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Title Number MM11237

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- All words in *italicised text* and *inapplicable alternative wording in a clause* may be omitted or deleted.
- Clause LR13 may be omitted or deleted.
- Clause LR14 may be omitted or deleted where the Tenant is one person.
- Otherwise, do not omit or delete any words in **bold text** unless italicised.
- Side-headings may appear as headings if this is preferred.
- Vertical or horizontal lines, or both, may be omitted.

LR1. Date of lease

4th October 2012.

LR2. Title number(s)

WM 98644



LR2.1 Landlord's title number(s)

Title number(s) out of which this lease is granted. Leave blank if not registered.

WM95825

LR2.2 Other title numbers

Existing title number(s) against which entries of matters referred to in LR9, LR10, LR11 and LR13 are to be made.

WM 98644

LR3. Parties to this lease

Give full names, addresses and company's registered number, if any, of each of the parties. For Scottish companies use a SC prefix and for limited liability partnerships use an OC prefix. For foreign companies give territory in which incorporated.

Landlord

1. **ROBERT PETER NORMAN ROBERTS** of 18 Mill End Lane Alrewas Burton on Trent Staffs. DE13 7BX **PETER COATES** of 100 Main Street Alrewas Burton on Trent Staffs. DE13 7AE and **MARTIN WILMOT BENNETT** of Via Ettore Giovenale 42 Interno 43 Iannelli Rome Cap 00176 Italy the Executors of **AUDREY MARY GODFREY** of 110 Main Street Alrewas Burton on Trent Staffordshire DE13 7AE ("the Lessor") of the one part and

Tenant

2. **MAXINE ELIZABETH HENRY** of 67 Elmfield Crescent, Moseley Birmingham B13 9TL ("the Lessee")

Other parties

Specify capacity of each party, for example "management company", "guarantor", etc.

LR4. Property means the premises Flat number 53 and Garage number 72 Savoy Close Harborne Birmingham B32 2JA demised by the Lease short particulars of which are set out in the Schedule hereto

Insert a full description of the land being leased

or

Refer to the clause, schedule or paragraph of a schedule in this lease in which the land being leased is more fully described.

Where there is a letting of part of a registered title, a plan must be attached to this lease and any floor levels must be specified.

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In the case of a conflict between this clause and the remainder of this lease then, for the purposes of registration, this clause shall prevail.

LR5. Prescribed statements etc.

If this lease includes a statement falling within LR5.1, insert under that sub-clause the relevant statement or refer to the clause, schedule or paragraph of a schedule in this lease which contains the statement.

In LR5.2, omit or delete those Acts which do not apply to this lease.

LR5.1 Statements prescribed under rules 179 (dispositions in favour of a charity), 180 (dispositions by a charity) or 196 (leases under the Leasehold Reform, Housing and Urban Development Act 1993) of the Land Registration Rules 2003.

This Lease is executed for the purposes of Chapter II of Part I of the Leasehold Reform, Housing and Urban Development Act 1993.

LR5.2 This lease is made under, or by reference to, provisions of:

LR6. Term for which the Property is leased

Include only the appropriate statement (duly completed) from the three options.

NOTE: The information you provide, or refer to, here will be used as part of the particulars to identify the lease under rule 6 of the Land Registration Rules 2003.

From and including the 4th day of October 2012 *(ninety years from the expiration of the term granted by the Lease)*

To and including 24th March 2157

LR7. Premium

Specify the total premium, inclusive of any VAT where payable.

Nine thousand nine hundred and fifty pounds (£9,950.00)

LR8. Prohibitions or restrictions on disposing of this lease

Include whichever of the two statements is appropriate.

Do not set out here the wording of the provision.

This lease does not contain a provision that prohibits or restricts dispositions.

LR9. Rights of acquisition etc.

Insert the relevant provisions in the sub-clauses or refer to the clause, schedule or paragraph of a schedule in this lease which contains the provisions.

LR9.1 Tenant's contractual rights to renew this lease, to acquire the reversion or another lease of the Property, or to acquire an interest in other land
None

LR9.2 Tenant's covenant to (or offer to) surrender this lease
None

LR9.3 Landlord's contractual rights to acquire this lease
None

LR10. Restrictive covenants given in this lease by the Landlord in respect of land other than the Property

Insert the relevant provisions or refer to the clause, schedule or paragraph of a schedule in this lease which contains the provisions.

None

LR11. Easements

Refer here only to the clause, schedule or paragraph of a schedule in this lease which sets out the easements.

LR11.1 Easements granted by this lease for the benefit of the Property

The Fourth Schedule of the Lease

LR11.2 Easements granted or reserved by this lease over the Property for the benefit of other property

The Fifth Schedule of the Lease

LR12. Estate rentcharge burdening the Property

Refer here only to the clause, schedule or paragraph of a schedule in this lease which sets out the rentcharge.

None

LR13. Application for standard form of restriction

Set out the full text of the standard form of restriction and the title against which it is to be entered. If you wish to apply for more than one standard form of restriction use this clause to apply for each of them, tell us who is applying against which title and set out the full text of the restriction you are applying for.

Standard forms of restriction are set out in Schedule 4 to the Land Registration Rules 2003.

None

LR14. Declaration of trust where there is more than one person comprising the Tenant

If the Tenant is one person, omit or delete all the alternative statements.

If the Tenant is more than one person, complete this clause by omitting or deleting all inapplicable alternative statements.

