

THIS LEASE made the

16

day of

October

16/10/74

One thousand nine hundred and seventy four BETWEEN CALABAR PROPERTIES

LIMITED whose registered office is situate at Mitre House 177 Regent Street

London W.1 (hereinafter called "the Landlord" which expression where the context

admits includes the persons deriving title under it) of the one part and A. PLATONI

& SONS LIMITED whose registered office is situate at 40/41 Oxford Street London W.1.

(hereinafter called "the Tenant" which expression where the context admits includes

the persons deriving title under him) of the other part

WITNESSETH as follows:-

1. IN consideration of the rent hereinafter reserved and of the covenants by the Tenant hereinafter contained the Landlord hereby demises unto the Tenant ALL THOSE pieces of land Together with the messuages and buildings erected thereon forming part of the Foundling Estate Bloomsbury in the Greater London/ Council which are hereinafter together referred to as "the premises" and which are more particularly described in the First and Second Parts of the First Schedule hereto Subject to all existing rights of way light air drainage and other easements (if any) now affecting the premises or any part thereof AND EXCEPT AND RESERVED out of this demise unto the Landlord as is mentioned in the First and Second Schedules hereto TO HOLD unto the Tenant for the term of Fourteen years from the twenty fifth day of March One thousand nine hundred and seventy four determinable as hereinafter provided YIELDING AND PAYING therefor the yearly rent of Six thousand pounds subject as provided in Clause 6 by equal quarterly payments on the twenty fourth day of June the twenty ninth day of September the twenty fifth day of December and the twenty fifth day of March in every year and so in proportion for any less period than a year clear of all deductions (except Landlords' Property Tax payable in respect of the said rent) the first quarterly payment to be made on the twenty fourth day of June One thousand nine hundred and seventy four and the last of such payments to be made in advance on the quarter day before the expiration or sooner determination of the said term

2. THE Tenant hereby covenants with the Landlord in manner following that is to say :-

- (1) To pay the rent hereby reserved at the times and in the manner aforesaid
- (2) To pay and discharge (in addition to the said rent) all rates taxes duties assessments and impositions of an annual or other periodically recurring nature (except Landlords' Property Tax payable in respect of the said rent) but including all charges whatsoever of a like nature whether parliamentary local parochial or of any other description which are now or during the said term shall be or have been imposed or charged on the premises or on the Landlord or Tenant in respect thereof
- (3) At the expense of the Tenant to make all such alterations in and additions (if any) to the premises and all such sanitary and other works as the Greater London Council

Borough Council or other public body or authority may from time to time require

Terms and Conditions

- 1 Where the expression 'the Applicant' includes more than one person, it shall be construed as referring to all or any one or more of those persons, and the obligations of the Applicant shall be joint and several.
- 2 The Loan shall be used for the purpose stated and the Applicant requests that the amount of the Loan be credited to the Applicant's Current Account with repayment of principal and interest to be made by transfer from the Current Account by instalments as stated, and any outstanding balance of the Loan and interest shall become immediately repayable if the Loan proceeds are not used for the purpose stated, or if funds are not provided to meet any instalments on the due date.
- 3 The Arrangement Fee, Securities Fee and any other charges specified overleaf are payable when the Loan is made available and the Applicant hereby authorises the Bank to debit the Applicant's Current Account with the amount thereof.
- 4 Any amount owing hereunder which is not paid on the due date may, at the Bank's discretion, be deemed to be a loan of that amount repayable immediately and carrying interest at a rate to be determined by the Bank based on the actual cost to the Bank of maintaining such a loan, together with a reasonable profit margin to the Bank.
- 5 If the purpose of the Loan is for the purchase of any specific asset whatsoever, or for the improvement, modification or extension of any asset, then in the event of the sale, disposal or loss of possession of such asset the outstanding balance of the Loan and interest shall become immediately repayable.
- 6 The Bank shall be entitled to set off any credit balance on any account with the Bank in the Applicant's name without giving the Applicant prior notice.
- 7 Notwithstanding the repayment arrangements specified overleaf the Bank shall be entitled at any time to demand full repayment of the Loan and all outstanding interest and expenses if:-
 - (i) in the Bank's opinion the payment in full of the Loan or any security given in respect of the Loan is or is likely to become in jeopardy for any reason whatsoever; or
 - (ii) any representations, warranties or statements made to the Bank in connection with the Loan are breached or are untrue in any material particular; or
 - (iii) the Applicant fails to disclose any fact or defect which in the Bank's opinion is material to the Loan.
- 8 The Applicant shall be entitled to repay the Loan in full at any time on payment of:-
 - (i) the outstanding principal amount thereof;
 - (ii) interest accrued due and unpaid up to the date of repayment, which shall be calculated in accordance with clause 9 below;
 - (iii) the equivalent of one Normal Monthly Total Instalment by way of Normal Principal and Normal Interest, as compensation for loss and costs incurred by the Bank in re-employing the funds repaid;
 - (iv) any other charges payable by the Applicant.
- 9 In the event of early repayment of the Loan, a rebate factor will be applied and such factor will be calculated, by the method to be referred to as 'the sum of the digits' and the Bank's calculation as to the amount of the rebate shall, in the absence of manifest error, be conclusive and binding.
- 10 Any delay by the Bank in giving written notice or in exercising its rights under this Agreement shall not be construed as a waiver by the Bank of its rights.

