

AN AGREEMENT made the 22 day of August 19 96

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BETWEEN ATLANTIC MEDIA LTD of 109A High Street, Barnet, Herts, EN5 5UZ (hereinafter called the licensee of the one part and MR. J. BEST of 4 QUEX ROAD LONDON

POSTCODE SE20 4J

(hereinafter called the owner) of the other part.

WHEREBY IT IS MUTUALLY AGREED as follows:-

1. In consideration of the licensee agreeing to make to the owner payment at the rate of £ 1000 per annum during the continuance of the agreement the owner agrees to allow the licensee exclusive right to use for advertising purposes and have full and free access to the land/flank wall at TOWER MANSIONS, 134-136 WEST END LANE, WEST HAMSTEAD, NW6.
For an initial term of five years
2. The licensee shall pay the owner the sum of £1000 per annum commencing from the date that the first poster is erected, such annual payments being quarterly in arrears on the quarter days of the quarter months on demand from the owner.
3. The licensee, their servants and agents shall have at all times, free and uninterrupted access to and use of the said land/flank wall, for the purpose mentioned to affix bills or placards to the above property. If a wayleave or access over adjoining property is not granted when the same is necessary for the business efficiency of this agreement, the agreement shall terminate forthwith.
4. The owner shall be responsible for any local authority assessment.
5. If during the continuance of this agreement in the opinion of the licensee the site for whatever reason becomes unviable this agreement shall be terminated forthwith.
6. The parties hereto agree that upon expiry of the initial term specified under Clause 1 hereof this agreement and the licensee hereunder shall remain in full force and effect and on the same terms unless and until 12 months notice of termination in writing be given by either the owner or the licensee, to expire at the end of the initial term of any subsequent anniversary of that date and upon such termination the licensee shall have the right to extend the agreement to a further term as specified in Clause 1.
7. The owner agrees that the boards, panels and posters or illuminating apparatus if any are the licensee's property and only removable by the licensee but upon termination of the agreement the same shall be removed by the licensee.
8. The owner agrees not to grant any similar privilege to any other party or persons in respect of the said land/flank wall during the continuance of this agreement.
9. The owner warrants that he had sole right to grant to the licensee the licence contained therein in relation to the above property.
10. The agreement shall be deemed to extend to the Executors, Administrators and assigns of either party.

AS WITNESS the hands of the parties thereto

For and on behalf of Atlantic Media Ltd

The owner

Signed

Witness

SPECIAL CONDITIONS.

1. IF THE PANEL IS REMOVED WITHIN THE FIRST THREE MONTHS FROM THE DATE OF ERECTION FOR WHAT EVER REASON, NO PAYMENT SHALL BE MADE TO THE OWNER.

Flat 3 Tower Mansions
136 West End Lane
London NW6 1SB

24th October 2003

This is to confirm that, since I have been a resident at the above address, dating back prior to 1974, there has always been an advertising sign of similar size and position to the present one on the north flank wall of this property, facing the footpath.