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THIS LEASE is made the *4th* day of *October* 2011 BETWEEN

1. **ROBERT PETER NORMAN ROBERTS** of 18 Mill End Lane Alrewas Burton on Trent Staffs. DE13 7BX **PETER COATES** of 100 Main Street Alrewas Burton on Trent Staffs. DE13 7AE and **MARTIN WILMOT BENNETT** of Via Ettore Giovenale 42 Interno 43 Iannelli Rome Cap 00176 Italy the Executors of **AUDREY MARY GODFREY** of 110 Main Street Alrewas Burton on Trent Staffordshire DE13 7AE ("the Lessor") of the one part and

2. **MAXINE ELIZABETH HENRY** of 67 Elmfield Crescent, Moseley Birmingham B13 9TL ("the Lessee") of the other part

DEFINITIONS

In this Deed:

| | |
|----------------------|--|
| "the Act" | means the Leasehold Reform Housing and Urban Development Act 1993 |
| "the Lease" | means the Lease short particulars of which are set out in the First Schedule |
| "the Parties" | means the Lessor and the Lessee taken together |
| "the Price" | means the sum of Nine thousand nine hundred and fifty pounds paid by the Lessee to the Lessor |
| "the Property" | means the premises demised by the Lease |
| "the Service Charge" | means the Service Charge payable under the Lease |
| "the Services" | means the services provided under the Sixth schedule and the Ninth Schedule of the Lease |
| "the Freehold" | means the interest of the Lessor in the Property registered under Title No. WM95825 |
| "the Term" | means the term of years commencing from and including the date hereof and expiring on the 24th day of March 2157 |

INTERPRETATION

1. The singular includes the plural and vice versa and reference to a gender includes the other gender
2. Reference to a person includes bodies corporate, unincorporated associations and partnerships
3. The schedule shall be treated as an integral part of this Lease and references to the Lease shall include the schedule
4. Any references to any statute or statutory instrument or any section or part of it include any enactment replacing or amending it and any instrument order or regulation made under it and also include any part statutory provisions (as from time to time modified or re-enacted) which such provision has directly or indirectly replaced
5. Headings are for reference purposes only and shall not affect the construction of anything in this Lease
6. In the event of this Lease being prepared in several parts each of the parties may execute one or more parts and the part so executed shall constitute one lease and be binding on the parties as if they had all executed the same document
7. Obligations entered into by more than one person as the lessee shall be deemed to be joint and severally made
8. The proper law relating to this Lease is English law

RECITALS

1. The Lessor is registered as proprietor of the freehold and is the competent landlord for the purposes of S40 of the Act
2. The Lessee is registered as proprietor of the Lease
3. The Lease is granted under S56 of the Act
4. This lease shall have effect as if there had been a surrender and re-grant of the Lease pursuant to paragraph 10(1) of Part II of Schedule 11 of the Act

NOW THIS DEED WITNESSES as follows:

1. IN CONSIDERATION of the Price now paid by the Lessee to the Lessor (the receipt of which the Lessor acknowledges) the Lessor demises the Property to the Lessee in substitution for the Lease with limited title guarantee affirms the surrender and re-grant of the Lease pursuant to paragraph 10(1) of Part II of Schedule 11 of the Act and to the demise of this lease in substitution for the Lease on the terms set out in this deed

COVENANT TO OBSERVE LEASE DURING TERM

2. The Lessee covenants with the Lessor that she will observe the terms of the Lease (together with the amendments made herein) during the Term as if the same had been set out fully in this deed

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SERVICES AND SERVICE CHARGE

3. The Parties wish to make the following provisions for the Term of the Lease concerning the Lessee's Proportion of the Lessor's Expenses for the purposes of Section 57(2) of the Act

3.1 The Lessor covenants with the Lessee to continue to provide the Services and collect the Lessee's Proportion of the Lessor's Expenses and

3.2. The Lessee covenants with the Lessor to pay the Lessee's Proportion of the Lessor's Expenses in accordance with the Lease

AGREEMENTS AND DECLARATIONS

4. It is agreed and declared that:

4.1. For the purposes of S57(7) of the Act no long lease created immediately or derivatively by way of sub demise from the Term will confer on a subtenant any right to a new lease under the Act

4.2 The Rent payable by the Lessee shall from the date hereof be a peppercorn

4.3 The fee for notice of assignment or other devolution of title referred to in the Lease shall be forthwith increased to 0.075% of the value of the transaction which gives rise to the notice

RESERVATION FOR SECTION 61 OF THE ACT

5. The Lessor reserves the rights given in S61 of the Act in relation to redevelopment

CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999

6. No third party shall have any rights under or in connection with this Deed by virtue of the Contracts (Rights of Third Parties) Act 1999

IT IS HEREBY CERTIFIED that there is no agreement for lease to which the Lease gives effect

THE SCHEDULE

The Lease

Title No. WM98644

Property 53 Savoy Close and Garage 72 Savoy Close,
Harborne, Birmingham B32 2JA

Date 15th July 1977

Parties Stafford and Worcester Property Co. Limited (1)
Margaret Rose Scallon (2)

Term 90 years from 25th March 1977

Rent £10 per annum

SIGNED AS A DEED

by the Lessee

in the presence of:

Witnesses Signature

Name

Address

SIGNED AS A DEED

by ROBERT PETER NORMAN ROBERTS

in the presence of:

Witness Signature

Name

Address

J Roberts J. ROBERTS
18 Mill End Lane,
Alnewas, DE13 7BX



SIGNED AS A DEED

by PETER COATES

in the presence of:

Witness Signature

Name

Address

J Roberts
18 Mill End Lane
Alnewas, DE13 7BX.



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SIGNED AS A DEED
by MARTIN WILMOT BENNETT
in the presence of:
Witness Signature
Name
Address

MW Bennett

[Signature]
18 Mill End Lane
Alford DE13 7AB

DEED OF LEASE EXTENSION
53 Savoy Close, Harborne,
Birmingham B32 2JA