

THE OAKWOOD DEED OF GRANT OF RIGHT
OF WAY AND VARIATION OF LEASE

relating to

Land at Euston Buildings, London NW1

DATE OF AGREEMENT

1991

PARTICULARS

1. "Oakwood"

OAKWOOD INTERNATIONAL INVESTMENT

CORPORATION of Salduba Building Top

Floor Urbanizacion Obarrio Panama

Republic of Panama and whose address for

service in England is c/o Payne Hicks

Beach 10 New Square Lincoln's Inn London

WC2A 3QG

2. "Thurston"

THURSTON CORPORATION of Bank of America

Buildings Fiftieth Street Panama Republic

of Panama and whose address for service

in England is c/o Payne Hicks Beach 10

New Square Lincoln's Inn London WC2A 3QG

3. "NBR"

NBR (LONDON) LIMITED whose registered

office is at Sandringham House 199

Southwark Bridge Road London SE1 0HA

4. "NCVQ"

NATIONAL COUNCIL FOR VOCATIONAL

QUALIFICATIONS of 222 Euston Road London

NW1

5. ~~XXXXXXXXXXXX~~

Land at Euston Buildings and Stephenson

Way London NW1 shown edged red on the annexed plan

6. "Thurston Property" The property known as 222 Euston Road London NW1 comprised in Title Number 87917 edged green on the attached plan
7. "The NBR Lease" The Lease dated 1st February 1990 made between Thurston Corp. (1) and NBR (2) in respect of the Thurston Property
8. "The NCVQ Lease" The Lease dated 22nd December 1986 made between Thurston (1) NCVQ (2) and The Secretary of State for Employment in respect of the Thurston Property
9. "The Roadway" The roadway as referred to in Clause 1 hereof
10. "The Plan" The plan or plans annexed hereto
11. "the Secretary of State" The Secretary of State for Employment

Interpretation

- 1.1 The Particulars constitute part of this Agreement and the expressions contained in the Particulars are incorporated as definitions

1.2 Obligations undertaken by more than one person are joint and several obligations

1.3 This Deed may only be varied in writing signed by or on behalf of the parties to it

W H E R E A S :

(1) Oakwood is the owner for an estate in fee simple of the Oakwood Property

(2) Thurston is the owner for an estate in fee simple of the Thurston Property

(3) NBR is the Tenant of the Thurston Property by virtue of the NBR Lease

X (4) ^{Under-} NCVQ is the Tenant of the Thurston Property by virtue of the NCVQ Lease

(5) The parties are to enter into this Deed in order to grant a right of way of the Oakwood Property on the terms hereinafter set out

