

8th December 1978

MRS. D.V.E. MONTEITH

-to-

MISS E.M.C. WILSON & MR. C.B. HIGGINS

LEASE

-of-

Second and Attic Floors & Mansfield Road London N.W.5

E
to
R

H.M. LAND REGISTRY,
TITLE No. NGL 343400
LEASE DETERMINED
REGISTER CLOSED
DATE 30.6.94.

E
to
R
THE HANROW DISTRICT
LAND REG. NY
LEASEHOLD TITLE REGISTERED
TITLE NUMBER NGL343400



INLAND REVENUE
 RECEIVED
 16 DEC 1978
 FINANCE ACT 1971

14/12

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

LONDON BOROUGH: Camden
TITLE NO: NGL 260636
PROPERTY: Second and Attic Floors 8 Mansfield Road N.W.3

T H I S L E A S E is made the ^{14/12} Eighth day of December One thousand nine hundred and Seventy Eight

B E T W E E N DENISE MARIE EMILY MONTEITH of 8 Mansfield Road Hampstead N.W.3 in the London Borough of Camden (hereinafter called "the Landlord" which expression where the context so admits includes the reversioner for the time being immediately expectant on the term hereby created) of the one part and ELIZABETH MARY CATHERINE WILSON and COLIN BERNARD HIGGINS both of 8 Mansfield Road aforesaid (hereinafter called "the Tenants" which expression shall where the context so admits include their executors administrators and assigns) of the other part

W H E R E A S :

(1) The Landlord is registered at H.M. Land Registry as proprietor with absolute title of the freehold property (hereinafter called "the Building") situate and known as 8 Mansfield Road Hampstead N.W.3 which said property is divided into flats

(2) The Landlord intends to grant leases of the flats comprised in the Building other than the premises hereby demised and the Landlord intends in every future lease to impose restrictions set forth in the First Schedule hereto to the intent that any lessee for the time being or any part of the Building or any flat therein may be able to enforce the observance of the said restrictions by the owners and occupiers for the time being of the other flats

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

1. I N consideration of the sum of SIX THOUSAND POUNDS (£6,000) paid to the Landlord by the Tenants on or before the execution hereof (receipt whereof the Landlord hereby acknowledges)

...ents and covenants hereinafter reserved and contained and on the part of the Tenants to be paid observed and performed the Landlord hereby demises unto the Tenants ALL THAT flat (hereinafter called "the Flat") numbered _____ and being on the second and attic floors of the Building including the flight of stairs leading from the first floor to the second floor of the Building (the area of the Flat demised hereby being edged red on the plan annexed hereto) and including (so far as the following sub-clauses may be applicable to the Flat) _____

- (a) One half part in depth of the structure between the ceilings of the Flat and the roof of the flat above it_ _
- (b) One half part in depth of the structure between the floors of the Flat and the ceilings of the flat below it_ _
- (c) Subject to clause 4(4) hereof the internal walls of the Flat _____

TOGETHER with the several easements and other rights contained in Clause 2 hereof EXCEPT AND RESERVING to the Landlord and all persons authorised by her and the tenants of other flats in the Building the free and uninterrupted passage of gas water electricity and soil through the pipes wires and conduits sewers and drains which now are or may at any time hereafter be in on c passing through the Flat with power for the Landlord and all persons authorised by her at all reasonable times to enter the Flat for the purpose of laying inspecting repairing replacing or altering the said pipes wires conduits sewers and drains and also for the purpose of executing all other repairs or alterations in performance of the covenants on the part of the Landlord hereinafter contained and so that all such inspections repairs and alterations shall be done with despatch and that the Landlord shall make good all damage done to the Flat and to all decorative fixtures and moveable chattels therein in doing the said inspection or repairs alterations AND FURTHER EXCEPT AND RESERVING unto the Landlord and the tenants of all other flats in the Building the easements and rights set out in Clause 2 hereof expressed mutatis mutandis as exceptions and reservations (so far as appropriate) TO HOLD the premises hereby demised unto the Tenants from the Twenty Fifth day of December One thousand nine hundred and Seventy - *seven* for the term of Ninety Nine Year