National Westminster Bank

Business Development*

Loan Agreement

Farm Development*

(*delete as required)

National Westminster Bank PLC with:

Name(s) (in full) 1 ALFREDO, BRUNO & GIUSEPPE SIDDU

Address 4/5 BERNARD STREET LONDON WC1

2 _____

Address _____

(the Applicant)

Loan and Repayment Statement:

Purpose of Loan To Purchase New Agr. Car

Amount of Credit required £4 500

Flat Interest Rate 6 1/2 % pa

	£	p
Arrangement Fee	45	00
Securities Fee		
(specify)		
Other Charges		
(specify if known)**		
Total Ancillary Charge	£ 45	00

Total number of monthly Instalments 24

Payable on the 1st Month day of

each month commencing June 1981

In consideration of the Bank granting the Loan, receipt of which is hereby acknowledged, the Applicant agrees to the Terms and Conditions overleaf and acknowledges receipt of a copy of this agreement. Other Ancillary Charges will be advised in due course and a quotation will be given on request.

Approved by: [Signature]

Manager
**Delete if appropriate

Signature(s) of Applicant [Signature]

Date _____

Total Interest £ 585-

Total charge for credit (TCC) £ 630-

Total Amount Payable £5 130-

Equivalent Annual Percentage Rate (APR) 13.8 %

Normal Principal Instalment £ 187-50

Normal Interest Instalment £ 24-37

Normal Monthly Total Instalment £ 211-87

Number of Normal Instalments 23

Final Principal Instalment £ 137-50

Final Interest Instalment £ 24-49

Final Total Instalment £ 211-99

Customer's Copy

Borough Council or other public body or authority may from time to time require to be executed whether by the owner or occupier in order to abate a nuisance or for any other purpose under statutory provision

(4) To contribute and pay a fair and reasonable proportion of the cost of cleaning all party walls and all railings arches channels sewers drains gutters pipes watercourses and other conveniences now or to be at any time during the said term used in common by the occupiers of the premises and other occupiers of any adjoining or other land or buildings

(5) Whatever may be the state and condition of the premises at the commencement of the said term at all times during the said term except in case of destruction or damage by fire as often as occasion may arise substantially to repair paint distemper glaze cleanse and keep the interior parts of the premises and the roofs of the back additions forming part of the premises and of any buildings or additions which may hereafter be added (including all fixtures plate and other glass and additions thereto) in such good and substantial repair and condition but not so as to render the Tenant responsible for substantial repairs to the main walls and timbers foundations and main drains and so to deliver up to the Landlord except as aforesaid at the end or sooner determination of the said term

