is a summary of the main legal grounds that the council can use to gain possession. **For the full list see Schedule 2 of the Housing Act 1985.** If you lose your security of tenure the council can also seek possession by serving you a Notice to Quit.

The council can seek possession on any of the above legal grounds or on any other grounds that the law may introduce in the future. However, we will follow any relevant policy in deciding whether to take action. If you have any questions, please contact the housing management staff at the local District Housing Office.

J Sheltered housing tenancies

i This applies only if you live in sheltered housing.

ii The tenant must agree to all reasonable requests by the sheltered housing manager, for example:

a. requests for regular contact at least once a week, to check on your well being. (In most cases, contact will take place at least twice weekly.)

b. keeping to the proper hours and conditions of use for shared facilities (such as laundry rooms, and so on).

c. using alarm equipment properly, and allowing access for repairs to facilities, including alarm equipment.

K Properties where the Council does not own the freehold

I. This applies only if you live in a property where we do not own the freehold. If this condition applies to you we will have told you when we offered you the tenancy.

II. You have to keep to certain conditions that are imposed on us by the freeholder in their lease. The conditions are those that were set out in the offer of tenancy letter and they form part of your conditions of tenancy.

Amended section E for secure tenancies that begin on or after 1 October 2007 and for introductory tenancies

E Passing on the tenancy when a tenant dies

i If a sole tenant dies we will transfer the tenancy to anyone who has a statutory right to succeed. Your District Housing Office can explain who has this right.

ii If there has already been one succession there is no legal right to a further succession although we will normally consider giving a new tenancy to a person who would otherwise be eligible to succeed provided that they have lived in the property continuously for 5 years up to the date of the tenant's death. A tenancy will not be granted if there are good management reasons for not doing so; these may include anti-social behaviour or payments for use and occupation not being made.

iii We will look sympathetically at the position of carers wanting to be granted a tenancy when the tenant dies, according to our policy on carers. Carers must have been living at the property with the tenant as their only or main home for at least 12 months up to the date of the tenant's death.

Camden Housing Department
London Borough of Camden
Bidborough House, 20 Mabledon Place
London WC1H 9BF
www.camden.gov.uk/housing

Tenancy Conditions effective from 6th November 2006
Revised March 2008 to include introductory tenants

Dated_____

Mayor and Burgesses of the London Borough of Camden (1)

TENANT NAME (2)

LEASE

Relating to «PROPERTY ADDRESS»

TERM : «TERM» years from the commencement date

RENT :

PRESCRIBED CLAUSES

LR1. Date of the lease	{}
LR2. Title number(s)	**LR2.1 Landlord's title number(s)** *Title number(s) out of which this lease is granted. Leave blank if not registered.* **NGL730099** **LR2.2 Other title numbers** *Existing title number(s) against which entries of matters referred to in LR9, LR10, LR11 and LR13 are to be made.*
LR3. Parties to the Lease *Give full names, addresses and company's registered number, if any, of each of the parties. For Scottish companies use a SC prefix and for limited liability partnerships, use an OC prefix. For foreign companies give territory in which incorporated.*	**Landlord** **The Mayor And Burgesses Of The London Borough Of Camden** of the Town Hall Judd Street London WC1H 9LP **Tenant** **TENANT NAME]** of [TENANT ADDRESS]
LR4. Property *Insert a description of the land being leased* *or* *Refer to the clause, schedule or paragraph of a schedule in this lease in which the land being leased is more fully described.* *Where there is a letting of part of a registered title, a plan must be attached to this lease and any floor levels must be specified.*	**In the case of a conflict between this clause and the remainder of this lease then, for the purposes of registration, this clause shall prevail.** All that «FLOOR NUMBER» floor flat numbered «FLAT NUMBER» shown edged in red on the plan annexed hereto [together with such garden area (if any) as may be shown coloured pink on the Plan (hereinafter called the "Private Garden") (if any)] [together [also] with such stairways (if any) as may be shown purple on the Plan] situate at [PROPERTY ADDRESS] in the London Borough of Camden "the Property"
LR5. Prescribed statements *If this lease includes a statement falling within LR5.1, insert under that sub-clause the relevant statement or refer to the clause, schedule or paragraph of a schedule in this lease which contains the statement.* *In LR5.2, omit or delete those Acts which do not apply to this lease.*	***LR5.1 Statements prescribed under rules 179 (dispositions in favour of a charity), 180 (dispositions by a charity) or 196 (leases under the Leasehold Reform, Housing and Urban Development Act 1993) of the Land Registration Rules 2003*** ***Not Applicable*** ***LR5.2 This lease is made under, or by reference to, provisions of:*** *Section 32 of the Housing Act 1985 (as amended)*

LR6. Term for which the Property is leased *Include only the appropriate statement (duly completed) from the three options.* *NOTE: The information you provide, or refer to, here will be used as part of the particulars to identify the lease under rule 6 of the Land Registration Rules 2003.*	The term is as follows: from and including the Commencement Date to and including 19th December 2114
LR7. Premium *Specify the total premium, inclusive of any VAT where payable.*	£«[PPRICE]»
LR8. Prohibitions or restrictions on disposing of the lease	This lease contains a provision that prohibits or restricts dispositions.
LR9. Rights of acquisition etc. *Insert the relevant provisions in the sub-clauses or refer to the clause, schedule or paragraph of a schedule in this lease which contains the provisions.*	**LR9.1 Tenant's contractual rights to renew this lease, to acquire the reversion or another lease of the Property, or to acquire an interest in other land** **As specified in the Eighth Schedule (staircasing)**
	LR9.2 Tenant's covenant to (or offer to) surrender this lease
	LR9.3 Landlord's contractual rights to acquire this lease **Clause 3.28.1** **Not applicable**
LR10. Restrictive covenants given in this lease by the Landlord in respect of land other than the Property *Insert the relevant provisions or refer to the clause, schedule or paragraph of a schedule in this lease which contains the provisions.*	**None**
LR11. Easements *Refer here only to the clause, schedule or paragraph of a schedule in this lease which sets out the easements.*	**LR11.1 Easements granted by this lease for the benefit of the Property** **The Second Schedule** **LR11.2 Easements granted or reserved by this lease over the Property for the benefit of other property** **The Third Schedule**

LR12. Estate rentcharge burdening the Property *Refer here only to the clause, schedule or paragraph of a schedule in this lease which sets out the rentcharge.*	**Not Applicable**
LR13. Application for standard form of restriction *Set out the full text of the standard form of restriction and the title against which it is to be entered. If you wish to apply for more than one standard form of restriction use this clause to apply for each of them, tell us who is applying against which title and set out the full text of the restriction you are applying for.* *Standard forms of restriction are set out in Schedule 4 to the Land Registration Rules 2003.*	
LR14. Declaration of trust where there is more than one person comprising the Tenant *If the Tenant is one person, omit or delete all the alternative statements.* *If the Tenant is more than one person, complete this clause by omitting or deleting all inapplicable alternative statements.*	The Tenant is more than one person. They are to hold the Property on trust for themselves as joint tenants. *OR* The Tenant is more than one person. They are to hold the Property on trust for themselves as tenants in common in equal shares. *OR* The Tenant is more than one person. They are to hold the Property on trust *Complete as necessary*

