



ADMINISTRATIVE AREA : KENSINGTON AND CHELSEA
 TITLE NUMBER :
 PROPERTY : Lancaster West Play Centre, Grenfell Tower

THIS LEASE made the Twenty second day of June One thousand nine hundred and ninety-nine BETWEEN THE MAYOR AND BURGESSES OF THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA of The Town Hall Hornton Street London W8 7NX ("the Landlord") of the first part and DALE YOUTH CLUB acting by its Trustees DAVID BANKS of [REDACTED] and HUGH BAYNE of [REDACTED] ("the Tenant") of the second part

WITNESSES as follows:

1. (1) In this Lease where the context so admits the following expressions shall have the following meanings respectively that is to say

<u>Expression</u>	<u>Meaning</u>
"the Landlord"	The Mayor and Burgesses of the Royal Borough of Kensington and Chelsea or other the person or persons who shall be entitled to the reversion immediately expectant upon the determination of the term hereby created
"the Tenant"	The Tenant hereinbefore named or other the person or persons in whom the term hereby created shall for the time being be vested and wherever it includes more than one person the covenants on the part of the Tenant hereinafter contained shall be deemed to be joint and several save that where the Tenant are individuals acting for and on behalf of a Trust or unincorporated charity or voluntary organisation they shall not incur personal liability beyond the means of that charity or voluntary organisation's ability to indemnify them fully
"the Premises"	All that premises at Grenfell Tower Lancaster West Estate London W10 on the ground floor and mezzanine shown edged red on the Plan
"the Plan"	the plan annexed to this lease
"the Commencement Date"	22nd June 1999
"the Term"	Twenty five years
"the Expiration Date"	21st June 2024
"the Rent Commencement Date"	22nd June 1999,
"the Rent"	One peppercorn

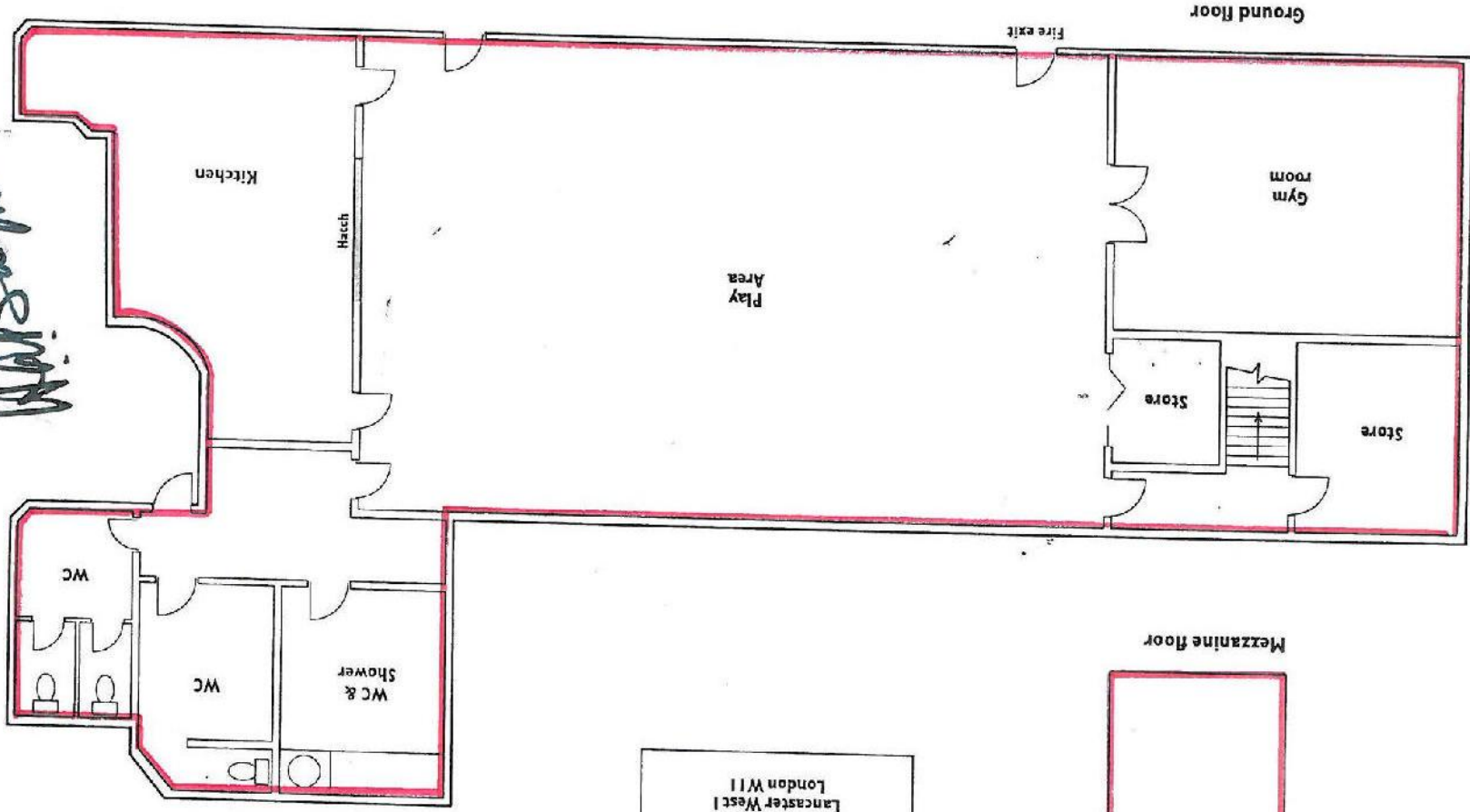
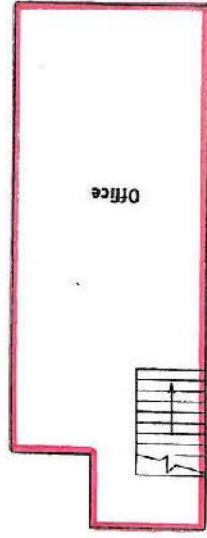
(2) In this Lease where the context permits the masculine gender includes the feminine and neuter genders and the singular number includes the plural and vice versa