(6) To paint with two good coats at least of good oil colour or varnish and in a proper and workmanlike manner all the internal wood iron and other work in or about the premises usually painted or varnished once in every seventh year and in any event in the last six months of the said term and once in every three years and in any event in the last six months of the said term to distemper all walls and ceilings

(7) At all times during the term to keep the back yards and front areas and forecourts forming part of the premises neat and tidy and so as not to be offensive to the Landlord or its other tenants or to any neighbours and not to obstruct or hinder in any way the free means of access and egress to and from the residential upper parts of the buildings of which the premises form part but not so as to be responsible for the acts and defaults of other tenants and occupiers having the like right of user of the said yard and front areas and not to use or suffer to be used the same for any other than their present purpose

(8) To keep the drains well flushed and cleansed and all sanitary fittings and appliances used in connection with the premises thoroughly cleansed and in good order

(9) To permit the Landlord and its surveyor agents and workmen at all reasonable times in the day during the said term to enter upon the premises to survey and take plans thereof and an inventory of all and every the fixtures therein and view the state and condition thereof and of all defects and wants of repair to the interior of the premises then and there found to give notice And within three

months of the giving of such notice to repair and make good all defects and wants of reparation of which notice in writing shall be given to the Tenant by the Landlord or its Agent and for which the Tenant shall be liable hereunder

(10) In the event of the premises or any part thereof being destroyed or damaged by fire and the insurance money under any policy or policies of insurance for the time being effected thereon by the Landlord becoming wholly or partially irrecoverable by reason of the act or default of the Tenant to repay to the Landlord the cost of re-building and re-instating the buildings or works so destroyed or damaged in accordance with the original plans and elevations thereof the Tenant being allowed the amount (if any) actually received in respect of such destruction or damage under any such insurance as aforesaid

(11) Not to erect or suffer to be erected any additional or other building or erection on the premises or any part thereof in addition to the buildings now erected thereon or to make any addition to any building now or hereafter to be erected thereon

(12) Not to alter or in any manner interfere with the construction of the premises or any part thereof or any additions thereto and not to cut injure or alter or deface any of the walls timbers roofs or ceilings of the premises or any additions thereto and not to make any alteration in the interior plan or arrangement of the premises and not ^{at} any time to block up darken obstruct or obscure any doorway passage window light grating or opening now or hereafter belonging to the premises or to other premises of the Landlord or permit any new window light opening or other encroachment or easement to be made into against or upon the premises (except by the Landlord) and at the request and cost of the Landlord to adopt such means as may in the opinion of the Landlord be expedient for preventing any such encroachment or the acquisition of any such easement

(13) Not to affix or exhibit or permit to be affixed or exhibited to upon or from any part of the outside of the premises any name doorplate placard poster flag advertisement electric or other sign other than an electric sign not projecting more than three feet from the fascia of the shop front and not extending higher than such fascia such sign not to exceed three feet by two feet six inches in size and to be approved in writing by the Landlord and by any local or other authority whose consent may be required by statute

(14) Not to hold or permit to be held any sale by auction on the premises

(15) Not to erect place or set up or permit to be erected placed or set up on any part of the premises any operative machinery or any steam gas or electrical engine of any kind and not to erect place or set up thereon any safe or other articles weighing more than sixty pounds per square foot or bring or permit to be brought on the premises any film or celluloid substance or petrol or any articles or liquid or material of a specially inflammable or explosive or

combustible character or dangerous or noisy nature other than matches

(16) Not to carry on or permit to be carried on in or upon any part of the premises any trade profession or business whatsoever except the business of a high class Restaurant and Cafe or Snack Bar including the sale of tobacco and confectionery and not to carry on any cooking on any part of the premises other than in the basement of that part of the premises known as No. 5 Bernard Street and in particular not to use or permit the premises to be used for any residential purposes whatsoever

(17) Not to do or permit to be done upon the premises or any part thereof any act or thing which in the opinion of the Landlord may be or become or tend to be or become a nuisance or annoyance to or in any way interfere with the interests of the Landlord or the tenants of the Landlord or the occupants of adjoining or neighbouring houses or premises whether belonging to the Landlord or not or which may render void or voidable any policy of insurance against fire upon the premises or any other premises belonging to the Landlord or which may cause the premium payable in respect of any such policy to be increased