I N D E X

CLAUSE/SCHEDULE/APPENDICES

CLAUSE 1	**PARTICULARS AND DEFINITIONS**
CLAUSE 2	**THE GRANT**
CLAUSE 3	**TENANT'S COVENANTS**
CLAUSE 4	**LANDLORD'S COVENANTS**
CLAUSE 5	**AGREEMENTS AND DECLARATIONS**
THE FIRST SCHEDULE	The Property
THE SECOND SCHEDULE	Easements rights and privileges granted
THE THIRD SCHEDULE	Rights reserved and excepted
THE FOURTH SCHEDULE	Calculations of Service Charge and Specified Proportions
THE FIFTH SCHEDULE	Items of Expenditure
THE SIXTH SCHEDULE	Regulations

LAND REGISTRY
LAND REGISTRATION ACTS 2002
(HOUSING ACT 1985 AS AMENDED)

LONDON BOROUGH OF CAMDEN

TITLE NO: NGL730099

PROPERTY: [PROPERTY ADDRESS]

THIS LEASE is made the [DAY] day of [MONTH] 20[YEAR]
BETWEEN THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF CAMDEN of the Town Hall Judd Street London WC1H 9LP (hereinafter called "the Landlord") of the one part and [TENANT] of [ADDRESS] (hereinafter called "the Tenant") of the other part

WITNESSETH AS FOLLOWS:

1. PARTICULARS DEFINITIONS AND INTERPRETATION

1.1 In this Lease the expressions set out in the left hand column below shall where the context so admits have the meanings assigned thereto by the right hand column

"Act"	Housing Act 1985 (as amended)
"Block":	The building or part of the building in which the Flat is situated together with any other building or buildings on the Estate which are physically linked for the purpose of the provision of services
"Category 1 Services":	These include all matters concerning the management and maintenance of the block and Estate for which the Landlord is responsible or for which expenditure has been properly incurred by the Landlord under the terms of the Lease (excluding those matters relating to repairs or improvements as defined in Category 2 Repairs and Category 3 Improvements respectively set out below) but including without prejudice to the generality thereof the following services (if any) which may be provided by the Landlord : - Services maintenance of lifts entry-phones television aerials cctv etc - Communal heating lighting cleaning refuse storage - Caretaker and Warden facilities - Maintenance of grounds - Insurance of buildings fixtures fittings plant or machinery - Management

- Reserve

- Other matters specified in the Offer Notice as being in the nature of a management or maintenance service but excluding repairs or improvements

"Category 2 Repairs": These include all matters concerning the management and maintenance of the block and Estate (otherwise than as set out in Category 1 Services or Category 3 Improvements) being in the nature of general repairs (including the making good of structural defects) including repair of lifts entry-phones television aerials etc and in particular but without prejudice to the generality thereof all such matters (if any) as may be specified or listed in the Offer Notice as anticipated repair works

"Category 3 Improvements": These include all works carried out to the block and Estate in the nature of an improvement including but without prejudice to the generality thereof all such works (if any) as may be specified as improvements in the Offer Notice

"Commencement Date" «COMDAT»

"Commencement of Reference Period" The Date of this Lease

"Common Parts": The entrance porch corridors hallways buildings lifts and staircases (if any) and any other parts within the Block and vehicular and pedestrian ways forecourts or drives refuse bin stores gardens (if any) and any other areas inside or outside the Block but within the Estate which are not intended to remain private are not demised to the any leaseholder in the building and which are to be enjoyed or used by the Tenant and occupiers of the Property in common with the occupiers of the other flats in the Block or on the Estate but excluding the roads and footpaths (if any) which are or which become public roads and footpaths

"**Default**" means:

(a) the existence of arrears of at least 3 months' payments in respect of the Loan; or

(b) any other breach by the Leaseholder of the terms applicable to the Loan.

"**Enforcement Date**" means the date on which the Mortgagee commences its enforcement of any of the security for the Loan by reason of a Default.

"Estate":	The property known as «ESTATE» Estate and shown edged with heavy black line on Plan 2 together with all buildings boundary and party walls thereon and thereover and including the Common Parts
"Finance Officer":	The Landlord's Finance Officer or such other person authorised by the Landlord to certify the Service Charge or matters relating thereto from time to time
"Flat":	The Flat comprised within the Block and forming part of the Property and as further described in the First Schedule and flats has a corresponding meaning
"Insured Risks"	Fire AND such other risks as the Landlord shall deem desirable or expedient AND such other risks as maybe specified in guidance published by the Council of Mortgage Lenders or such other leading body representing major lenders of finance for home purchase in England PROVIDED that such insurance is determined by the Landlord (acting reasonably) to be reasonably available
"Items of Expenditure":	All those items referred to in the Fifth Schedule the costs of which form the basis of the Service Charge
"Lease"	includes any documents supplemental to this lease.
"On-Account Payment":	As defined in Clause 3.3
"Particulars"	means the Particulars set out in this Lease.
"Payment Dates":	31st March: 30th June: 30th September; 3lst December
"Permitted Use":	as a single self contained residential flat
"Person":	Includes a company corporation or other body legally capable of holding land
"Plan":	The plan annexed hereto showing the location and extent of the Property
"Plan 2":	The Plan annexed hereto and showing the extent of the Estate
"Premium":	The sum of £«[PPRICE]»

"Property":	All that «FLOOR» floor flat numbered «BADD» within the Block shown edged in red on the plan annexed hereto together with such garden area (if any) as may be shown coloured pink on the plan (hereinafter called the "Private Garden") together also with such stairways (if any) as may be shown coloured purple on the plan
"Regulations"	the Housing (Right of First Refusal) (England) Regulations 2005 and/or any further regulations amending re-enacting or replacing the same
"Reserved Property":	All that land and buildings comprised in the Estate but excluding the Property and all other property sold or let on long leases from time to time
Review Date	**[DATE] of [MONTH] 2033** **[DATE] of [MONTH] 2054** **[DATE] of [MONTH] 2075** **[DATE] of [MONTH] 2096**
"Service Charge":	All those reasonable costs overheads and expenses and outgoings incurred or to be incurred by the Landlord in connection with: (a) the management and maintenance of the Estate (b) the carrying out of the Landlords obligations and duties and providing all such services as are required or appropriate to be provided by the Landlord under the terms of the Lease and: (c) the repair and maintenance, renewal, decoration insurance and management of the Block including all such matters set out in the Fifth Schedule
"Service Cost"	the amount payable by the Tenant being the Specified Proportion of the Service Charge
"Service Media"	means drains, sewers, conduits, flues, gutters, gullies, channels, ducts, shafts, watercourses, pipes, cables, wires, mains, electrical risers, aerials and any other conducting media.
"Specified Annual Period":	From the 1st April in any year to the 31st March in the following year or such other period of one years duration as shall from time to time be defined by the Landlord and in which case the appropriate arrangements shall be made