_____ during the first Thirty Three years of the said term the yearly rent of Fifty Pounds (£50) during the next Thirty Three years of the said term the yearly rent of One Hundred Pounds (£100) and thereafter during the remainder of the said term the yearly rent of One Hundred and Fifty Pounds (£150) without any deductions by equal half yearly payments in advance on the Twenty Fifth day of December and the Twenty Fourth day of June in each year the first of such payments or a proportionate part thereof to be made on the execution hereof and to be in respect of the period from the Eighth day of ~~December~~ One thousand nine hundred and Seventy Eight to the Twenty Fourth day of June One thousand nine hundred and Seventy Nine_____

2. THE demise hereinbefore contained includes the following easements and other rights _____

(1) The right in common with the Landlord the tenants of other flats in the Building and all others having the like right to use the pathways leading to the Building and the entrance halls landings staircases and passages leading to and from the Flat insofar only as may be required for the purposes of access and egress_____

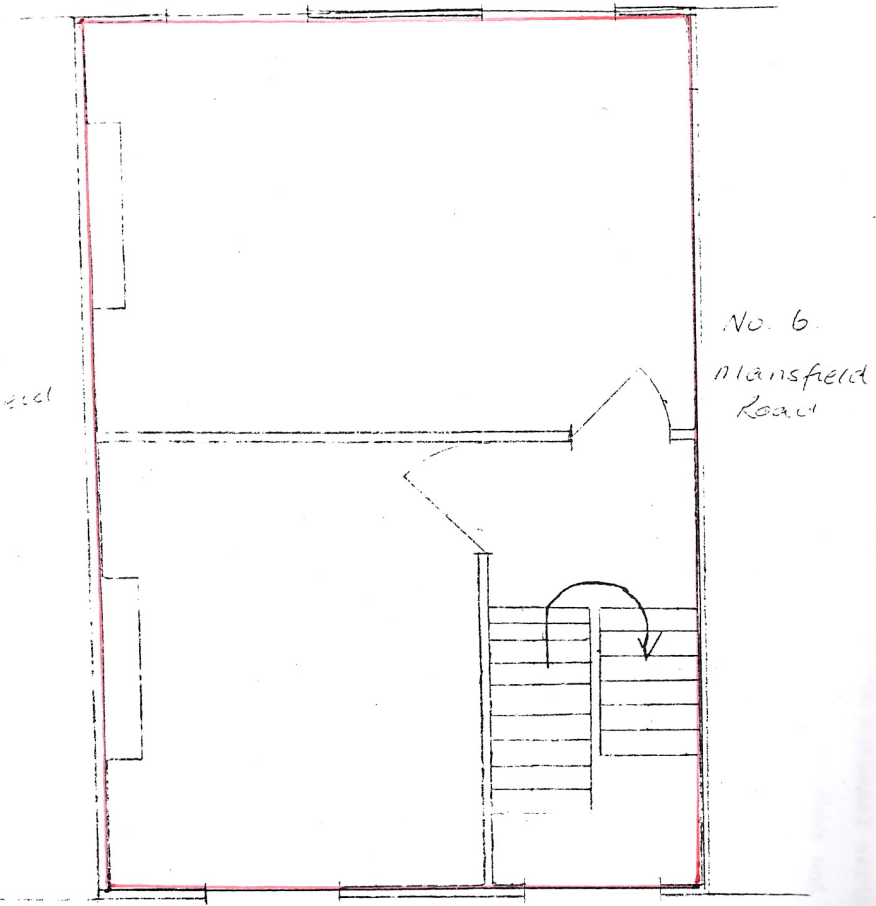
(2) The right in common as aforesaid to use the gas and water pipes electric wires and soil conduits and drains in the Building for the service of the Flat including the communal aerial (if any)_____