(18) To conduct the premises in a quiet proper and orderly manner and not to permit the same or any part thereof to be used for any illegal or immoral purpose

(19) (i) Not to grant any underlease of the premises or any part thereof

(ii) Not to assign transfer or charge by way of legal mortgage the premises or any part thereof or otherwise part with the possession of the same or any part thereof without the consent in writing of the Landlord

PROVIDED ALWAYS that the consent of the Landlords shall not be refused in the case of a respectable and responsible assignee transferee or chargee if

(a) The Tenant shall have paid to the Landlord in respect of the expenses of the Landlord incurred in relation to such consent a fee of three pounds fifteen pence in the case of each assignment transfer charge or other authorised disposition and

(b) The Tenant shall procure every assignee transferee or chargee or person in whose favour any other authorised disposition (whether affecting the premises or any part thereof or any derivative interest therein) is proposed to be effected to enter into an undertaking with the assignor transferor or chargor within one month after any assignment transfer or charge shall have been effected to leave the instrument effecting such assignment transfer charge or other disposition at the estate office of the Landlord for registration and for placing thereon a memorandum of registration

(iii) Any acceptance of rent by the Landlord shall not operate as a waiver of the rights and remedies of the Landlord under the covenant by the Tenant against assigning transferring charging underletting or effecting any other disposition of the premises

(20) Within one month after the execution of any assignment charge or other authorised disposition of or assent relating to the premises and within one month of the grant of any Probate or Letters of Administration relating to the estate of any person in whom the said term or any interest therein may be vested to produce or cause to be produced the same at the Estate Office of the Landlord for registration and pay a fee of One pound and five pence for such registration

(21) To permit the Landlord or any persons authorised by the Landlord (the Landlord taking all reasonable means to prevent damage and injury to the Tenants business) at all reasonable times in the day time upon reasonable notice to enter upon the premises or any part thereof and to erect scaffolding and other works for the following purposes or any of them that is to say:-

(a) Constructing completing altering maintaining repairing or renewing any present or future buildings or other works under adjoining or near to the premises including all other works present and future of the Landlord

(b) Constructing in or under the premises altering repairing maintaining renewing cleansing emptying or adding to any present or future drains sewers watercourses pipes wires cables or other works belonging to the Landlord or used for the purposes of any other property of the Landlord the Landlord in such case making good any damage caused to the premises but not being liable for compensation for damage loss or inconvenience to the Tenant or any other occupier of the premises

(22) To permit the Landlord during the three months immediately preceding the termination of the said term (however the same may be determined) to enter upon the premises and to affix and retain without interference on any part of the premises a notice for reletting or disposing of the same and to permit persons with written authority from the Landlord or its agent at reasonable times in the daytime to enter and view the premises

(23) In consideration of the demise hereby granted not at the termination thereof to claim any compensation or other sum of money or any grant of a new lease under or by virtue of the provisions of Part 1 of the Landlord and Tenant Act 1954 or otherwise nor any compensation sum of money grant of a new lease or renewal of this present demise in respect of improvements effected by the Tenant in or upon the premises or in respect of the goodwill or loss thereof or of the business carried on by the Tenant thereon or otherwise howsoever than in respect of the breach of the covenants and conditions herein contained or implied herein by the provisions of the Law of Property Act 1925 and the Tenant hereby agrees and declares that the consideration herein expressed is a good and sufficient consideration for this covenant and adequate consideration within the meaning of Section 9 of the said Landlord and Tenant Act 1954

(24) To pay to the Landlord all costs charges and expenses (including legal costs

and fees payable to a surveyor) which may be incurred by the Landlord in or in contemplation of any proceedings under Section 146 or 147 of the Law of Property Act 1925 or any statutory modification or re-enactment thereof notwithstanding that forfeiture shall be avoided otherwise than by relief granted by the Court