"Specified Proportion": The proportion of the Service Charge payable in any relevant year by the Tenant calculated in accordance with the Fourth Schedule

"Term": from and including the Commencement Date to and including 19th December 2114

1.2 Interpretation

1.2.1 References to the "Landlord" and "Tenant" shall include the successors in title of them respectively and successors in title in relation to the Tenant has the same meaning which that expression bears in subsection 9 (i) (a) of the Perpetuities and Accumulations Act 1964

1.2.2 Where the Tenant is more than one person the covenants on the part of the Tenants shall be joint and several covenants

1.2.3 The singular includes the plural and the masculine includes the feminine and neuter and vice versa

1.2.4 References herein to any statute or any section of any statute include a reference to any modification or re-enactment thereof for the time being in force

1.2.5 In this Lease the terms defined in the Particulars and Definitions in clause 1.1 shall have the meanings specified.

1.2.6 Any obligation on a party to this Lease to do any act includes an obligation to procure that it is done. Where the Leaseholder is placed under a restriction in this Lease, the restriction includes the obligation on the Leaseholder not to permit or allow the infringement of the restriction by any person.

1.2.7 References to liability include, where the context allows, claims, demands, proceedings, damages, losses, costs and expenses.

1.2.8 The Clause and paragraph headings in this Lease are for ease of reference only and are not to be taken into account in the interpretation of any provision to which they refer.

1.2.9 Unless the contrary intention appears, references:

(a) to defined terms are references to the relevant defined term in the Particulars and Definitions (b) to numbered Clauses and Schedules are references to the relevant Clause in, or Schedule to, this Lease; and

(c) to a numbered paragraph in any Schedule are references to the relevant paragraph in that Schedule.

1.2.10 References in this Lease to any statutes or statutory instruments include any statute or statutory instrument amending, consolidating or replacing them respectively from time to time in force, and references to a statute include statutory instruments and regulations made pursuant to it.

1.2.11 Words and expressions which appear in the first column of the Particulars, shall in this Lease have the meaning shown opposite them in the second column of the Particulars.

2. **IN CONSIDERATION** of the Premium (receipt of which the Landlord hereby acknowledges) and of the Ground Rent and of the Tenants covenants reserved and contained below the Landlord with full title guarantee **HEREBY DEMISES** the Property to the Tenant **TOGETHER WITH** the easements rights and privileges set out in the Second Schedule subject as therein mentioned **EXCEPT AND RESERVING** as set out in the Third Schedule **TO HOLD** the Property unto the Tenant for the Term **YIELDING AND PAYING** therefor the Ground Rent in advance on the date hereof and annually thereafter

3. **THE TENANT COVENANTS** with the **LANDLORD** as follows:-

3.1 To pay to the Landlord the Ground Rent and all other monies due under the Lease on the Payment Dates and in the manner specified without any deduction set off or counterclaim

PROVIDED THAT if payment of Rent and Service Charge are made in accordance with any agreement reached between the Landlord and the Tenant pursuant to terms proposed in the invoice submitted by the Landlord for such payments then action will not be taken on any failure to make payments on the Payment Dates

3.2 To pay to the Landlord on demand by way of further additional rent subject to the restrictions set out below at Clause 3.2.3 the Service Cost

3.3 That if required by the Landlord (subject to such statutory restrictions (if any) as may be applicable thereto) the Tenant shall pay to the Landlord such sum quarterly in advance on account of the Service Charge as the Landlord shall specify in its sole discretion to be a fair and reasonable interim payment (herein referred to as the "On-Account Payment")

3.4 To pay and discharge all general and water rates and other outgoings of an annual or other periodically recurring and non-capital nature which are now or may at any time hereafter during the Term be assessed rated charged or imposed upon or payable in respect of the Property

3.5 To reimburse the Landlord on demand for the reasonable costs of administering and handling any insurance claim submitted by the Tenant under the terms of any policy effected by the Landlord pursuant to the provisions of Clause 4.5.1 where as a condition of the acceptance of risk the insurer reasonably requires the Landlord to administer and handle such claims

3.6 From time to time during the Term to pay all costs charges and expenses incurred by the Landlord in abating any nuisance in the Property and executing all such works as may be necessary for abating any nuisance in the Property in obedience to a notice served by a local authority

3.7 To observe the restrictions and regulations specified in the Sixth Schedule or such other restrictions or regulations as the Landlord may from time to time make and publish

3.8 To pay unto the Landlord all costs charges and expenses (including legal surveyor and other professional costs and expenses) which may be incurred by the Landlord incidental to the preparation and service of a notice under Section 146 of the Law of Property Act 1925 whether incurred in or in contemplation of proceedings under Sections 146 or 147 of that Act notwithstanding forfeiture may be avoided otherwise than by relief granted by the court

3.9 To pay all expenses including solicitors' costs and surveyors' fees incurred by the Landlord in respect of and incidental to the service of all notices and schedules relating to wants of repair to the Flat whether the same be served during or after the expiration

or sooner determination of the Term and in connection with every application for consent whether the same shall be granted or refused or withdrawn

3.10 Once in every fifth year of the Term and in the last quarter of the last year of the Term (howsoever determined) to paint in a proper and workmanlike manner all the inside wood and ironwork including the internal surface of the window frames usually painted of the Flat with two good coats of good quality paint and so that such internal painting in the last year of the Term shall be of a tint or colour to be approved by the Landlord. And also with every such internal painting to whiten colour wash grain varnish paper and otherwise decorate in a proper and workmanlike manner all such internal parts of the Flat as have been or ought properly to be so treated and so that in the last year of the Term (however determined) the tints or colours and patterns of all such works of internal decoration shall be such as shall be approved by the Landlord

3.11 Throughout the Term and from time to time and at all times to keep the Flat and everything demised therein and the Landlords's fixtures and fittings sanitary apparatus and appurtenances installed in or affixed to the Flat and the window glass thereof (but excluding any portion thereof which the Landlord covenants herein to repair) with all necessary reparations cleansing and amendments whatsoever well and substantially repaired cleansed maintained and renewed damage by any risk against which the Landlord shall have insured excepted (save where the insurance monies shall be irrecoverable by reason of any act or default of the Tenant his family servants licensees or agents) and to replace from time to time all Landlord's fixtures and fittings and appurtenances in the Flat which may be or become beyond repair at any time during or at the expiration or sooner determination of the Term