(3) The right to use the roof above the kitchen and bathroom of the First Floor Flat as a roof garden and to place such objects or items of furniture or other articles and such plants and shrubs thereon as is consistent with such user together with the right of access to and over the said roof PROVIDED that the tenants shall carry out all works necessary to convert the roof for such use and in particular PROVIDED that no weight or strain will be imposed thereon in excess of that which the said roof is constructed to bear with due margin for safety or which will in any way strain or interfere with the main supports thereof and PROVIDED that the tenants shall obtain at their own expense all necessary local authority and other consents for such use prior to the exercise of such right of user_____

(4) The right at all reasonable times with or without servants or workmen to enter the flats of other tenants in the Building and of the Landlord and the parts of the Building used

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Mansfield Road

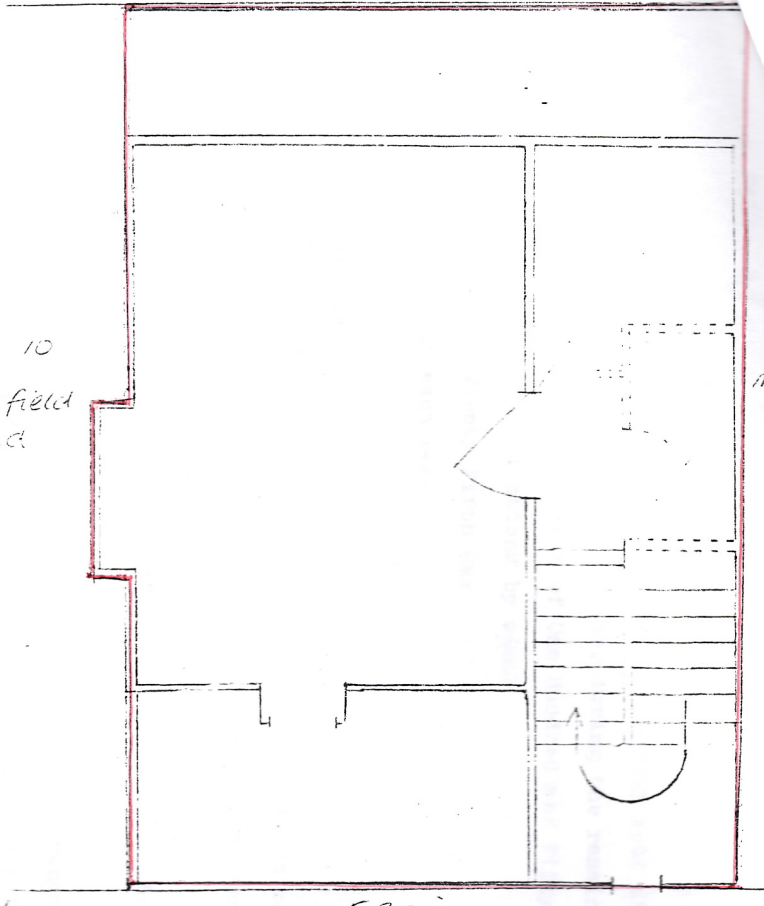


No. 6
 Mansfield
 Road

rear

second
 floor

Mansfield Road



No. 10
 Mansfield
 Road

No. 6
 Mansf
 Road

rear

Attic
 Floor

$\frac{1}{4}'' = 1'$
 Proposed Conversion to
 Second Floor and Attic Flat
 Right of Access to Second
 Floor and Attic Flat