2. IN CONSIDERATION of the Rent and covenants hereinafter appearing the Landlord HEREBY DEMISES unto the Tenant with Full Title Guarantee ALL THOSE the Premises TOGETHER WITH the right for the Tenant and all persons lawfully authorised by the Tenant in common with the Landlord and all other persons (if any) having the like right (i) right to such support and protection as the Premises currently enjoy (ii) to pass and repass to and from the Premises over and along any common parts lifts emergency escape routes private roads and yards belonging to the Landlord and giving access to the Premises and (iii) to the free passage of gas water electricity telecommunication and running of soil and surface water coming to or from the Premises through the pipes wires conduits and ancillary equipment drains constructed in or under any adjoining or neighbouring land or premises of the Landlord but EXCEPT AND RESERVED unto the Landlord or other the owners and occupiers for the time being of any adjoining or neighbouring land or premises now or formerly belonging to the Landlord and all other persons (if any) entitled to the like rights the free use of all services and drainage laid in or under the Premises and all other easements rights and privileges in the nature of easements (if any) and all quasi easements (if any) now or formerly exercised or enjoyed over the Premises or any part thereof for the benefit of any adjoining or neighbouring land or premises now or formerly belonging to the Landlord AND ALSO EXCEPT AND RESERVED UNTO THE LANDLORD the right to grant to the Lancaster West Estate Management Board ("the Management Board") a licence to use the Premises for the period and on the conditions specified in clause 4(25) and the First Schedule hereto TO HOLD the Premises unto the Tenant for a Term from and including the Commencement Date for the Term to and including the Expiration Date Subject nevertheless to the proviso for re-entry hereinafter contained YIELDING AND PAYING THEREFOR during the Term yearly and proportionately for any fraction of a year the Rent AND the Rent shall in all cases be paid annually in advance on the first day of January in every year without any deduction whatsoever except as authorised by any statutory enactment for the time being in force the first payment apportioned in respect of the period from the Rent Commencement Date to the quarter day next following the date of this Lease to be payable on the execution

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RBROUGH VALUER THE ROYAL ASSOCIATION OF VALUERS	Town Hall Horton Street W8	Scale : 1:100 Date : 4.97
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Lancaster West Play Centre Grenfell Tower Lancaster West 1 London W11



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hereof AND PAYING ALSO as additional rents the proportionate parts of the several costs and expenses mentioned or referred to in the Tenant's covenant in Clause 4(3) of this Lease