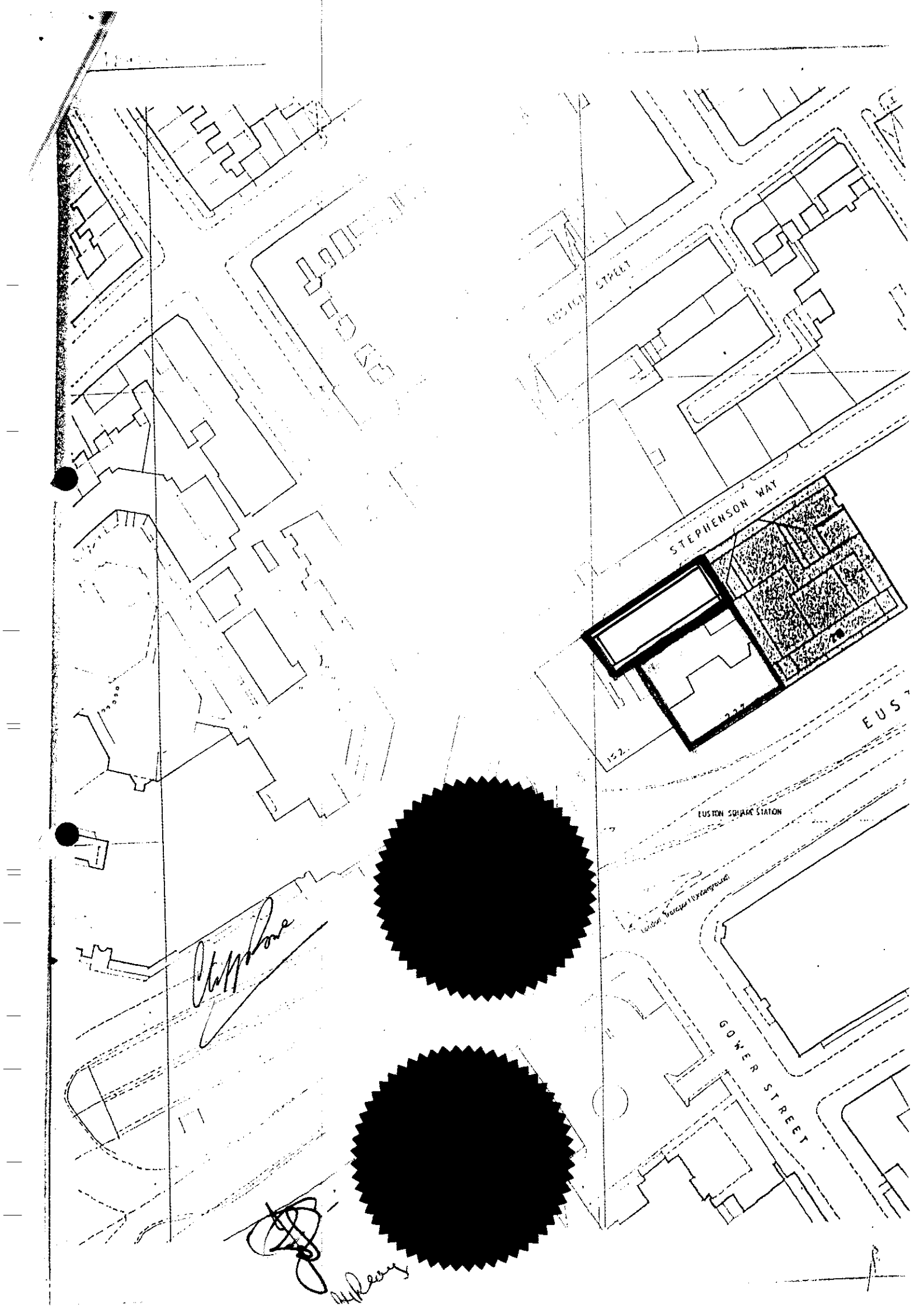
(6) Oakwood agrees to grant a right of way to Thurston NBR and NCVQ

over the Oakwood Property as follows :-

N O W THIS DEED W I T N E S S E S as follows :-

1. OAKWOOD as beneficial owner of the Oakwood property for itself and its successors in title hereby grants unto Thurston a right of way for Thurston and the persons deriving title under it and all persons authorised by them (in common with Oakwood and the persons deriving title under it and all persons authorised by it) at all times by day and by night and for purposes of access to and egress from the Thurston Property with or without motor cars and other vehicles not exceeding in weight in any case (laden or unladen) two tons ten hundred weight to and from the said street known as Stephenson Way from and to the Thurston Property over and along the Roadway constructed upon the land shown for identification purposes coloured yellow on the Plan TO HOLD the same unto Thurston in fee simple

62
RR
JD
2. OAKWOOD as beneficial owner of the Oakwood Property and Thurston to the extent of its interest for themselves and their respective successors in title hereby grants unto NBR a right of way for NBR and the persons deriving title under it and all persons authorised by them (in common with Bride Hall and the persons deriving title under it and all persons authorised by ^{them} it) at all times by day and by night and for purposes of access to and egress from the Thurston Property with or without motor cars and other vehicles not exceeding in weight in any case (laden or unladen) two tons ten hundred weight to and from the said street known as Stephenson Way from and to the Thurston Property over and along the Roadway constructed upon the land shown for



EUSTON STREET

STEPHENSON WAY

EUST

EUSTON SQUARE STATION

London Transport (L) Underground

GOWER STREET

Cliffmore

M. Perry