3.12 Throughout the Term to keep the Private Garden (if any) in a neat and tidy condition planted with suitable shrubs and plants

3.13 Not without the prior written authority of the Landlord to plant prune or lop any trees in the Private Garden (if any) nor to erect or cause to be erected any greenhouse outhouse or other structure in the Private Garden (if any)

3.14 To execute all such works as are or may be under or in pursuance of any Act or Acts of Parliament from time to time or required by any district council local or public authority to be executed at any time during the Term upon or in respect of the Property whether by the Landlord or the Tenant thereof and to keep the Landlord indemnified against all claims demands and liability arising thereout

3.15 To permit the Landlord and its respective duly authorised surveyors and agents with or without workmen and others upon giving not less than 48 hours previous notice in writing (except in the case of emergency) at all reasonable times to enter the Property and take particulars of additions improvements fixtures and fittings thereto or therein and to view and examine the state and condition of the Property or any part thereof and the reparation of the same and of all defects decays and wants of reparation found in breach of the covenants herein contained and to give notice in writing of any such defects decays or wants of reparation to the Tenant who will with all proper despatch and in any case within three months then next following well and sufficiently repair and amend the Property accordingly **PROVIDED ALWAYS** that in case of any default in the performance by the Tenant of the foregoing covenant and if the same be not in fact remedied within three months after notice requiring the same to be done shall have been served on the Tenant it shall be lawful for the Landlord (but without prejudice to any other right or remedy) to enter upon the Property and repair or put in order the same or carry out any such works at the expense of the Tenant in accordance with the covenants and provisions hereof and the costs and expenses thereby incurred by the Landlord and its agents shall be repaid to the Landlord by the Tenant on demand

3.16 To permit the Landlord its duly authorised surveyors or agents with or without workmen and others at all reasonable times upon giving not less than 48 hours previous notice in writing (and in case of emergency without notice) to enter into and upon the Property or any part thereof for the purpose of repairing decorating or maintaining any part of the Estate and for the purpose of making repairing maintaining rebuilding cleansing lighting and keeping in good order and condition all sewers drains channels pipes cables watercourses gutters wires party structures or other conveniences belonging to or serving or used for the Estate (without prejudice however to the obligations of the Tenant hereunder with regard thereto) and also for the purpose of laying down maintaining repairing testing disconnecting stopping up or renewing drainage gas and water pipes and electric wires and cables and for similar purposes **PROVIDED** that the Landlord shall make good all damage to the Property or to the fixtures fittings sanitary apparatus and appurtenances goods or effects installed therein or affixed thereto caused by the carrying out of any work in this present sub-clause mentioned or otherwise referred to

3.17 Not to do or permit or suffer to be done any act deed matter or thing whatsoever whereby the risk or hazard of the Flat or the Estate being destroyed or damaged by fire shall be increased so as to require an additional premium for insuring the same or which may make void or voidable any policy for insurance

3.18 Not at any time without the licence in writing of the Landlord first obtained nor except in accordance with plans and specifications previously submitted in triplicate to the Landlord and approved in writing by the Landlord and to its satisfaction to make any alteration or addition whatsoever in or to the Property either externally or internally or to make any alterations or aperture in the plan walls timbers elevations or architectural appearance thereof nor to cut or remove the main walls timbers floors or ceilings of the Flat unless for the purpose of repairing and making good any defect therein nor to do or suffer in or upon the Flat any wilful or voluntary waste or spoil

3.19 Not to use the Property or any part thereof nor allow the same to be used for any illegal or immoral purpose nor to hold therein any sale by auction

3.20 To use and occupy the Flat solely and exclusively in accordance with the Permitted Use and not to use the Flat or any part thereof for any business trade or office

3.21 Not to exhibit on the outside of the Property or in the windows of the Flat any name plate placard poster or announcement of any description

3.22 Not to do or permit to be done upon or in connection with the Flat or the Estate anything which shall be or tend to be a nuisance annoyance or cause of damage to the Landlord or its tenants or any of them or to any neighbouring adjoining or adjacent property or the owner or occupiers thereof

3.23 To keep the floors of the Flat throughout and including the passages thereof covered with wooden flooring and that such wooden flooring of suitable material for (i) avoiding the transmission of noise and (ii) does not interfere with or damage the floor heating system).

3.24 At all times during the Term to comply in all respects with the provisions and requirements of the Town and Country Planning Act 1990 or any statutory modification or re-enactment thereof for the time being in force and any regulations or orders made thereunder whether as to the Permitted Use hereunder or otherwise and to indemnify (as well after the expiration of the Term by effluxion of time or otherwise as during its continuance) and to keep the Landlord indemnified against all liability whatsoever including costs and expenses in respect of such matters and forthwith to produce to the Landlord on receipt of notice thereof any notice order or proposal therefor made given

or issued to the Tenant by the planning authority under or by virtue of the Town and Country Planning Act 1990 affecting or relating to the Flat and at the request and cost of the Landlord to make or join with the Landlord in making every such objection or representation against the same that the Landlord shall deem expedient

3.25 For a period of six months immediately preceding the determination of the Term to permit an inspection at any reasonable time of the day by any person wishing to inspect the Property and so authorised by the Landlord upon an appointment being made for that purpose

3.26 To make good all damage caused through the act or default of the Tenant his family lodgers or sub-tenants or of any servant agent or licensee of the Tenant (a) to any part of the Block or to the fixtures and fittings thereof or (b) to any other occupier or Tenant of the Block and their licensees and in each case to keep the Landlord indemnified from all claims expenses and demands in respect thereof

3.27 On the expiration or sooner determination of the Term peaceably to yield up unto the Landlord the Property in a good and tenantable state of repair and condition in accordance with the covenants by the Tenant herein contained together with all additions and improvements thereto and all Landlord's fixtures and fittings of every kind now in or upon the Property or which during the Term may be affixed or fastened to or upon the same all of which shall at the expiration or determination of the Term be left complete with all parts and appurtenances thereof and in proper working order and condition **PROVIDED ALWAYS** that the foregoing covenant shall not apply to any articles held by the Tenant on hire nor to any Tenant's fixtures or fittings **PROVIDED** further that the Tenant may from time to time (but only with the previous written consent of the Landlord and subject to any conditions thereby imposed) substitute for any of the Landlord's fixtures and fittings other fixtures and fittings of at least as good a kind and quality as and not less suitable in character nor of less value than those for which they are respectively to be substituted and in any such case the covenant hereinbefore contained shall attach and apply to the things so substituted

