

THIS LEASE is made the 6th day of May 1986 between ONE POUND (L) LOOE LIMITED whose registered office is 52 Burg House Street Plymouth in the County of Devon (hereinafter called "the Lessor") of the one part and ANTHONY RICHARD MARTIN of Weir Cottage Quay Street Looe in the County of Cornwall (hereinafter called "the Lessee") of the other part

WHEREAS:-
INLAND REVENUE
PRODUCED
28 MAY 1986
OTHERWISE REQUIRES:-
1.(a) "The Building" means the building situate at Fore Street Looe Cornwall aforesaid known as Coach House Arcade East Looe Cornwall aforesaid

(b) "Flats" means the flat on the first and second floors of House Arcade and the stairs leading thereto and the piece of ground at the rear thereof forming part of the Building and "Flats" has a corresponding meaning

(c) "Shops" means the shops situate on the ground floor of Building and "Shop" has a corresponding meaning
(d) The Lessee and the Lessor shall wherever the context include the reversioner for the time being and the estate owners whose interests the term hereby granted is to take effect and the Lessee's successors in title respectively

(e) Where the Lessee are two or more individuals they shall include the plural number and obligations expressed or implied to be made by or with any of them shall be deemed to be made by or with such individuals jointly and severally

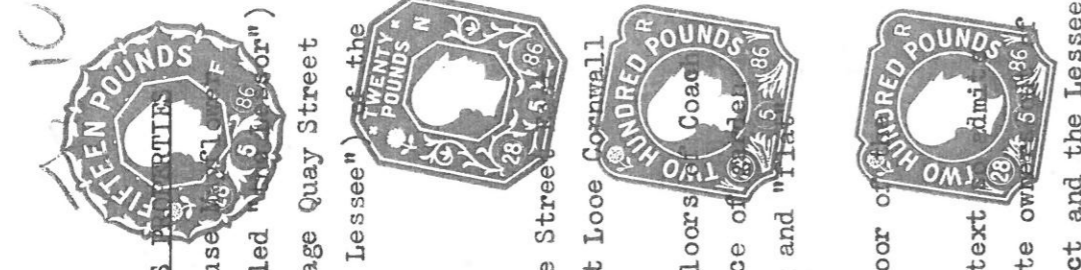
(f) In any covenant or proviso the expression "the demised premises" includes inter alia where the context so admits all additions improvements fixtures fittings window frames glass furniture and sash cords door furniture and water installations heating ventilating and electrical installations roofs gutters walls fences drains stairs passageways and accessways

(g) The expression "the Lessors' Surveyor" shall mean any person or firm appointed by or acting for the Lessor to perform the function of a Surveyor for any purpose of this Lease
(h) The expression "decorate" means to paint or otherwise treat or as the case may be all surfaces usually or requiring to be so treated having first properly prepared such surfaces and such decoration is to be carried out with good quality materials and in accordance with the best standards of workmanship

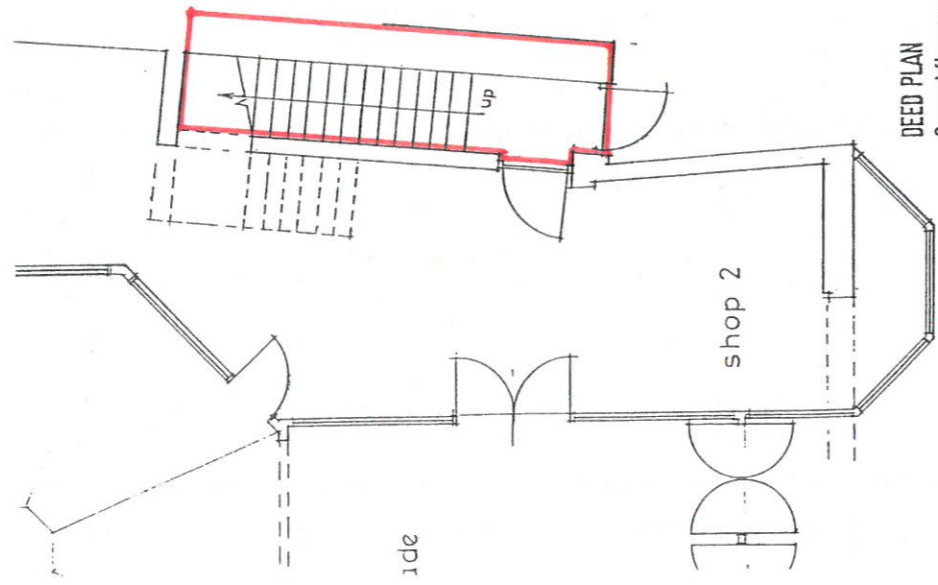
(i) References to any right exercisable by the Lessor shall where the context so admits include the exercise of such right by all persons authorised by the Lessor