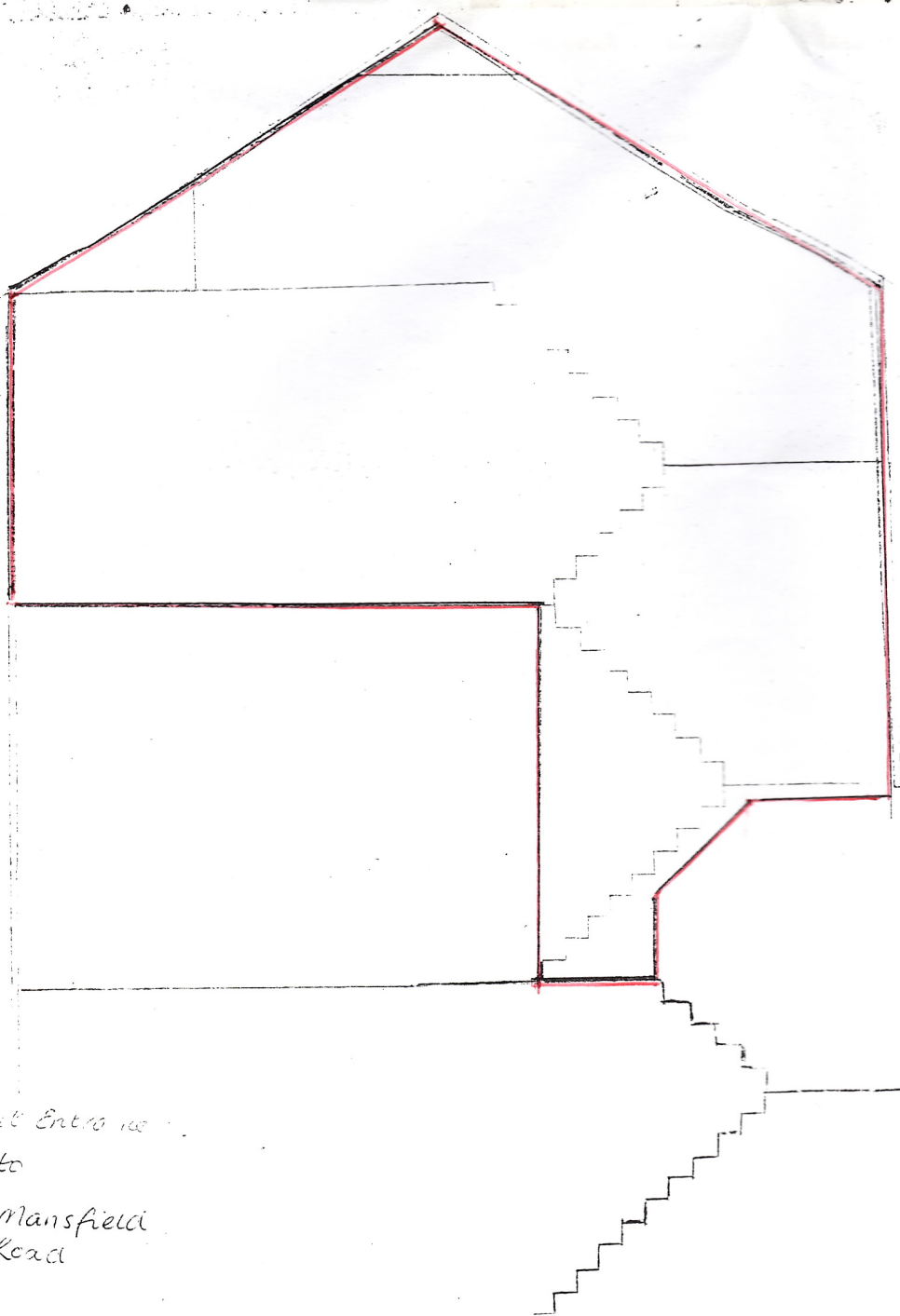
No. 6
 Mansfield
 Road

(First
 floor
 flat)

No. 6
 Mansfield
 Road



First Floor, showing entrance to
 Second and Attic Floor flat



Side Elevation of 6 Mansfield Road,
 showing access to Second Floor and
 Attic flat, and boundaries of Second
 Floor and attic flat

J. M. E. MONTETH

Front Entrance
 to
 6 Mansfield
 Road