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Official copy of register of title

Title number NGL696930

Edition date 04.09.2014

- This official copy shows the entries on the register of title on 07 APR 2015 at 15:28:32.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 07 Apr 2015.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by Land Registry, Croydon Office.

A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

CAMDEN

- 1 (02.07.1992) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Units 3 and 4 and part of Unit 2, 112 to 124 (even) Camden High Street NW1 0RR.

NOTE 1: As to the part tinted pink on the title plan only the ground, first and second floors are included in the title.

NOTE 2: As to the part tinted yellow on the title plan only the ground and first floors are included in the title.

NOTE 3: As to the part tinted brown on the title plan only the ground floor is included in the title.

NOTE 4: As to the part tinted blue on the title plan only the first floor is included in the title.
- 2 (02.07.1992) The subsoil under the land numbered 1 on the title plan forming part of the deep tube shelters and underground access works and vested in the Ministry of Works by virtue of the Underground Works (London) Act 1956 is not included in the registration.
- 3 (02.07.1992) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 19 May 1992
Term : 25 years from 10 January 1992
Rent : A peppercorn rising to £125,000 (subject to review)
Parties : (1) International Caledonian Assets Limited
(2) Iceland Frozen Foods Plc
- 4 (02.07.1992) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
- 5 (02.07.1992) Lessor's title registered under NGL577534.
- 6 Unless otherwise mentioned the title includes any legal easements

A: Property Register continued

granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (07.04.1998) PROPRIETOR: POST OFFICE LIMITED (Co. Regn. No. 02154540) of 148 Old Street, London EC1V 9HQ.
- 2 (07.04.1998) The covenant implied under section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor is modified.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (02.07.1992) A Transfer of the freehold estate in the land in this title and other land dated 28 October 1986 made between (1) LC Lamerton Limited and (2) Rugby Securities Limited contains restrictive covenants.

NOTE: Copy filed.

- 2 (02.07.1992) The land is subject to the rights reserved by the Transfer dated 28 October 1986 referred to above.
- 3 (02.07.1992) A Deed dated 31 May 1991 made between (1) International Caledonian Assets Limited and (2) BBC Enterprises Limited contains restrictive covenants.

NOTE: Copy filed.

- 4 (02.07.1992) The land is subject to the rights granted by the Deed dated 31 May 1991 referred to above.
- 5 (07.04.1998) A Transfer of the land in this title dated 16 January 1998 made between (1) Iceland Frozen Foods Plc (Transferor) and (2) Post Office Counters Limited (Transferee) contains the following covenants:-

2 "The Transferee covenants with the Transferor:

2.1 that henceforth during the continuance of the term granted by the Lease to pay the rent reserved by and to perform and observe the lessee's covenants and conditions contained in the Lease and hereafter to indemnify and keep indemnified the Transferor from and against all actions claims demands losses costs expenses damages and liability in any way relating thereto

2.2 for itself and its successors in title owners and occupiers for the time being of the Property and each and every part thereof to the intent that the same shall be binding upon and run with the Property and each of every part thereof and shall enure for the benefit of the Transferor's land within a radius of 3 miles from the Property and each and every part thereof that the Transferee will not use nor permit nor suffer the Property or any part thereof to be used whether by itself or be any group company within the meaning of Section 42 of the Landlord and Tenant Act 1954 or any wholly owned subsidiary as defined in Section 736(2) of the Companies Act 1985 or any other person or body as a freezer centre for the sale of frozen or chilled foods

2.3 that prior to the completion of any assignment of the Lease by the Transferee the Transferee shall procure that any assignee shall enter into a separate deed of covenant with the Transferor containing covenants on behalf of the assignee with the Transferor in the terms

C: Charges Register continued

set out in Clause 2 and 3 hereof mutatis mutandis."

- 6 (07.04.1998) A Transfer of the land in this title dated 16 January 1998 made between (1) Iceland Frozen Foods Plc (Transferor) and (2) Post Office Counters Ltd. (Transferee) contains the following provision:-

"It is hereby provided always that if at any time the Transferor is required or properly requested to pay any sum by reason of any breach of any of the covenants in the Lease by the Transferee or any successor in title of the Transferee and if such sum is not paid with interest at 4% above the base rate of Barclays Bank plc for the period from payment by the Transferor until repayment to the Transferor by or on behalf of the lessee for the time being within ten days of demand for payment the Transferor may re-enter on the Property or on some part of the Property and the residue of the term shall then vest in the Transferor as if the present transfer and any subsequent disposition had not been made but without prejudice to any other claim or remedy of the Transferor in relation to the breach and the Transferee shall upon the date hereof apply to the Chief Land Registrar for the registration of the right of entry hereby created pursuant to Section 49(1)(f) of the Land Registration Act 1925."

- 7 (04.09.2014) A Licence Deed dated 29 August 2014 made between (1) Jemoreland Limited and (2) Post Office Limited relates to a Licence to carry out works on the premises.

NOTE: Copy filed.

End of register