3. IT IS HEREBY DECLARED that this Lease shall not (except as aforesaid) be deemed to include and shall not operate to demise any ways water courses sewers drains lights liberties privileges easements rights or advantages whatsoever in through over or upon any land of the Landlord adjoining or near to the Premises AND that the Landlord shall have power at all times without obtaining any consent from or making any compensation to the Tenant to deal as the Landlord may think fit with any land or buildings adjoining opposite or near to the Premises and to erect or suffer to be erected on such land any buildings whatsoever whether such buildings shall or shall not affect or diminish the light or air which may now or at any time or times during the Term be enjoyed by the Tenant or other the tenants or occupiers of the Premises or any part thereof

4. THE TENANT hereby covenants with the Landlord as follows:

PAY THE RENT

(1) To pay the Rent on the days and in manner aforesaid

PAY ADDITIONAL RENT

(2) To pay to the Landlord as additional rent within fourteen days of written demand being made therefor:-

(i) a proportionate part (to be conclusively determined by the Landlord) of the cost of lighting cleansing maintaining repairing and renewing any private roads and yards of the Landlord giving access to the Premises and

(ii) a yearly sum equal to the sum or sums which the Landlord shall from time to time pay by way of premium (including any increased premium payable by reason of any act or omission of the Tenant) for keeping the Premises insured against loss of damage by fire or other risks as the Landlord may from time to time consider it prudent to insure against under its covenant in that behalf hereinafter contained

PAY OUTGOINGS

(3) To pay and discharge (in addition to the Rent) all existing or future rates taxes duties assessments impositions and outgoings whatsoever payable by law:-

(i) in respect of the Premises or any part thereof by the owner or occupier thereof except only such as the owner is by law bound to

pay notwithstanding any contract to the contrary and where the Premises forms part only of a Building and is not metered separately then the cost of the aforementioned will be decided by the landlord on a fair and reasonable basis and that decision will be binding on the Tenant

(ii) if applicable a fair and reasonable proportion to be determined by the Landlord in respect of any charges which may be common to the building in which the Premises may be situate

INTERNAL REPAIRS

(4) Throughout the Term at the expense of the Tenant except where damaged or destroyed by an insured risk to keep and maintain any forecourt and enclosed yard hereby demised and the fences thereof and the glass of the windows and doors and the locks and fastenings, and the interior of the Premises and the sanitary and water apparatus thereof and all sewers drains pipes wires and cables in the Premises and solely belonging thereto and interior surfaces only in good and tenantable repair and condition and in particular to keep all internal parts of the Premises in good decorative repair and properly cleansed papered and whitewashed and in the final year of the said term or at the sooner determination thereof to paint with two coats of good interior quality paint all internal parts of the Premises usually or previously painted and at the same time to whitewash oil varnish polish paper or treat all internal parts of the Premises usually or previously whitewashed oiled varnished polished papered or treated and also to keep any such forecourt and enclosed yard and any space adjoining or forming part of the Premises in a clean and tidy condition and free from rubbish and litter and to maintain any fixtures and fittings in as good a state of repair and condition as at the date hereof

PERMIT LANDLORD ACCESS TO EXAMINE CONDITION OF PREMISES

(5) To permit the Landlord and the agents and workmen of the Landlord at all reasonable times upon reasonable written request (except in the case of an emergency) to enter upon and examine the state and condition of the Premises and to ascertain that there has been and is no breach of or non-compliance by the Tenant with the several covenants on the Tenant's part herein contained and to take any measurements plans or sections of the Premises or of any part or parts thereof and within three months after the Landlord shall have given to the Tenant or left on the Premises a notice in writing of any defects and wants of repair there found which the Tenant is liable to make good under the covenants herein contained well and sufficiently to repair and make good such defects and wants of repair and if the Tenant shall not within one month

after the service of such notice proceed diligently with the execution of such repairs then to permit the Landlord to enter upon the Premises and execute such repairs and the costs thereof shall be a debt due from the Tenant to the Landlord as if the same formed part of the Rent and shall be forthwith recoverable by action

