

*Certified a true copy  
Lovegrove & Elliot*

THIS LEASE is made on the *tenth* day of *December* 1999 between the Council and the Lessee as specified in the Particulars

## **1 Particulars**

- 1.1 the Council THE MAYOR AND BURGESSES OF  
THE LONDON BOROUGH OF  
HOUNSLOW of the Civic Centre,  
Lampton Road, Hounslow, Middx TW3  
4DN
- 1.2 the Lessee JOAN SQUIRES of 13 Swann Court  
South Street Isleworth
- 1.3 the Other Lease a Lease made on 19 December 1988  
between (1) the Council and (2) the Lessee  
for a term of 125 years from 23 May 1988
- 1.4 the Plan means the plan attached to this deed
- 1.5 the Premises ALL THAT leasehold property situate  
and known as 13 Swann Court Swann  
Street Isleworth in the London Borough  
of Hounslow comprised in the Other  
Lease and where the context so admits or  
requires part of it
- 1.6 the New Premises means the single storey extension and the  
storage shed shown coloured yellow and  
hatched black on the Plan
- 1.7 Alterations means the construction of a single storey  
rear extension to the Premises in  
accordance with the Planning Permission  
Numbered 01031/P13/P1 dated 6 March  
1997 the location of which is shown on  
the Plan
- 1.8 "now" and "today" means at the date of this deed

## **2 Definitions and interpretation**

In this deed:

- 2.1 The words and expressions in Clause 1 shall have the meanings specified
- 2.2 'the Council' includes the person in whom the reversion immediately expectant  
on the determination of the Term is for the time being vested
- 2.3 'the Lessee' includes the successors in title of the Lessee
- 2.4 'the Other Lease' include all deeds and documents supplemental to the Other  
Lease whether or not expressed to be so

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2.5 where any party is more than one person:-

- 2.5.1 the party's obligations in this Lease shall take effect as joint and several obligations
- 2.5.2 anything in this Lease which applies to that party shall apply to all of those persons collectively and each of them separately
- 2.5.3 the benefits contained in this Lease in favour of that party shall take effect as conferred in favour of all those persons collectively and each them separately

2.6 The clause headings are inserted for convenience only and shall not affect the construction of this document

### **3 Recitals**

- 3.1 This Deed is supplemental to the Other Lease by which the Premises were demised for a term of 125 years from 23 May 1988 subject to the payment of the rent reserved by and the observance and performance of the covenants on the lessee's part and the conditions contained in the Other Lease
- 3.2 the reversion immediately expectant on the determination of the term remains vested in the Council and the unexpired residue of such term created by the Other Lease is registered at H M Land Registry under Title Number of which the Lessee is the registered proprietor

### **4 Agreement**

Subject to such rights ( if any) of the owners occupiers the Council's tenants lessees and licensees of the adjoining and neighbouring properties and in consideration of the payment by the Lessee as mentioned below the Council permits the Alterations

### **5 Demise**

- 5.1. In consideration of the sum of TWO HUNDRED POUNDS ( £200.00) paid by the Lessee to the Council (receipt of which the Council acknowledges) the Council hereby demises to the Lessee the New Premises TOGETHER WITH the easements rights and privileges and SUBJECT TO the exceptions and reservations covenants and conditions contained in the Other Lease TO HOLD the New Premises unto the Lessee for a period from today and ending on 24 May 2113 ( "the Term") yielding and paying to the Council the yearly rent of a peppercorn (if demanded) at the times and in the manner prescribed by the Other Lease

5.2 Except as to the

- 5.2.1 the premises demised

5.2.2 the term of years granted

5.2.3 the rent reserved

this lease is made upon the same terms and subject to the same covenants provisos and condition as are contained the Other Lease as if the same were set out in this Lease in full save for such modifications only as are necessary to make them applicable to this Lease

## **6 Lessee's covenants**

6.1 The Lessee covenants with the Council as follows:-

6.1.1 to observe and perform all the covenants and conditions on her part contained in the Other Lease save as modified herein

6.1.2 to pay the yearly rent of a peppercorn (if demanded) at the times and in the manner prescribed by the Other Lease, and

6.1.3 to indemnify the Council against all losses damages costs and expenses arising from this Deed

## **7 The Landlord's covenants**

The Landlord covenants with the Tenant to observe and perform the covenants and conditions contained on its part in the Other Lease save as varied by this Deed

## **8 Declaration**

8.1 It is hereby agreed and declared that all the rights and remedies of the Council as Landlord shall be applicable to the additional rent as if it had been reserved by the other lease as part of the original rent

8.2 From and after completion of the Alterations the covenants and conditions in the Other Lease shall apply to them in the same manner as if they had been completed before the grant of the Other Lease

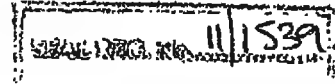
## **9 Memorandum**

The Council and the Lessee agree immediately to indorse a memorandum of this deed on the Other Lease and its Counterpart respectively

## **10 Certificate of Value**

It is hereby certified that the transaction hereby effected does not form part of a larger transaction or series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds £60,000

IN WITNESS the parties have executed this document as a deed the day and year first before written



