

SECTION 4.

COPY OF LEASE.

3RD FEB. 2006.

DATED

3rd February

2006

22 BUCKLAND CRESCENT LIMITED (1)

-and-

ESMAT JOUZDANI (2)

LEASE
of
Flat 9
22 Buckland Crescent
Hampstead
London NW3 5DX

Burton Woolf & Turk
22-24 Ely Place
London EC1N 6TE

DX: 0004 Chancery Lane
Tel: 020 7831 6478
Fax: 020 7405 4181
Ref: 7676/CSB/RS

N:\Client Files\7676 - 22 Buckland Crescent Limited - Lease of Flat 9

H M LAND REGISTRY

LAND REGISTRATION ACTS 1925-2002

London Borough : London Borough of Camden
Landlord's Title : The land registered at HM Land Registry under Title Number NGL745910
Property : Flat 9, 22 Buckland Crescent, Hampstead, London NW3 5DX
Property Title Number : To be allocated
Date : 3rd February 2006

THIS LEASE MADE BETWEEN

- (1) 22 BUCKLAND CRESCENT LIMITED whose registered office is at Boroumand & Associates, 6th Floor, 94-96 Wigmore Street, London W1U 3RF (Company Registration Number 04543762) (hereinafter called "the Landlord")
- (2) ESMAT JOUZDANI care of Messrs Sherman Phillips, 90 Mill Lane, London NW6 1NL (hereinafter called "the Tenant")

WHEREAS :-

- (1) The Landlord intends simultaneously or hereafter to grant Leases of the individual premises other than the premises hereby demised together forming the Block (as hereinafter defined) each as separate and distinct properties and

the Landlord intends in every future Lease to impose similar covenants obligations and regulations as set out in the Fourth and Fifth Schedules hereto to the intent that (in addition to enforcement by the Landlord) the tenant for the time being of any one of such individual premises may for the protection of his own premises enforce the observance of the covenants in the form set out in Fifth Schedule hereto by the tenant or tenants of any one or more of the individual premises forming the Block

- (2) The Landlord has agreed to grant to the Tenant a Lease of Flat 9 22 Buckland Crescent Hampstead London NW3 5DX for the consideration at the rent and on the terms and conditions hereinafter appearing

AND IN CONSIDERATION of the rents hereby reserved and the covenants on the part of the Tenant and the conditions hereinafter contained THIS DEED WITNESSES as follows:-

1. IN this Deed the following expressions have the following respective meanings:

“the Landlord”	includes where the context so admits the person for the time being entitled to the reversion immediately expectant upon the determination of the Term as herein defined
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“the Tenant”


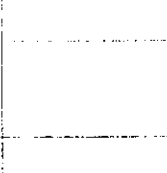
includes the person for the time being entitled to the Term as herein defined and where the context so admits includes the successors in title to the term of years hereby created and where the Tenant is more than one person all covenants and agreements on the part of the Tenant herein contained shall be deemed to have been made jointly and severally by all such persons constituting the Tenant

“the Block”

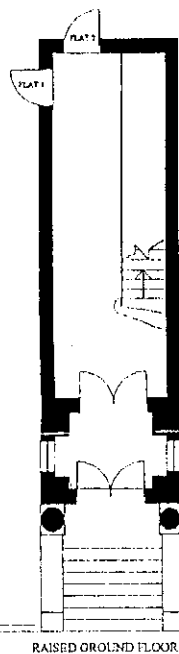
means the building known as 22 Buckland Crescent Hampstead London NW3 5DX registered at H M Land Registry with Title Number NGL745910 and shall include all additions amendments and alterations made thereto during the Term

“the Flat”

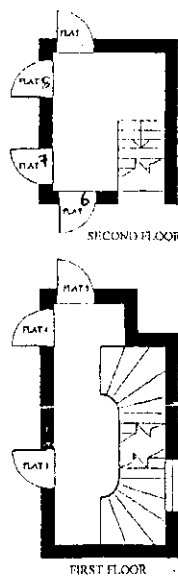
means Flat 9 on the third floor of the Block shown edged red on the plan annexed hereto including for the

THIRD FLOOR 22 HUCKLAND CRESCENT LONDON NW1	LEASE PLAN	
	Scale 1 in 100	10.10.05
		

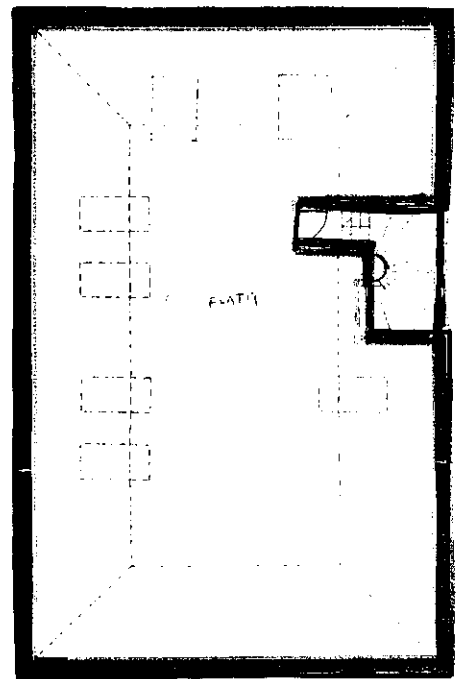
REF: 1000526



PAVEMENT



SECOND FLOOR



THIRD FLOOR

A. A. Allen
 10.10.05