(j) "The term" means the term of years hereby granted and any statutory continuation thereof

(k) "The Insurance Contribution" means a sum equal to of the annual premium paid by the Landlord in insuring in accordance

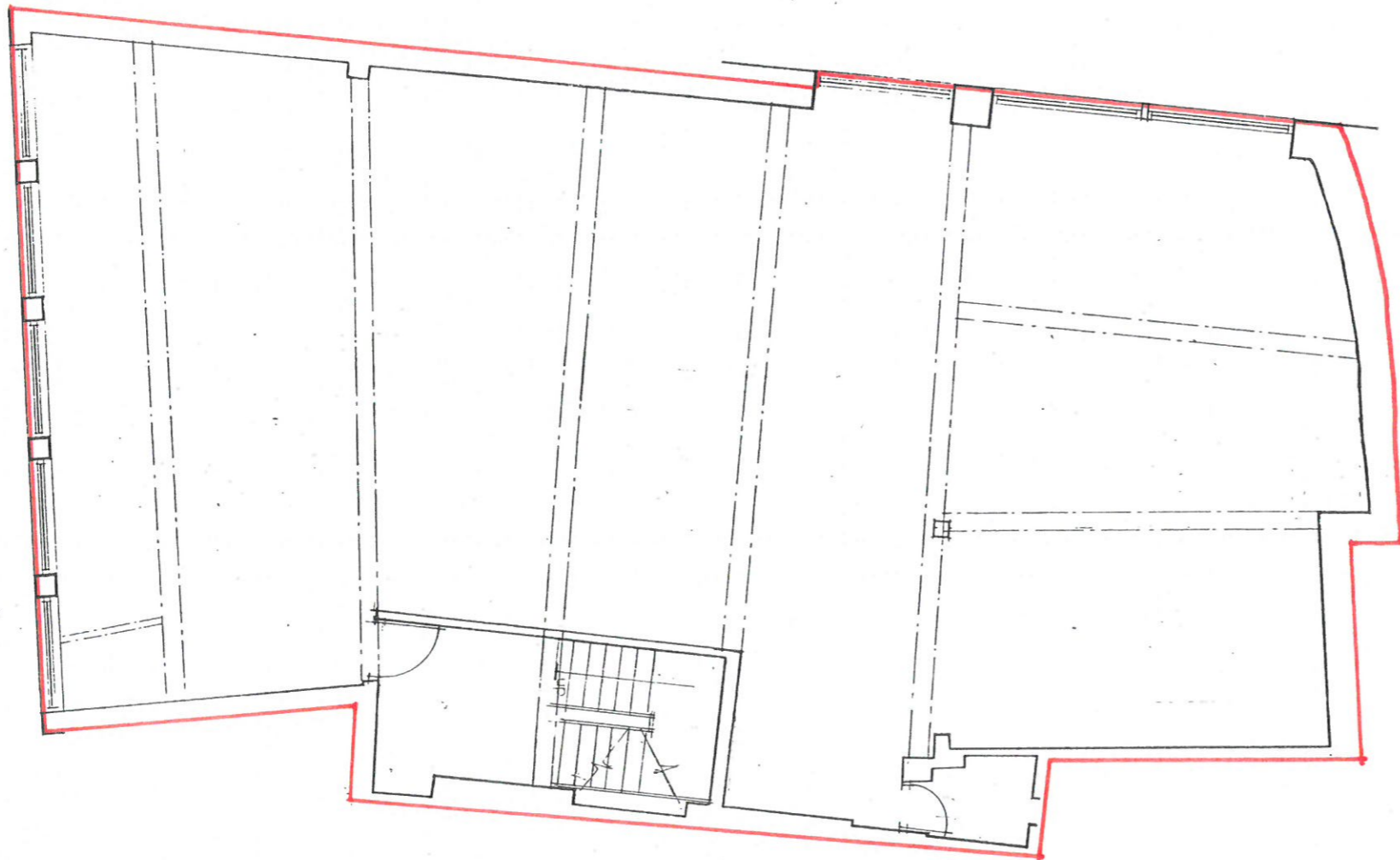


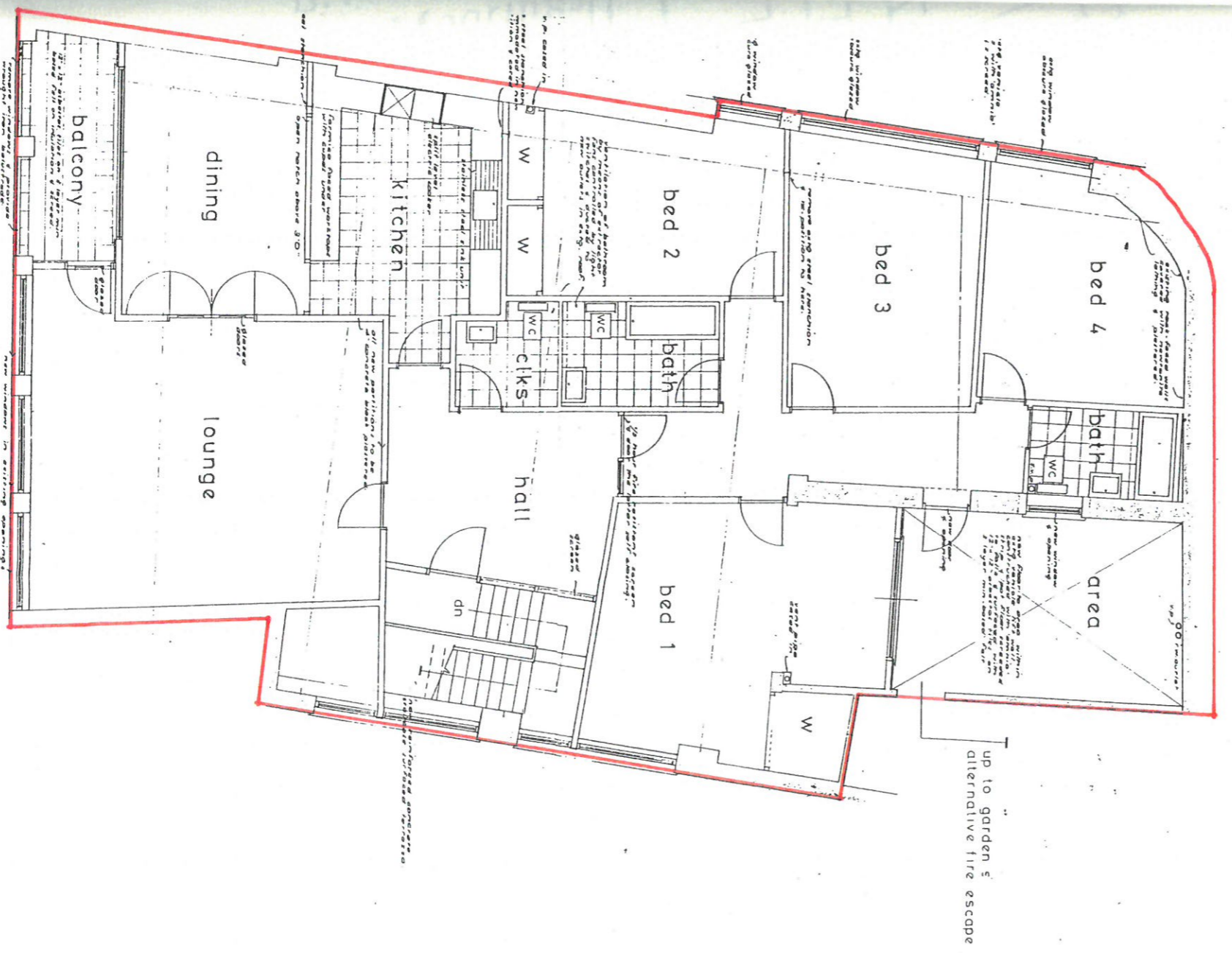
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