TO PERMIT LANDLORD ACCESS TO CARRY OUT WORKS

(6) To permit the Landlord and the agents and workmen of the Landlord upon giving at least 24 hours' previous notice (except in the case of emergency) at all reasonable times to enter into and upon the Premises and to execute any work of renewal cleansing alteration or repair to any adjacent or neighbouring premises or to the building of which the Premises form part and so far as any defect remedied or work done by the Landlord are included in the Tenant's covenants to repair hereinbefore contained then the reasonable costs thereof shall be a debt due from the Tenant to the Landlord and be forthwith payable as if the same forms part of the Rent and shall be recoverable by action PROVIDED that the Landlord shall make good all damage to the Premises caused by such work as aforesaid

ON EXPIRATION OF LEASE

(7) On the Expiration Date or other sooner determination of the Term peaceably to leave and yield up to the Landlord the Premises with the fixtures and fittings and additions thereto except trade fixtures in a proper state of repair and condition (Landlord's fixtures fittings and appurtenances being duly renewed and replaced) in accordance with the several covenants herein contained and as referred to in the Schedule hereto

ALIENATION

(8) (a) Not to assign underlet charge or otherwise share possession of the whole or any part of the Premises PROVIDED THAT the Tenant may without consent assign the premises to new or additional trustees of the Dale Youth Club

(b) Notwithstanding clause 8(a) the Tenant may share the occupation of the whole or any part of the Premises with the Management Board at the times and in the manner specified in the First Schedule hereto

ALTERATIONS

(9) Not to cut maim or injure any of the walls timbers ceilings or floors of the Premises or commit or permit any waste or damage to the Premises or to the floors or timbers thereof or to make or permit to be made any alteration in or addition to the Premises or the elevation or the external

decoration thereof or to execute any decorations whatsoever to the exterior of the Premises without the consent in writing of the Landlord (such consent not to be unreasonably withheld)

USE

(10) Not to use or permit or suffer to be used any part of the Premises otherwise than for the Permitted Use and not without the Landlord's prior written consent to sell or exhibit for sale any goods nor offer for reward any service

PLANNING CONSENTS

(11) To obtain all necessary planning consents for the Permitted Use under the provisions of the Town and Country Planning Act and any Act or statutory instrument consolidating extending modifying or re-enacting that Act and to obtain all necessary consents as may be required by the District Surveyor Borough Environmental Health Officer or the Local Authority Fire Officer under the provisions of any Act or statutory instrument as may be relevant to the Premises

INSTALLATION OF MACHINERY, ETC

(12) Not to install or operate on the Premises any machinery except of a type and design previously approved by the Landlord such approval not to be unreasonably withheld and such machinery shall be installed and operated in the position approved by and in all respects to the satisfaction of the Landlord and so as not to cause any damage nuisance annoyance escape of gas or noxious fumes or substance or disturbance whether by noise vibration smell or otherwise to the Premises or to any adjoining or neighbouring premises or to the owners lessees tenants or occupiers thereof

COMPLY WITH STATUTES, ETC

(13) At the sole cost of the Tenant to comply with the requirements of any and every Act of Parliament for the time being in force including (but without prejudice to the generality of the forgoing) the Offices Shops and Railway Premises Act 1963 and the Factories Act 1961 and of all byelaws orders and regulations made thereunder affecting the Premises or any use thereof and to indemnify and keep harmless and indemnified the Landlord against any breach or non-performance of any such requirements

NOT TO ALLOW DANGEROUS ACTS OR THINGS, ETC

(14) Not to do or allow to be done or to bring or allow to be brought on the Premises or any part thereof any act matter or thing of a dangerous noxious noisome or offensive nature or which may be or grow to be a

danger nuisance annoyance or disturbance to the Landlord or to other occupiers or residents for the time being on the Landlord's adjoining or neighbouring land or property or to the public or whereby any insurance against fire may be vitiated or lessened in value and on receiving notice from the Landlord of anything done or brought on the Premises or any part thereof which in the opinion of the Landlord shall be inconsistent with this covenant forthwith to discontinue or remove the same and to take to the satisfaction of the Landlord all steps necessary to prevent any recurrence of the matter or matters mentioned in any such notice

NOT TO CAUSE NUISANCE

(15) Not to allow the Premises to be used in such a manner so as to cause nuisance or annoyance to the Landlord or owners or occupiers of any adjoining or neighbouring premises

NOT TO PERMIT ILLEGAL OR IMMORAL USE

(16) Not to use the Premises or any part thereof or permit or suffer the same to be used for any illegal or immoral purposes nor for residential purposes nor to permit or suffer any sale by auction to be held thereon or on any part thereof