3.28 Alienation

3.28.1 Not to assign, underlet, charge, mortgage, or part with possession of part only of the Premises

3.28.2 Not to underlet or part with possession of the whole of the Premises without the Landlord's prior written consent

3.28.3 Not without the prior written consent of the Landlord (such consent not to be unreasonably withheld) to assign the whole of the Premises

3.28.4 Upon any assignment subletting or underletting to obtain a direct Deed of Covenant (in a form prepared by the Solicitors for the time being of the Landlord) by the assignee sublessee or underlessee with the Landlord to observe and perform the covenants and conditions of this Lease and to pay the Landlord's reasonable legal fees in connection therewith

3.29 Register Disposals

3.32.1 In the case of any instrument operating or purporting to assign transfer lease charge discharge dispose of or affect the Property or any part thereof or any interest therein or to create assign transfer dispose of or affect any derivative interest in the Term or any charge on the Property or affecting or occasioning a devolution or transmission of the same respectively by operation of law to leave such instrument (or in the case of a transfer or charge or discharge of a charge of registered land a certified copy thereof)

within one calendar month after the date of such instrument or (in the case of a probate of a will or letters of administration) after the date of the grant of the probate or letters of administration as the case may be to (if so required) leave a certified copy thereof at the offices of the solicitors for the time being of the Landlord and to the intent that the same may be registered and to pay to them a reasonable fee of not less than £36.00 for each such registration

3.32.2 Upon any assignment of the Tenant's interest in the Premises to a person nominated by the Landlord in accordance with Clause 3.29.2.1 hereof the Leaseholder shall upon demand pay to the Landlord all costs charges and expenses incurred by the Landlord including the Landlord's administrative costs for the purpose of or incidental to the assignment sum not being greater than one percent (1%) of the Market Value plus VAT

3.33 It is hereby declared that each of the aforesaid covenants shall remain in full force both at law and in equity notwithstanding that the Landlord shall have waived or released temporarily or permanently revocably or irrevocably or otherwise howsoever a similar covenant or similar covenants affecting other adjoining or neighbouring property for the time being belonging to the Landlord

3.34 To comply with all the covenants restrictions stipulations and provisions (if any) imposed upon the Landlords title or interest in the Estate so far as may be applicable and relate to the Property or the user thereof **AND IN PARTICULAR** but without prejudice to the generality thereof where the Landlords interest or title is itself a leasehold interest then to observe and perform all the covenants conditions provisions and stipulations on the part of the Landlord to be performed and observed in its capacity as lessee under the Headlease or the Superior Lease as the case may be so far as the same may be applicable to the Property or the user thereof (other than the payment of rents under the Superior Lease) **AND** to bear a reasonable part of the costs incurred by the Landlord in contributing towards the costs incurred by the Superior Landlord (if any) in discharging its obligations under the said Headlease or Superior Lease as the case may be and in all such matters set out in this sub-clause to indemnify the Landlord against any breach of the provisions relating thereto

3.35 The Leaseholder covenants to do such acts and things as may reasonably be required by the Landlord to prevent the creation, obstruction or loss of easements or rights associated with the Premises or Common Parts.

3.36 The Leaseholder covenants not to do such acts or things which might result in the creation, obstruction or loss of any easement or rights over the Premises or Common Parts and in particular not to allow the creation or loss of any right of light from or over the Premises.

4. **THE LANDLORD COVENANTS** with the **TENANT** as follows:-

4.1 The Tenant paying the Ground Rent and performing and observing the several covenants and conditions on his part to be performed and observed shall peaceably hold and enjoy the Property during the Term without any interruption by the Landlord or any person rightfully claiming under or in trust for it

4.2 Subject to the payment by the Tenant of the Ground Rent and the Specified Proportion of the Service Charge and provided that the Tenant has complied with all the covenants agreements and obligations on his part to be performed and observed to maintain repair redecorate renew and amend clean repoint paint grain varnish whiten and colour as applicable the following:-

4.2.1 The structure of the Block and in particular but without prejudice to the generality thereof the roofs foundations external and internal walls the window frames (but not the

interior faces of such parts of the external or internal walls as bound the Flat or the rooms therein or glass in the windows) and timbers (including the timbers joists and beams of the floors and ceiling thereof) chimney stacks gutters and rainwater and soil pipes thereof

4.2.2 The sewers drains channels watercourses gas and water pipes electric cables television aerials and wires and supply lines and all other conducting media in under and upon the Block save and except where such items exclusively serve the Flat

4.2.3 The boilers and heating and hot water apparatus (if any) in the Block save and except such items (if any) as may be now or hereafter installed in the Flat serving exclusively the Flat and not comprising part of a general heating system serving the Block

4.2.4 The passenger lifts lift shafts and machinery (if any) and the passages landings and staircases and other parts of the Block and the Common Parts enjoyed or used by the Tenant in common with others and

4.2.5 The boundary walls and fences of and in the curtilage of the Estate including those boundary walls and fences surrounding the Private Garden (if any)

4.3 So far as practicable:-

4.3.1 To keep reasonably clean and lighted the passages landings staircases and other parts of the Block enjoyed or used by the Tenant in common with others and

4.3.2 To tend keep clean and tidy and generally to maintain the gardens (but excluding the Private Gardens (if any)) forecourts roadways and pathways (if any) on the Estate

4.4 Provided only that the amenities hereinafter in this sub-clause mentioned are provided to all the Flats in the Block at the date hereof but not otherwise and subject as hereinafter set out at all times during the Term to supply hot water for domestic purposes to the Flat by means of the boiler and heating installations serving the Block and also from the 1st October to the 30th April inclusive in each year to supply hot water for heating to the radiators fixed in the Flat so as to maintain a reasonable and normal temperature

4.5 To insure and keep insured for the full reinstatement value thereof the flat and the Landlords fixtures and fittings therein together with a proportion of the full reinstatement value of the Block calculated in accordance with paragraph 4 of the fourth schedule against loss or damage by the Insured Risks (including two years loss of rent and architects and surveyors fees) in some insurance office or with underwriters of repute AND to insure and keep insured the remainder of the buildings on the Estate against loss or damage by fire and such other risks as the Landlord shall deem desirable And in case of destruction of or damage to the block or any part thereof from any cause covered by such insurance as to make the same unfit for occupation and use to lay out all monies received in respect of such insurance (other than for loss of rent and architects and surveyors fees) in rebuilding and reinstating the same as soon as reasonably practicable and to make good any deficiency in such insurance money out of its own money

4.6 To permit the Tenant at all reasonable times and upon notice to inspect the relevant policy of Insurance and take copies thereof

4.7 If the Landlord's interest in the property is leasehold the Landlord's obligations contained in this lease are modified such that (save as may be inconsistent with the provisions of the Act) the Landlord shall pay the rent reserved by the superior lease and observe and perform the provisions of the superior lease relating to repair maintenance and insurance of the Block or (as appropriate) use its reasonable endeavours to secure that the superior landlord complies with any such obligations imposed on it