THE COMMON SEAL OF THE  
MAYOR AND BURGESSES OF  
THE LONDON BOROUGH OF  
HOUNSLOW was hereunto affixed  
in the presence of :

MAYOR

Borough Solicitor

Dated 10th December 199

**THE MAYOR AND BURGESSES OF THE  
LONDON BOROUGH OF HOUNSLOW**

and

**JOAN SQUIRES**

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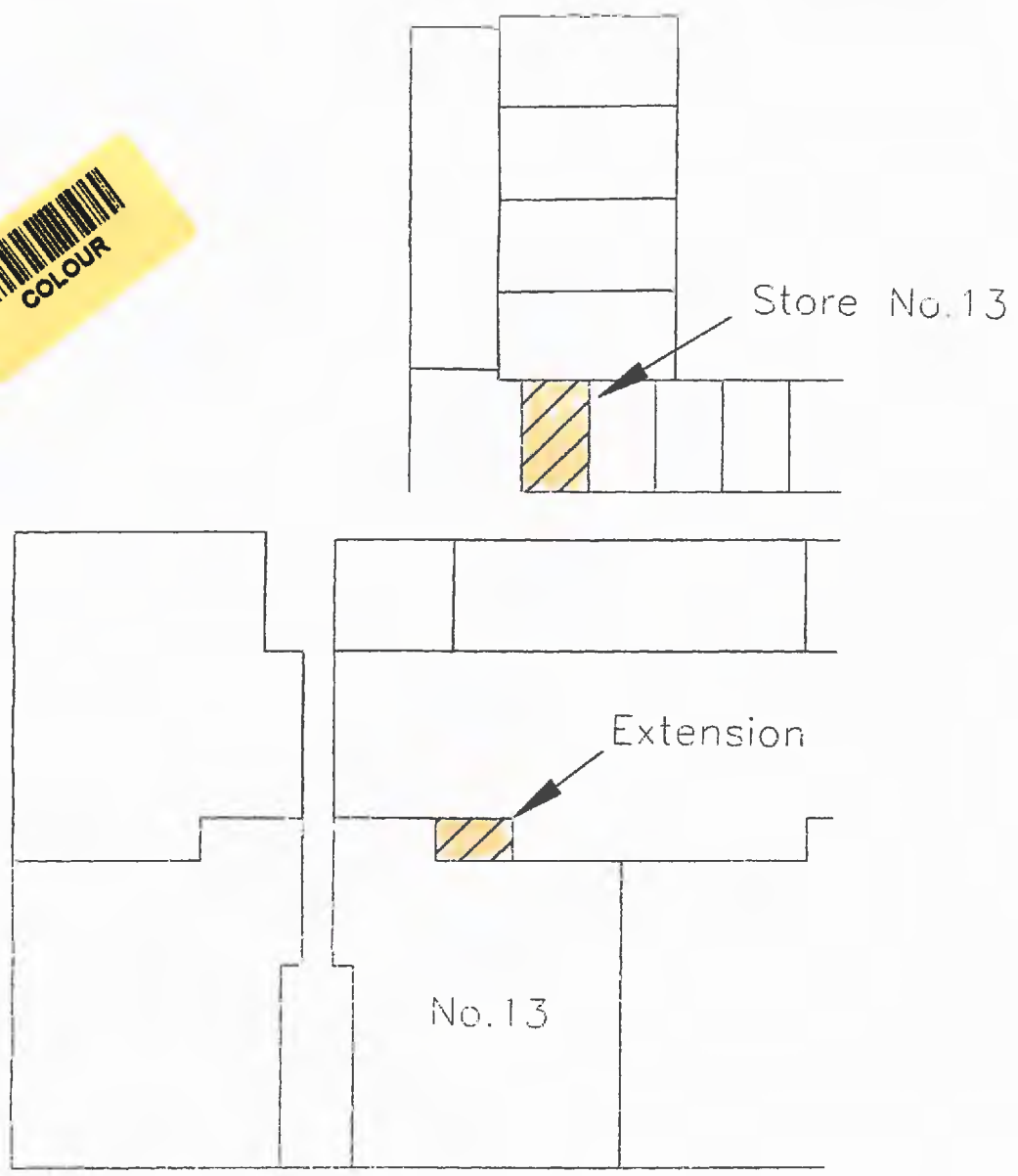
**Supplemental DEED**

relating to 13 Swann Court South Street  
Isleworth

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M J Smith  
Borough Solicitor  
Civic Centre  
Lampton Road  
Hounslow  
Middx TW3 4DN  
PRO460473

pro460473



This plan is referred  
to by document sealed  
on 11/5/99

*W. J. C. L.*  
Borough Solicitor

Hounslow

13, SWANN COURT, SOUTH STREET, ISLEWORTH

based upon (or reproduced from) the Ordnance Survey Map  
with the sanction of the Controller of HM Stationary Office

RTB ref. no.  
\*

Scale 1:200  
Date 17/3/99

London Borough of Hounslow  
Chris Longstaff Director of Housing  
Technical Services, Housing  
St. Catherine's House, 2 Hanworth Road, Feltham  
Middlesex TW13 5AB. telephone 0181-862 6850