(25) At his own expense to obtain all necessary permissions and approvals under the Town and Country Planning Act 1947 or otherwise for any user to which the premises may be put and also for any additions or alterations thereto which may with the consent of the Landlord as hereinbefore provided be made from time to time during the said term and to produce to the Landlord or its agents all such permissions and approvals together with evidence that any development charge which may be or become payable has been paid or secured to the satisfaction of the Central Land Board or the Certificate of the said Board that no charge is payable

(26) Within seven days of the receipt of Notice of the same by him to give full particulars to the Landlord of any Notice or proposal for a Notice or Order or proposal for an Order made given or issued to the Tenant by a Planning Authority under or by virtue of the Town and Country Planning Act 1947 and if so required by the Landlord to produce such Notice Order or proposal for a Notice or Order to the Landlord and also will without delay take all reasonable or necessary steps to comply with any such Notice or Order and also will at the request of the Landlord make or join with the Landlord in making such objection or objections or representation or representations against or in respect of any proposal for such a Notice or Order as the Landlord shall deem expedient

(27) Not to do or omit or suffer to be done or omitted any act matter or thing in on or respecting the premises required to be omitted or done (as the case may be) by the Town and Country Planning Act 1947 or which shall contravene the provisions of the said Act or any of them and will at all times hereafter indemnify and keep indemnified the Landlord against all actions proceedings costs claims and demands in respect of any such act matter or thing contravening the said provisions of the said Act or any of them as aforesaid

(28) For the purposes of this Lease the Town and Country Planning Act 1947 shall be deemed to include any Act or Acts for the time being amending or replacing the same and any orders regulations or directions issued under or by virtue of the said Act and any Act or Acts for the time being in force replacing the same

3. PROVIDED ALWAYS AND IT IS HEREBY DECLARED that if the said yearly rent hereby reserved or any part thereof shall be in arrear or unpaid for twenty one days after the same shall have become due as hereinbefore provided whether such rent shall have been legally demanded or not or in case the Tenant shall at any time fail or neglect to perform or observe any of the covenants hereinbefore contained and on the Tenants part to be performed and observed or if the Tenant or any person or persons in whom the term hereby granted shall for the time being be vested shall become bankrupt or shall enter into any arrangement or composition with his or her

creditors or shall grant a Bill of Sale on the effects on the premises or any process of execution shall be issued against the premises or any part thereof or any effects therein of the Tenant and shall not be forthwith satisfied or if the premises shall become vested in a Company and a receiver shall be appointed or the Company shall enter into liquidation whether compulsory or voluntary (except a voluntary liquidation of a solvent company for the purpose of reconstruction or reorganisation of capital only) then and in any such case the Landlord may at any time thereafter into and upon the premises or any part thereof in the name of the whole re-enter and the same peaceably hold and enjoy henceforth as in the former estate of the Landlord and thereupon the term hereby granted shall absolutely determine 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 hereinbefore contained PROVIDED ALWAYS AND IT IS HEREBY AGREED AND DECLARED that notwithstanding anything herein contained the Landlord shall have power without obtaining any consent from or making any compensation to the Tenant to deal as it may think fit with any other land buildings or premises adjoining or near or opposite to or facing (whether in front rear or otherwise) the premises or any part thereof and to erect or suffer to be erected on such other land or premises any buildings whatsoever whether such buildings shall or shall not affect or diminish the light or air which may now or at any time during the said term hereby granted be enjoyed by the Tenant or other the tenants or occupiers of the premises

4. IT IS HEREBY FURTHER AGREED as follows :-

(1) Any consent approval direction or licence hereunder required to be given by the Landlord may be given by the Agent for the time being of the Landlord in writing signed by him but this provision does not apply to any document required by any statute or the general law to be under seal

(2) Section 196 of the Law of Property Act 1925 applies to all Notices required to be served hereunder but without prejudice to the provisions of Section 18 (2) of the Landlord and Tenant Act 1954