4.8 If so required by the Tenant to enforce the Tenant's covenants similar to those contained in the Lease which are or may be entered into by the tenants of other property on the Estate so far as they affect the Property provided the Tenant indemnifies the Landlord against all costs and expenses of such enforcement

5. IT IS HEREBY AGREED AND DECLARED as follows :-

5.1 If the Ground Rent or any part thereof shall be unpaid for twenty one days next after becoming payable (whether the same shall have been formally demanded or not) or if the Tenant shall not duly perform or observe all the covenants and provisions on the part of the Tenant to be performed or observed then and in any of the said cases it shall be lawful for the Landlord or any person or persons duly authorised by the Landlord in that behalf to re-enter into or upon the Property or any part thereof in the name of the whole and to repossess and enjoy the same as if the Lease had not been made but without prejudice to any right of action or remedy of the Landlord in respect of any antecedent breach of any of the covenants by the Tenant herein contained

5.2 **Interest**

If and whenever the Ground Rent or any other monies due hereunder to the Landlord shall at any time be unpaid for a space of fourteen days after becoming payable the same shall bear interest calculated on a day to day basis at an annual rate of 3% above the Base Rate of the Co-operative Bank plc (or in default thereof such other bank being a London Clearing Bank as the Landlord may specify) for the time being in force from the date the same has become due until the same shall be paid

5.3 **Suspension of Rent**

That in the event of the Property being destroyed or so damaged by any insured risk as to be rendered partially or wholly unfit for occupation and use and provided that the insurance effected by the Landlord shall not have been vitiated or payment of the insurance money refused in whole or in part in consequence of some act or default on the part of the Tenant his family servants licensees or agents then the Ground Rent and Service Charge hereby reserved or a proportionate part thereof according to the nature and extent of the injury sustained shall forthwith cease to be payable until the Property shall have been restored and reinstated and again rendered fit for occupation and use and in case any dispute shall arise as to the amount of such proportionate part or period during which such cesser or abatement of Ground Rent and Service Charge shall be allowed the matter shall be referred to the Landlord's surveyor as a single arbitrator in accordance with the provisions of the Arbitration Act 1996 or any statutory modification or re-enactment thereof for the time being in force

5.6 Notwithstanding anything herein contained the Landlord shall be under no greater liability either to the Tenant or to his family agents or licensees who may be permitted to enter or use the Estate for accidents happening injuries sustained or for loss of or damage to goods or chattels in the Block or in any part thereof whether arising from the negligence of the Landlord or that of any servant or agent of the Landlord or otherwise than the obligations required by the common duty of care

5.7 Notwithstanding anything herein contained the Landlord shall not be liable to the Tenant nor shall the Tenant have any claim against the Landlord in respect of any of the following :-

5.7.1 Any interruption in any of the services herein mentioned by reason of necessary repair or maintenance of any installations or apparatus or damage thereto or destruction thereof by fire water act of God or other cause beyond the Landlord's control or by

reason of mechanical or other defect or breakdown or frost or other inclement conditions or unavoidable shortage of fuel materials water or labour or

5.7.2 Any act omission or negligence of any caretaker attendant or other servant of the Landlord in or about the performance or purported performance of any duty relating to the provision of the said services or any of them

5.8 The Service Charge and Specified Proportion shall be calculated in accordance with the Fourth Schedule

5.9 The Items of Expenditure shall comprise all those matters set out in the Fifth Schedule

5.10 **Notices**
For the purpose of service of all notices required to be served herein the provisions as to service of notices contained in Section 196 of the Law of Property Act 1925 as amended by the Recorded Delivery Service Act 1962 shall be deemed to be incorporated herein All notices to be served upon the Landlord shall be sent by Recorded Delivery post and addressed to the Chief Executive Town Hall Judd Street London WC1H 9LP

5.11 Where the Premium does not exceed £[.....] **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 exceeds the sum of £[******]

5.12 Nothing herein contained shall confer on the Tenant any right to the benefit or to enforce any covenant or agreement contained in any lease or other instrument relating to any other property belonging to the Landlord or limit or affect the right of the Landlord in respect of any other property belonging to the Landlord to deal with the same now or at any time hereafter in any manner which may be thought fit unless otherwise expressly provided

5.13 If the Landlord shall itself be a tenant of the whole or part of the Estate or the Block then the covenants contained in clause 4 shall be limited as permitted by paragraph 15 Schedule 6 of the Act

5.14 If Value Added Tax (or similar tax replacing it) shall be or become payable on the charges or payments contained referred to in this Lease then VAT (or such replacement tax) shall be payable in addition to the said charges or payments.

5.15 All the leases granted within the Block are in a similar form in respect of Landlord Management covenants

8. We certify that there is no agreement for Lease to which this lease gives effect

IN WITNESS whereof this document has been executed as a deed by the individual parties hereto but is not intended to have legal effect until it has been unconditionally delivered and dated

THE FIRST SCHEDULE
(Property)

The Property includes the surface of the floors above the joists or other supporting floor structure and the surface of the floor of the balcony (if any) and the ceiling of the Flat up to but excluding the joists or other supporting floor structure or beams to which the ceiling is attached and all walls save the exterior walls and walls dividing it from any other flat or from the common halls staircase landings steps and passages in the Block (but including the surfaces of such walls within the Flat and the glass

of the windows of the Flat and the doors and door frames and all wires pipes cables conduits sewers and other conducting media serving exclusively the Flat) together with the Private Garden (if any) together with the Landlord's fixtures and fittings sanitary apparatus and appurtenances installed therein or affixed thereto

THE SECOND SCHEDULE
(Easements Rights and Privileges Included)

1. Full right and liberty for the Tenant and all persons authorised by him (in common with all other persons entitled to the like right) at all times by day or by night to go pass and repass over and along the Common Parts provided nevertheless that the Tenant shall not cause or permit the obstruction of any of the Common Parts by furniture vehicles or otherwise

2. The free and uninterrupted passage and running of water and soil gas and electricity from and to the Flat through the sewers drains channels and watercourses cables pipes and wires which now are or may at any time during the Term be in under or passing through the Estate or any part thereof

3. The right of support and protection for the benefit of the Flat as is now enjoyed from the other flats and all other parts of the Block

4. The right to place domestic waste in such place as shall be designated by the Landlord

5. Such rights as the Landlord may be able to obtain using all reasonable endeavours for the Tenant with or without workmen and others at all reasonable times on notice (except in the case of emergency) to enter upon other parts of the Block

   (a) for the purpose of repairing cleaning maintaining or renewing any sewers drains and watercourses cables pipes wires or other conduits: or

   (b) for the purpose of repairing maintaining renewing or rebuilding the Property or any part of the Block giving subjacent or lateral support shelter or protection to the Property causing as little disturbance as possible and making good any damage caused thereby

