

AGREED PRICE £249,000.00

1) TERM: - 125 YEARS FROM 29th September 1991

2) INITIAL GROUND RENT: - £50.00 per annum

3) PROPERTY DESCRIP: - See the first schedule of the Lease and the lease Plan

4) RESPONSIBILITY FOR REPAIRS, MAINTENANCE, RENEWAL DECORATION

(A) EXTERIOR PARTS:

ROOF: Management Company

FOUNDATIONS: Management Company

MAIN STRUCTURE: Management Company

(B) INTERIOR: - YOU

(c) PAINTING AND DECORATIONS OF: -

i) Exterior of building: - Management Company every three years

ii) Interior: - You every Seventh year

5) COST OF REPAIRS, MAINTENANCE AND RENEWAL

A) EXTERIOR PARTS: - Shared

B) INTERIOR PARTS: - YOU

C) COMMON PARTS: - Shared

6) BUILDINGS INSURANCE: - Management Company

7) SERVICE CHARGE DETAILS: -

Please see replies given by the Seller

Please see copies of the last three years service charge accounts

8) LANDLORDS REGISTRATION FEE FOR REGISTERING
TRANSFER/CHARGE: - £40.00 plus VAT

I would also bring to your attention the following: -

Prior to any letting of the property you are required to obtain the consent of the lessor

No alterations or additions without the Lessors consent

Please see the regulations contained in the fourth Schedule of the Lease.