(3) (i) All matters which under Part 1 of the Landlord and Tenant Act 1954 are to be determined by the Tribunal mentioned in that Act shall be referred to arbitration in London under the Arbitration Act 1950 except any claim or application for the hearing and determination whereof proceedings may have been commenced in the High Court of Justice before an Arbitrator has been appointed by either the Landlord or Tenant for reference to him of any matters arising in respect of such claim or application

(ii) All such excepted claims and applications shall be heard and determined by the High Court of Justice as the Tribunal for the purposes of the said Act in relation thereto

5. THE LANDLORD hereby covenants with the Tenant :-

(1) To keep the premises insured in the full value thereof against loss or damage by fire and to make all payments necessary for the above purpose within seven days after the same shall become payable and to produce to the Tenant on demand the policy of such insurance and the receipt for the last such payment in respect of the policy and in case of destruction or damage by fire (unless the insurance money becomes irrecoverable through any act or default of the Tenant) to rebuild or reinstat the same as speedily as possible Provided always that if the premises or any part thereof shall be damaged or destroyed by fire so as to be unfit for occupation and use and the policy or policies of insurance effected by the Landlord shall not have been vitiated or payment of the policy money refused in whole or in part in consequence of any act or default of the Tenant then the rent hereby reserved and for the time being payable or a fair proportion thereof according to the nature and extent of the damage sustained shall abate and be suspended until the premises shall again be rendered fit for occupation and use and any dispute concerning this clause shall be determined by a single arbitrator in accordance with the Arbitration Act 1950 or any statutory enactment in that behalf for the time being in force

(2) To repair and keep the main walls timbers foundations and drains of the premises in good and substantial repair and condition

(3) That the Tenant paying the rent hereby reserved at the times and in manner hereinbefore appointed for payment thereof and performing and fulfilling and keeping all the covenants and conditions on the part of the Tenant hereinbefore contained may peaceably and quietly occupy possess and enjoy the premises for the term hereby granted without any interruption or disturbance by the Landlord or any person or persons lawfully claiming or to claim through under or in trust for it

6. PROVIDED ALSO AND IT IS HEREBY AGREED as follows:-

(a) That there shall be a review once during the first six months of the fifth year or at any time thereafter before the end of the tenth year (hereinafter called "the first review") and once during the first six months of the tenth year or at any time thereafter before the end of the fourteenth year (hereinafter called "the second review") respectively of the said term of the yearly rent payable under this Lease in respect of the rent payable for the period commencing with the sixth the eleventh and the sixteenth year of the term hereby granted respectively and if upon such first review it shall be found that the rent of Six thousand pounds payable hereunder or in the case of the second review the rent then payable be less than the full market yearly rent of the premises at the commencement of such sixth and eleventh year as the case may be the yearly rent payable under this Lease shall be increased to such full yearly market rent.

(b) For the purpose of this clause full market yearly rent means the best yearly rent at which the premises might reasonably be expected to be let in the open market by a willing Landlord to a willing Tenant in the same terms as this present

Lease (except as regards rent) there being disregarded

(i) any effect on rent of the fact that the Tenant has been in occupation of the premises or any part thereof

(ii) any goodwill attained to the premises or any part thereof by reason of the carrying on thereon of any business by the Tenant

(iii) any improvements carried out to the premises by the Tenant except in pursuance of any obligations to the Landlord

(c) Such reviews as aforesaid shall in the first instance be made by the Landlord and the Tenant or their respective surveyors in collaboration but if for any reason whatsoever no agreement as to the amount of the increase (if any) to be made in the said yearly rent shall have been reached between the parties within the said period of six months the question whether there shall be an increase in the yearly rent and if so the amount of the increased yearly rent shall be referred to the determination of a sole arbitrator to be appointed (in default of agreement between the parties) by the President for the time being of the Royal Institution of Chartered Surveyors in accordance with the Arbitration Act 1950 or any statutory modification or re-enactment thereof for the time being in force whose determination shall be made as an expert and not as an arbitrator and be binding upon the parties