THE THIRD SCHEDULE
(Exceptions and Reservations)

There are excepted and reserved out of this demise

1. To the Landlord:-

1.1 Easements rights and privileges over and along and through the Property equivalent to those set forth in paragraph 2 of the Second Schedule

1.2 The right at any time hereafter to rebuild alter or use any of the adjoining or neighbouring property or buildings including the right to erect and thereafter maintain a fire escape on the exterior of the Property and onto the Private Garden (if any) according to such plans (whether as to height extent or otherwise) and in such manner as the Landlord may in its absolute discretion think fit notwithstanding that the access of light or air to or any other easement for the time being appertaining to or enjoyed with the Property or any part thereof may be obstructed or interfered with or that the Tenant might otherwise be entitled to object to such rebuilding alteration or user

1.3 The right to enter onto erect and maintain scaffolding on the Private Garden (if any) for the purpose only of complying with the duties and obligations of the Landlord contained in Clause 4 of this lease

2. The right of support and protection for the benefit of the other flats and all other parts of the Block as is now enjoyed from the Flat

3. The right for the Landlord and any other tenants or licensees and all others authorised by them to pass over and across the Private Garden (if any) for the purposes of
   (a) a fire escape
   (b) a right of way to and from adjoining gardens access to which can only reasonably be obtained via the Private Garden PROVIDED THAT the person exercising such right shall use any existing path or established route (if available) and shall cause as little inconvenience as possible and no damage to plants, or the tenant's possessions

THE FOURTH SCHEDULE
(Calculation of Service Charge & Specified Proportions)

1. The amount of the Service Charge shall be ascertained and certified by a certificate (hereinafter called "the Certificate") signed by the Landlord's Finance Officer annually and so soon after the end of each Specified Annual Period as may be practicable and shall relate to such Specified Annual Period and the following provisions shall apply

2. A copy of the certificate for each such Specified Annual Period shall be supplied by the Landlord to the Tenant on written request and without charge

3. The certificate shall contain a summary of the Landlord's expenses and outgoings incurred by the Landlord during the Specified Annual Period to which it relates together with a summary of the relevant details and figures forming the basis of the Service Charge.

4. The annual amount of the Service Cost payable by the Tenant as aforesaid shall be the Specified Proportion calculated either by

4.1 dividing the aggregate of the expenses and outgoings incurred in respect of the Items of Expenditure by the Landlord in the Specified Annual Period to which the certificate relates by the floor areas of all the property in the Block or on the Estate (where applicable)

4.2 in the case of those items for which the Landlord's expenses extend to the Estate or other Estates then a fair and reasonable proportion of the costs thereof attributable to the Property such proportion to be determined by the Landlord's Finance Officer whose decision shall be final and binding or

4.3 such other method as the Landlord shall specify acting fairly and reasonably in the circumstances and from time to time and at any time (including but without prejudice to the generality thereof any combination of methods)

5. The expression "the expenses and outgoings incurred by the Landlord" as hereinbefore used shall be deemed to include not only the Items of Expenditure which have been actually disbursed incurred or made by the Landlord during the Specified Annual Period in question but also such reasonable part of all such expenses outgoings and other expenditure herein included with the Items of Expenditure which are of a periodically recurring nature (whether recurring by regular or irregular periods) whenever disbursed incurred or made and whether prior to the Commencement of the Term or otherwise including a sum or sums of money by way of reasonable provision for anticipated expenditure in respect thereof as the Landlord may in its discretion subject to statutory restrictions (if any) allocate to the year in question as being fair and reasonable in the circumstances

6. As soon as is practicable after the signature of the Certificate the Landlord shall furnish to the Tenant an account of the Specified Proportion payable by the Tenant for the Specified Annual Period in question due credit being given therein for all On Account Payments made by the Tenant in respect of the relevant Specified Annual Period and upon the furnishing of such account showing such adjustment as may be appropriate there shall be forthwith paid by the Tenant to the Landlord the amount of the Specified Proportion as aforesaid subject to the restrictions set out in Clause 3.2 or any balance found payable or there shall be allowed by the Landlord to the Tenant any amount which may have been overpaid by the Tenant by way of On Account Payment as the case may require

7. Provided always and notwithstanding anything herein contained it is agreed and declared as follows

7.1 That in regard to the Commencement of the Term hereby granted the Service Charge and Specified Proportion shall be duly apportioned in respect of the period from the date on which the first payment of rent shall fall due hereunder to the ensuing 31st March and not in respect of the period from the date of the Commencement of the Term to such ensuing 31st March Provided that there shall be included in the first payment

7.1.1 A proportion (calculated in accordance with paragraph 4 hereof) of the cost of works of improvement including decoration to the Flat or to the Block and

7.1.2 A proportion (calculated in accordance with paragraph 4 hereof) of the cost of such works of repair including redecoration to the Block as in the Landlord's opinion were not within its obligations under the former tenancy and necessary for the proper use and enjoyment of the Flat for the period prior to the date of this Lease and

7.1.3 The cost of such works of repair including redecoration to the Flat as in the Landlord's opinion were not within its obligations under the former tenancy and necessary for the proper use and enjoyment of the Flat for the period prior to the date of this Lease being works undertaken by the Landlord between the date the Property were valued and the date of this Lease

7.2 That the provisions of paragraph 6 hereof shall continue to apply notwithstanding the expiration or sooner determination of the Term but only in respect of the period down to such expiration or sooner determination of the Term

THE FIFTH SCHEDULE
(Items of Expenditure)

1. The expenses of maintaining repairing redecorating and renewing (or replacing as appropriate) amending cleaning repointing painting graining varnishing whitening or colouring the Block and all parts thereof including the glass in all windows (other than the interior surface of the windows of the Flat) and window frames and all the appurtenances apparatus and other things thereto belonging including those items described in Clauses 4.2 and 4.3

2. The cost of periodically inspecting maintaining overhauling repairing and where necessary replacing the whole of the heating and domestic hot water systems and gas electricity and water pipes and cables serving the Block and the lifts lift shafts and machinery therein (if any)

3. The cost (if any) of the gas oil electricity or other fuel required for the boiler or boilers supplying the heating and domestic hot water systems serving the Estate and the electric current for operating the passenger lifts

4. The costs of effecting and maintaining insurance pursuant to the provisions of Clause 4.5 of the Lease including but not limited to the costs of placing insurance cover the administrative costs of effecting and maintaining such cover the provision of claim forms and the costs of collecting premiums or monies due from the tenants of the Estate in connection with such cover and the costs of performing such services as the insurer may reasonably require as a condition of the acceptance of risk by that insurer

5. The cost of employing maintaining and providing accommodation serving the Estate for a caretaker or caretakers (including the provision of uniforms tools equipment and boiler suits)