SALE OF ALCOHOL

(17) Not to apply for or allow any application to be made for a licence for the sale of beer wine cider or spirits or other intoxicating liquors on the Premises or any part thereof or to allow the Premises or any part thereof to be used for the trade of a Publican or Licensed Victualler or for the sale of beer wine cider or spirits or other intoxicating liquors or by or for the purposes of a club or association where beer wine cider or spirits or other intoxicating liquors may be sold or supplied to or received stored or brought for consumption by members or any other persons

OPENING TIMES

(18) The Permitted Use may only be exercised at the Premises between the hours of 8am and 6pm (but not at any time during annual and public holidays) or such other times and periods as may be approved in writing with the Landlord

ADVERTISEMENTS AND NOTICES

(19) Not without the previous written consent of the Landlord to place display permit or suffer to be in or upon the Premises or any part thereof any advertisement or advertisement board or other sign or anything whatever in the nature of an advertisement by display of lights or otherwise other than sign

boards and fascias setting forth the name of the Tenant and the activity carried on upon the Premises and a noticeboard for the purposes of such activity which in the reasonable opinion of the Landlord (as to which a certificate signed by a duly authorised officer of the Landlord shall be conclusive) are of a reasonable size and appropriate to such activity and the Tenant will forthwith upon written demand of the Landlord or the said authorised officer remove or cause to be removed any advertisement advertisement board sign or thing in the nature of an advertisement which may without such previous written consent or certificate as aforesaid have been placed or displayed or be in or upon any part of the Premises PROVIDED that nothing contained in this sub-clause shall prohibit the display within the Premises of the proper notices relating to the aforesaid activity carried on upon the Premises

SALE OF GOODS ;

(20) Not to erect or permit or suffer to be erected any stall placard or other form of display or advertisement for the sale of goods or to carry on or permit to be carried on any form of trading in or upon any forecourt or space adjoining or forming part of the Premises or to bring or permit to remain thereon any vehicles matter or thing but at all times at the expense of the Tenant to keep any such forecourt or space free from all obstruction resulting from the act or default of the Tenant and the Tenant's invitees and employees save that nothing in this Clause shall prevent the Tenant using the said forecourt for the purpose of the delivery or collection of goods to or from the Premises but for so long only as shall be required for such delivery or collection to be effected

KEEP FORECOURTS, ETC CLEAR

(21) Not to leave place or permit or suffer to be left or placed any goods or other articles upon any road forecourt or footpath belonging to the Landlord near to the Premises such forecourt to be kept clear at all times nor to allow any vehicle to remain upon any road or footpath save for the purpose of the temporary parking to drop disabled and elderly persons off who intend to use the Premises or loading and unloading of goods from or into the Premises and for so long only as shall be required for such temporary parking loading and unloading to be effected and to use the Landlord's commercial refuse collection service for the disposal of all refuse and to enter into the Landlord's Trade Refuse Agreement

LANDLORD'S COSTS

(22) To pay to the Landlord (i) all reasonable and proper expenses (including solicitors' costs and surveyors' fees) incurred by the Landlord incidental to the preparation and service of a notice under Sections 146 or 147 of the Law of Property Act 1925 notwithstanding that forfeiture is avoided otherwise than by relief granted by the Court (ii) all solicitors' costs and surveyors' fees incurred by the Landlord attendant upon and incidental to every application made by the Tenant for a consent or licence required or made necessary hereunder whether the same be granted or refused or proffered subject to any lawful qualification or condition or whether the application be withdrawn

LANDLORD'S RIGHTS PRIOR TO EXPIRATION OF LEASE

(23) To permit the Landlord during the three months immediately preceding the Expiration Date or sooner determination of the Term hereby granted to affix and retain without interference upon any part of the Premises a notice for reletting the same and during the said three months to permit persons with written authority from the Landlord or any duly authorised officer of the Landlord at all reasonable times of the day providing that reasonable prior notice has been given to the Tenant to enter upon and view the Premises

INDEMNIFY LANDLORD

(24) To the extent permitted by law to save the Landlord harmless and keep it indemnified from and against all actions claims demands costs losses and expenses arising from the Tenant's use and occupation of the Premises which may be brought or made against or sustained or incurred by the Landlord (but not exceeding £1 million) in respect of any accident happening or injury suffered or damage to or loss of any chattel or property sustained on the Premises or any accident happening or injury suffered by any occupier of other parts of the building of which the Premises forms part or by any occupier of any adjoining premises