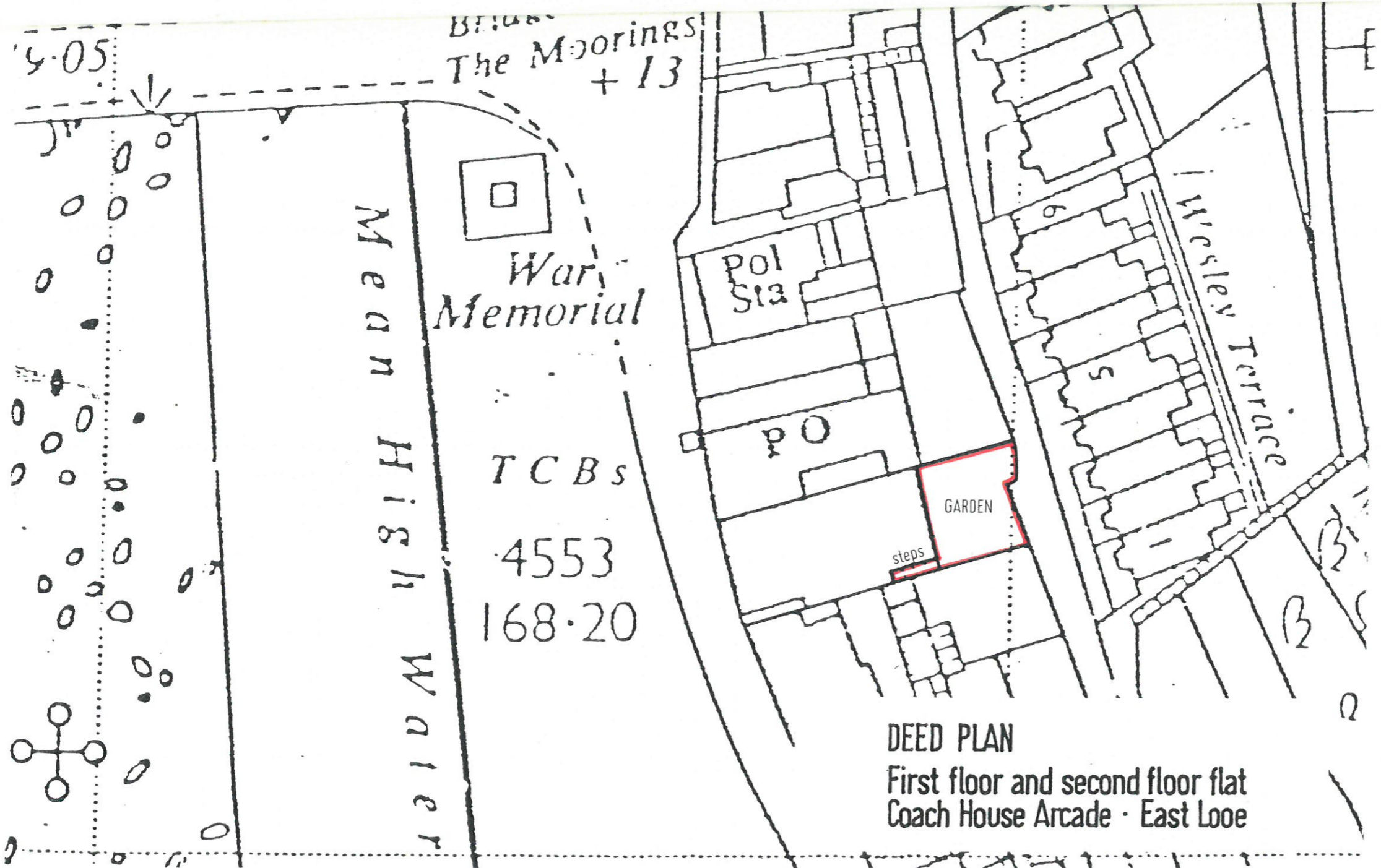
DEED PLAN
Ground floor access to
First floor and second floor flat
Coach House Arcade - East Loos