(d) The Landlord and the Tenant hereby mutually covenant that if upon such review it shall be agreed or determined that the yearly rent payable hereunder shall be increased then such increase shall be documented by a Deed drawn up by the Landlords' Solicitors at the expense of the Tenant

(e) If the rent payable under this Lease shall not have been agreed or determined from time to time as aforesaid by any relevant date for payment of rent the Tenant shall pay rent at the rate of the rent payable in respect of the period immediately preceding the period in respect of which such agreement or determination is to be made as aforesaid on every such date for payment until such agreement or determination. If the rent payable hereunder shall be increased pursuant to such agreement or determination such increased rent shall run from the end of the fifth or tenth year of the term as the case may require and upon the quarter day next following such agreement or determination there shall become payable (in addition to one quarter's rent at the increased rate) such sum as with the rent payable under the preceding part of this subclause (a) from such relevant date down to such quarter day will equal the total amount of such increased rent so agreed or determined and payable from such relevant date down to such quarter day

I N W I T N E S S whereof the parties have caused their respective Common Seals to be hereunto affixed the day and year first above written

THE FIRST SCHEDULE

PARTICULARS OF THE PREMISES

Part 1

ALL THAT the Ground Floor Shop and back addition and yard and the two rooms water

closet and Front Area in the Basement with the Cellar under the pavement (hereinafter in this Schedule together referred to as "the First Premises") being part of the messuage and premises known as No. 4 Bernard Street St. Pancras in the Greater London Council EXCEPT AND RESERVED to the Landlord the stop cock to the Water Main situate in the basement of the First premises together with the right to the Landlord its agents servants and workmen with all necessary appliances and others authorised by it of having free access to the First Premises when necessary at all reasonable times for the purpose of repairing and maintaining the said stopcock or for any other purpose in connection with the maintenance or repair of the parts of No. 4 Bernard Street aforesaid not included in this demise

Part 11

ALL THAT the ground floor shop and back addition and yard and the two rooms water closet and front area in the Basement with the cellar under the pavement (hereinafter in this schedule together referred to as "the Second Premises") being part of the messuage and premises known as No. 5 Bernard Street St. Pancras in the Greater London Council EXCEPT AND RESERVED to the Landlord the stop cock to the Water Main situate in the basement of the Second Premises together with the right to the Landlord its agents servants and workmen with all necessary appliances and others authorised by it of having free access to the Second Premises when necessary at all reasonable times for the purpose of repairing and maintaining the said stop cock or for any other purpose in connection with the maintenance or repair of the parts of No. 5 Bernard Street aforesaid not included in this demise

THE SECOND SCHEDULE

EXCEPTIONS AND RESERVATIONS TO THE LANDLORD

EXCEPT AND RESERVED to the Landlord (1) full and free right to build upon or otherwise use the land adjoining or near to the premises or to make additions to or alterations in any buildings or other erections thereon notwithstanding that such buildings additions alterations or user may affect the light and air coming to the premises or other rights or privileges theretofore enjoyed by or in respect of the premises (2) the right of having or continuing all such lights or openings to or in any building now erected or to be hereafter erected on any other land as look into or upon or may look into or open upon the premises (3) the subsoil or undersurface below a depth of forty feet of the premises AND EXCEPT AND RESERVED to the Landlord and tenants of the adjoining property the free passage of water and soil and electric current and gas through and along the pipes drains watercourses wires and cables now or hereafter to be constructed in or under the premises

THE COMMON SEAL of A. PLATONI & SONS)
LIMITED was hereunto affixed in the)
presence of :

~~_____~~ Director

B. Ross Secretary
40 Oxford Street
London W.1.

~~_____~~
S. Platoni

CALABAR PROPERTIES LIMITED

- to -

A. PLATONI & SONS LIMITED

COUNTERPART LEASE

- of -

Ground Floor Shops and Basements at Nos.
4 and 5 Bernard Street Bloomsbury in the
County of London

TERM commencing 25th March	1974
Term 14 years	<u>14</u>
Expiring 25th March	<u>1988</u>

RENT:- £6,000 per annum.