TENANT'S COVENANT

(25) Upon receiving from the Landlord written notice of the required use of the Premises by the Management Board in accordance with the terms of the First Schedule hereto the Tenant will within 7 days of receiving such notice give its consent in writing to the Landlord allowing the Management Board access to and the use of the Premises PROVIDED ALWAYS that the Tenant may refuse its consent in the event of the period of use required by the Management Board conflicting with the Tenant's own use of the Premises and PROVIDED THAT the Management Board shall at all times observe such reasonable rules and

regulations regarding the use of the Premises as the Tenant may notify to the Landlord or the Management Board

5. THE LANDLORD hereby covenants with the Tenant as follows:

PEACEABLY HOLD THE PREMISES

(1) That the Tenant paying the Rent and observing and performing the several covenants by the Tenant herein contained may peaceably hold and enjoy the Premises during the Term without any interruption by the Landlord or any persons lawfully claiming through under or in trust for the Landlord

INSURANCE

(2) At all times during the Term (unless such insurance shall be vitiated by any wilful act of the Tenant) to insure and keep insured the Premises (except the plate glass) against loss or damage by fire tempest flood subsidence impact malicious damage riot earthquake heave and such other risks as the Landlord may from time to time consider it reasonably prudent to insure against the range of such risks not to be reduced without 14 days notice in writing to the Tenant in the full reinstatement value thereof including an amount to cover surveyor's architects and other professional fees and any taxes in connection with the reinstatement of the Premises and three years' loss of rent with or such other insurance office of repute as the Landlord shall at the Landlord's sole discretion appoint AND FURTHER that in case of destruction of or damage to the Premises or any part thereof by fire and such other risks as the Landlord may from time to time consider reasonably prudent to insure against the Landlord shall with all convenient speed (unless such insurance as aforesaid shall have been vitiated by the Tenant as aforesaid) spend and lay out all monies received in respect of such insurance in rebuilding or reinstating in a good and substantial manner the Premises or the part thereof (except the plate glass) so destroyed or damaged and in or towards such rent and surveyor's or other professional fees as aforesaid the Landlord making up any shortfall out of the Landlord's own monies

REPAIR

(3) To repair and keep in repair the structure roof and walls of the building of which the Premises form part and to paint all external timber stucco and iron work thereof usually painted as and when necessary excluding the shop front and also to keep in repair the main drains and sewers serving the Premises other than those within the Premises and for which the Tenant is liable hereunder PROVIDED ALWAYS that if any disrepair of such drains or sewers is caused by the neglect or default of the Tenant his family servants or visitors

and the Landlord shall be responsible for the repair of such drains and sewers and the cost thereof shall be a debt due from the Tenant to the Landlord and forthwith recoverable by action

6. PROVIDED ALWAYS and it is hereby agreed as follows:

FORFEITURE

(1) If and whenever the Rent or any part thereof shall remain unpaid for twenty-one days after becoming payable (whether formally demanded or not) or if any of the covenants by the Tenant herein contained shall not be performed or observed or if the Tenant shall become bankrupt or shall have a receiving order made against him or shall enter into any arrangement or composition with or for the benefit of his creditors or shall suffer any execution to be levied on the Premises or (if the Tenant for the time being shall be a Company) the Tenant shall enter into liquidation whether compulsory or voluntary (not being a merely voluntary liquidation for the purposes of amalgamation or re-construction without insolvency); then and in any such case it shall be lawful for the Landlord to re-enter into the Premises or into any part thereof in the name of the whole and thereupon this demise shall absolutely determine but without prejudice to the right of action of the Landlord in respect of any breach of the Tenant's covenants hereinbefore contained

NOTICE

(2) Any Notice under this Lease shall be in writing and any Notice to the Tenant shall be sufficiently served if left addressed to the Tenant on the Premises