6. The cost of carpeting re-carpeting or providing other floor covering cleaning collecting and removing refuse decorating and lighting the passages landings staircases and other parts of the Common Parts

7. All charges assessments and other outgoings (if any) payable by the Landlord in respect of all parts of the Estate (other than income tax)

8. All fees and costs incurred in respect of the annual Certificate and of accounts kept and audits made for the purpose thereof

9. The cost of the expense of making repairing maintaining rebuilding cleansing and lighting all ways roads pavements sewers drains pipes watercourses party walls party structures party fence walls or other conveniences which may belong to or be used for the Estate in common with other estates near or adjoining thereto

10. The cost of installing maintaining repairing and renewing any television and radio receiving aerials answer entry-phones fire alarms systems telephone relay systems buzzer systems CCTV and other improvements reasonably considered appropriate or necessary and used or capable of being used by the Tenant in common as aforesaid

11. The upkeep of the gardens forecourts roadways pathways (if any) used in connection with the Estate or adjoining or adjacent thereto

12. The cost of taking all steps deemed desirable or expedient by the Landlord for complying with making representations against or otherwise contesting the incidence of the provisions of any legislation or orders or statutory requirements thereunder concerning

town planning public health highways streets drainage or other matters relating or alleged to relate to the Estate for which the Tenant is not directly liable hereunder

13. The Landlord's reasonable management and administrative charges in a sum fairly representing the Tenant's proportion of the actual costs to the Landlord in managing and administering the totality of its leasehold portfolio and for the avoidance of doubt the totality of its leasehold portfolio shall be construed as comprising all properties in respect of which extant Leases have been granted by the Landlord or its predecessors in title under " the Housing Act 1985 (or any subsequent amendment thereto or re-enactments thereof) and the Tenant's proportion of the Landlord's management and administrative costs shall be calculated in accordance with paragraph 13.2 of this Schedule

13.1 The Landlord's management and administrative costs shall include but shall not be limited to the actual cost in terms of staff time and central establishment costs of undertaking the following:

(a) An enquiries service to leaseholders including the cost of salaries and attributable overheads and essential support functions.

(b) Billing for service charges including for the cost of repairs and decorations and all costs incidental to the service of any notices served pursuant to the terms of leases or pursuant to any statutory requirements.

(c) The administration of all other activities which directly support the services that leaseholders receive with the exception of those items set out in paragraph 4 of this Schedule.

13.2 The Tenant's proportion of the Landlord's management and administrative costs shall be calculated by dividing the total of such costs by the total number of properties at the commencement of the relevant Specified Annual Period) in respect of which extant leases have been granted by the Landlord or its predecessors in title under the Housing Act 1985 (or any subsequent amendments thereto or re-enactments thereof).

14. Interest charges incurred or interest payments lost by the Landlord in connection with the Landlord's funding of insurance pursuant to the provisions of clause 4.5 of this Lease

15. All costs charges and expenses together with all VAT and other taxes (if any) thereon incurred or to be incurred by the Landlord in the observance and performance of all the Landlords obligations and duties to be observed and performed under the terms of the Lease

16. The costs of any other service, amenity or matter which the Landlord or the Landlord's Surveyor in their reasonable discretion shall think proper for the better and more efficient management and/or use of the Common Areas

THE SIXTH SCHEDULE
(Restrictions and Regulations imposed in respect of the Property)

1. The Tenant shall not (except with the written consent of the Landlord and under the supervision of the Landlord's surveyor and to his satisfaction) erect upon or affix to the Property or any part thereof any machinery or mechanical or scientific or electrical apparatus excepting only radio and television receiving sets (and indoor aerials therefor) and small domestic electrical apparatus properly fitted with an approved suppressor against electrical interference to other apparatus

2. The Tenant shall not permit or suffer to be used any lift for the carriage of any greater number of persons or any greater weight of goods than the number or weight specified therefor by a notice affixed therein

3. The Tenant shall at least once monthly clean all windows of the Flat both internally and (if not undertaken by the Landlord) externally

4. The Tenant shall not place leave or cause to be placed or left any furniture cycle perambulator toy box parcel bottle or other thing nor any refuse or rubbish on the Common Parts nor shall the Tenant throw or allow to be thrown anything whatsoever out of any window of the Flat

5. No lorry car van or other vehicle shall be parked in any garden forecourt roadway or pathway adjoining or near to the Block (save only to such extent and subject to such conditions as may be permitted by the Landlord)

6. The Tenant shall comply with and be bound by any special regulations made by the Landlord from time to time relating to the user of any baggage or cycle room or store which shall be published by notice affixed therein or handed to the Tenant or his agent. Anything left therein shall be at the Tenant's entire risk. Any such user by the Tenant shall be a matter of collateral arrangement between the parties and shall not be enjoyed as of right other than that conferred by any such arrangement

7.1 The Tenant shall not make or suffer any unreasonable noise in the Flat by way of piano gramophone radio MP3 i-pod or television or other mechanical or musical instrument vacuum cleaner singing or otherwise at any time whatsoever

7.2 The Tenant shall not play or permit to be played nor use or permit to be used the said piano gramophone radio or television or any of them in any manner whatsoever nor sing or allow any singing nor make or allow any noise of any kind whatsoever between the hours of 11 p.m. and 8 a.m. on all days so as to be audible outside the Flat

8. No rags dirt rubbish refuse or other substances shall be inserted into or placed or left in the sinks baths lavatories cisterns or any pipe in the Flat nor shall any obstruction or blockage be caused therein in any other manner whatsoever

9. No water shall be wasted in the Flat and adequate precautions shall be taken (where necessary) by the Tenant to protect all pipes against freezing of water therein

10. No animal bird reptile or insect shall be kept in the Flat without the written permission of the Landlord which if given shall be deemed to be by way of licence revocable at will and may be given on such terms as the Landlord thinks fit

11. The Tenant shall not allow any person or child to loiter or play in or about any entrance landing passage stairway lift (if any) or any of the Common Parts

12. All further or other rules and regulations made at any time and from time to time by the Landlord in addition to or substitution for the foregoing rules and regulations or any of them which the Landlord may deem necessary or expedient for the safety care or cleanliness of the Estate or any part thereof or for securing the comfort and convenience of the tenants on the Estate or any of them shall be observed and all such further or other rules and regulations shall be notified to the Tenant **PROVIDED ALWAYS** that no such further or other rules or regulations may be made hereunder which shall subject the Tenant to any unusual or unreasonable burden

THE COMMON SEAL OF THE MAYOR)
AND BURGESSES OF THE LONDON)
BOROUGH OF CAMDEN was hereunto)
affixed by Order :-)

Duly Authorised Officer

EXECUTED AS A DEED)
by the said Tenant)
in the presence of)

Name .....

Address .....

.....

.....

Occupation .....