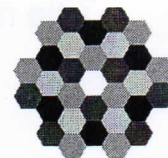


Lensbury.
Freehold owned by shell.
Leasehold owned by lensbury.



Official copy of register of title

Title number TGL211626

Edition date 30.10.2006

- This official copy shows the entries in the register of title on 4 August 2011 at 18:25:36.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 5 August 2011.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1 - *A guide to the information we keep and how you can obtain it.*
- This title is dealt with by Land Registry Telford Office.

A: Property register

This register describes the land and estate comprised in the title.

RICHMOND UPON THAMES

- 1 (21.11.2002) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being land and buildings on the North Eastern and South Western sides of Broom Road, Teddington, London, (TW11 9NU).
- 2 (21.11.2002) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of land adjoining the south western boundary of the land in this title dated 22 December 2000 made between (1) Shell International Petroleum Company Limited and (2) The Most Reverend Vincent Nichols and The Right Reverend Peter Smith.

St Marys.

NOTE: Original filed.

- 3 (21.11.2002) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
 Date : 6 February 2001
 Term : 25 years from 1 April 1999 (determinable as therein mentioned)
 Rent : As therein mentioned
 Parties : (1) Shell International Petroleum Company Limited
 (2) Lensbury Limited
- 4 (21.11.2002) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
- 5 (21.11.2002) The lessor's title is registered.
- 6 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves,

A: Property register continued

so far as those easements and rights exist and benefit or affect the registered land.

B: Proprietorship register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (21.11.2002) PROPRIETOR: LENSBUY LIMITED (Co. Regn. No. 3644400) of Broom Road, Teddington, Middx TW11 9NU.

C: Charges register

This register contains any charges and other matters that affect the land.

- 1 (21.11.2002) A Conveyance of the freehold estate in the land tinted blue on the filed plan dated 11 January 1866 made between (1) John Cornelius Park and (2) Joseph Travers Smith contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (21.11.2002) A Conveyance of the freehold estate in the land tinted mauve on the filed plan and other land dated 10 September 1873 made between (1) Thomas Luxmore Wilson (2) Henry Joseph Chinnery and (3) Joseph Travers Smith contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 (21.11.2002) A Conveyance of the freehold estate in the land tinted yellow on the filed plan dated 18 July 1887 made between (1) Edward Cole (executor of John Cornelius Park) and (2) Henry Ingle Skeels contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 4 (21.11.2002) A Conveyance of the freehold estate in the land tinted brown, hatched blue and tinted pink on the filed plan dated 14 May 1892 made between (1) William Piggott (2) Henry Northcroft and (3) Richard Slaughter contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 5 (21.11.2002) A Conveyance of the freehold estate in the land hatched blue on the filed plan and other land dated 6 October 1903 made between (1) Richard Slaughter (Vendor) and (2) James Willing the Younger (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 6 (21.11.2002) Lease dated 21 August 1986 of the land numbered 1 in blue on the filed plan to The South Eastern Electricity Board for 99 years from 5 April 1978.

NOTE 1: The Lease grants rights of way and liberty to open gates or doors over the land tinted blue on the filed plan of the lessors title and rights to lay and maintain electric lines under the land hatched blue on the filed plan of the lessors title

NOTE 2: Lessee's title registered under TGL281602.

C: Charges register continued

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 11 January 1866 referred to in the Charges Register:-

"The said Joseph Travers Smith doth hereby for himself his heirs executors administrators and assigns so as to bind the land hereby conveyed and so as to bind himself while owner of the land but not so as to incur or to impose on his representatives any personal responsibility whatsoever except in respect of their own respective acts while respectively owners of the land (provided the said Joseph Travers Smith his heirs or assigns furnishes the said John Cornelius Park his executors or administrators with a similar covenant from the purchaser or next owner of the said land) promise and agree with and to the said John Cornelius Park his heirs and assigns that no building now or hereafter to be erected on the piece or parcel of ground hereby granted or any part or parts thereof shall be used or converted into a Tavern or public Tea Gardens or for any noisome noisy or offensive trade or business whatsoever."

- 2 The following are details of the covenants contained in the Conveyance dated 10 September 1873 referred to in the Charges Register:-

"It is hereby expressly provided and declared by and between the said parties to these presents that neither of them or their respective heirs or assigns shall or will suffer at any time hereafter any message or building to be used as a dwellinghouse to be erected on the said land hereby conveyed or on the said adjoining land belonging to the said Henry Joseph Chinnery of a less annual value than seventy pounds per annum"

- 3 The following are details of the covenants contained in the Conveyance dated 18 July 1887 referred to in the Charges Register:-

"The said Henry Ingle Skeels for himself his heirs executors administrators and assigns hereby COVENANTS with the said Edward Cole that no house with its offices and appurtenances shall be erected on the land thereby granted and conveyed at a cost of less than Six hundred pounds and that every house for the time being standing on the said pieces of land shall be used as a private residence only and not on any account for a Tavern Tea Garden or place of public entertainment and also that the said piece of land shall never be used as a public way or as a way to a Public House Tavern Tea Garden or other place of public entertainment without the consent of the heirs and assigns of the said John Cornelius Park."

- 4 The following are details of the covenants contained in the Conveyance dated 14 May 1892 referred to in the Charges Register:-

"The said Richard Slaughter doth hereby for himself his heirs executors administrators and assigns and by the direction of the said Henry Northcroft (testified as aforesaid) covenant with the said William Piggott his heirs and assigns that he the said Richard Slaughter his heirs executors administrators or assigns will not at any time hereafter permit to be carried on or carry on on the premises described in the First Schedule hereto or on any part thereof the business of a Licensed Victualler or a Tavern Keeper nor shall he have or permit to remain Tea Gardens therein."

NOTE: The premises described in the first schedule is the land tinted brown, hatched blue and tinted pink on the filed plan.

- 5 The following are details of the covenants contained in the Conveyance dated 6 October 1903 referred to in the Charges Register:-

Schedule of restrictive covenants continued

"The Vendor and Purchaser for themselves and their respective heirs and assigns mutually covenant that he or they will not at any time hereafter carry on or permit or suffer to be carried on upon any land forming part of the Dunar Park Estate and lying between the Kingston Road and Broom Road any noisy noisome or objectionable trade business or occupation or do or permit or suffer to be done thereon anything which may damage or injuriously affect the other of them or his property"

End of register