PREMISES BECOMING UNFIT

(3) In the event of the Premises or any part thereof or any associated facilities or accessways at any time being destroyed or damaged by any risk insured by the Landlord so as to be unfit for occupation and use and provided that the policy or policies effected by the Landlord shall not have been vitiated or payment of the policy money refused in whole or in part in consequence of some act or default of the Tenant his agents servants or workmen or any person occupying being on or using the Premises or any part thereof with the authority or permission of the Tenant then the rent hereby reserved or a fair proportion thereof according to the nature and extent of the damage sustained shall be suspended until the Premises shall again be rendered fit for occupation and use and any dispute concerning this Clause shall be referred to the decision of an independent surveyor appointed for the purpose by the parties jointly in writing or (in default of agreement) to be nominated by the President

for the time being of the Royal Institution of Chartered Surveyors and any such reference shall be deemed to be a submission to arbitration within the meaning of the Arbitration Act 1996 or any statutory modification or re-enactment thereof for the time being in force and the decision of such person shall be binding on both the Landlord and the Tenant but in any event the period for the suspension of the rent to be limited to that indemnified by the Landlord's insurance against loss of rent

7. IT IS HEREBY AGREED AND DECLARED as follows:-

COMPENSATION

(1) that subject to the provisions of Section 38 of the Landlord and Tenant Act 1954 the Tenant shall not be entitled to compensation under Section 37 or Section 59 of the Landlord and Tenant Act 1954 and (ii) that references in this deed to the Landlord and Tenant Act 1954 shall mean the Landlord and Tenant Act 1954 as amended or re-enacted by any enactment taking effect prior to the date of this Deed

INTEREST ON RENT

(2) that in the event of the Rent or any other payments or any part thereof due from the Tenant to the Landlord pursuant to the terms hereof not being paid within twenty-one days appointed for payment (whether in the case of the rent herein firstly reserved the same shall have been legally demanded or not) the Rent sums or any other payments or any part thereof unpaid as aforesaid shall bear interest at the rate of 2% per annum above the National Westminster Bank Plc base rate from time to time prevailing from the date when the same becomes due until the date of actual payment whether after or before any judgements and such interest shall for all purposes be treated as rent in arrears and be recoverable by distress or other process of law PROVIDED ALWAYS that if any other clause of this Lease provides for payment of interest at a rate which is different from the rate mentioned in this present Clause then for the purposes of any such other clause the rate of interest there mentioned shall apply in place of the rate of interest mentioned in this Clause

LIABILITY OF TRUSTEES

(3) The liability of the Tenant hereunder shall not exceed the realisable assets of the Dale Youth Club that are available to indemnify them

BREAK CLAUSE

(4) If at any time during the Term the Tenant's grant or funding is withdrawn it may serve not less than six months written notice on the Landlord and on the expiry of this notice this Lease shall determine without

prejudice to the rights and remedies of each party against the other in respect of any antecedent breach of the terms of this Lease

HEADINGS

8. Headings contained in this Lease are for reference purposes only and should not be incorporated into this Lease and shall not be deemed to be any indication of the meaning of the Clauses to which they relate

STAMP DUTY

9. It is hereby certified that there is no agreement for Lease to which this Lease gives effect

THE FIRST SCHEDULE hereinbefore referred to


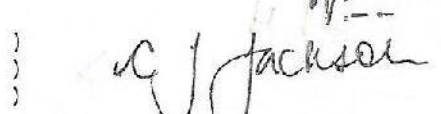
- (1) The Landlord shall give to the Tenant at least one month's prior written notice of the dates and times which the premises will be required by the Management Board
- (2) Subject to Clause 4(25) of this lease the licence shall allow the Management Board access to and use of the Premises for a maximum of twelve times per annum with each separate occasion being for no more than twelve hours subject to such reasonable rules and regulations as the Tenant shall notify to the Landlord or to the Management Board
- (3) The said licence will allow the Management Board use of those parts of the Premises situated on the ground floor of the Premises known as the main hall together with any available tables and chairs and the use of the kitchen and toilets
- (4) The Management Board may use but only with the express permission of the Tenant those parts of the Premises not specified in (3) above
- (5) The Tenant shall not be required to lay out the facilities at the Premises in order to accommodate the Management Board and the Landlord shall procure that the Management Board leaves the Premises as it finds them

IN WITNESS whereof the parties hereto have executed this Deed as their Deed the day and year first before written

SIGNED AS A DEED and DELIVERED
by the said DAVID BANKS
in the presence of:-


[Redacted]

SIGNED AS A DEED and DELIVERED
by the said HUGH BAYNE
in the presence of:-


[Redacted]

CELIA J. JACKSON
[Redacted]