FIRST FLOOR





second floor plan - self-contained flat



The Moorings + 13

4.05

Mean High Water

War Memorial

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4553

168.20

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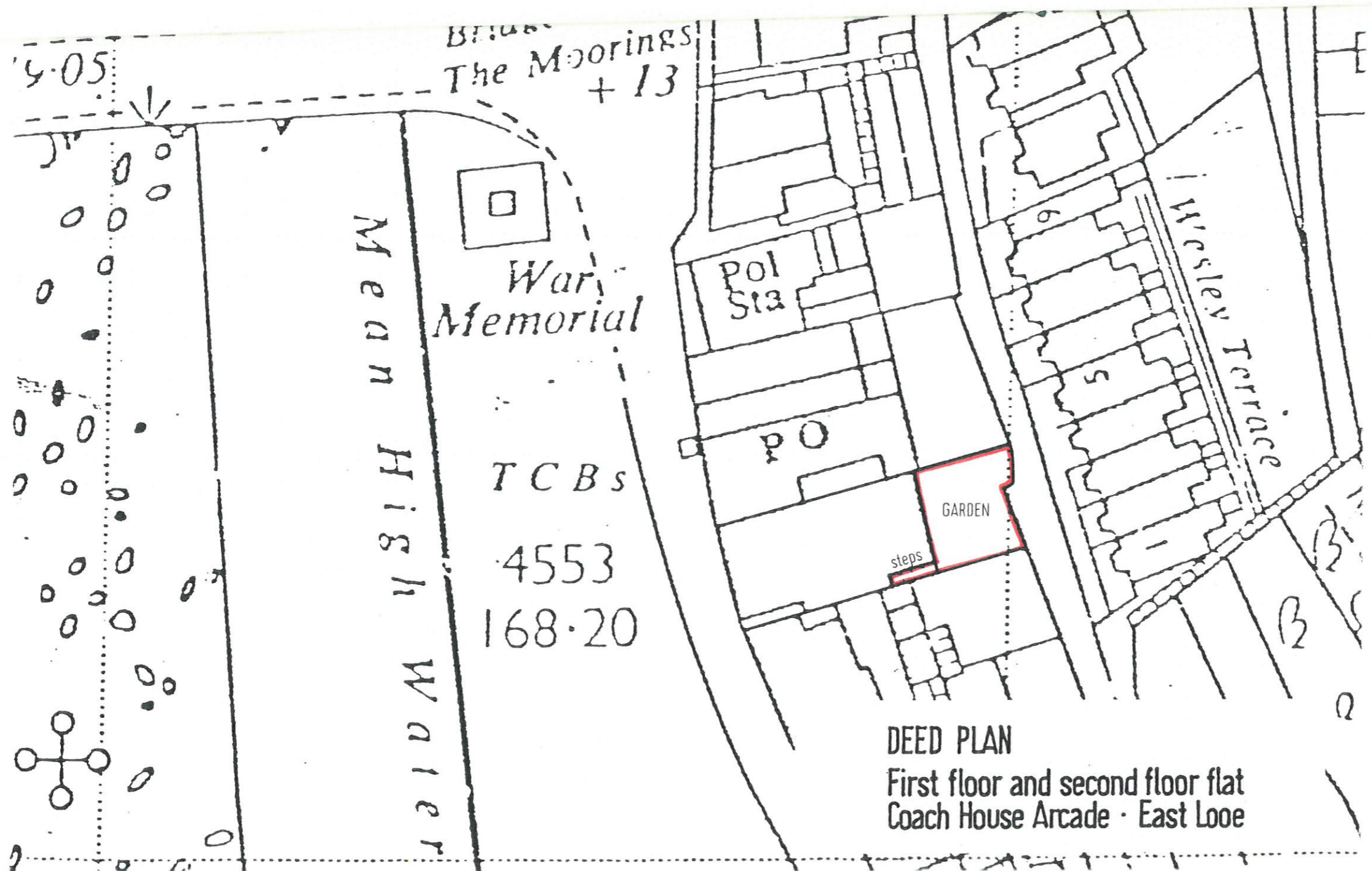
GARDEN

steps

Wesley Terrace

DEED PLAN

First floor and second floor flat
Coach House Arcade - East Looe



DEED PLAN

First floor and second floor flat
Coach House Arcade - East Looe

with the provisions of Clause 1 of the Sixth Schedule hereto.

2. In consideration of the rents insurance contribution and covenants on the part of the Lessee hereinafter reserved and contained and in consideration of the sum of Forty thousand pounds now paid by the Lessee to the Lessor (the receipt whereof the Lessor hereby acknowledges) the Lessor hereby demises unto the Lessee all those premises more particularly described in the First Schedule together with the rights specified in the Second Schedule hereto except and reserving unto the Lessor and where the context so admits unto the owners and occupiers for the time being of the shops in the Building the rights and matters specified in the Third Schedule hereto to hold the same unto the Lessee from the 25th day of March One thousand nine hundred and eighty-six for the term of one hundred and twenty five years.

3. (i) The yearly rent reserved by this Lease is for the first forty years thereof the sum of Fifty pounds per annum and for the next forty years the sum of One hundred pounds per annum and for the balance of the term the sum of Two hundred pounds per annum and so in proportion for any period less than a year

(ii) The rent shall be payable by equal half yearly payments in advance on the Twenty ninth day of September and the Twenty fifth day of March in every year the first of such payments being a proportionate payment to be made on the execution hereof

(iii) The insurance contribution shall be payable on demand.

4. The Lessee hereby covenants with the Lessor that the Lessee and the persons deriving title under him will at all times hereafter observe and perform the covenants and obligations set out in the Fourth and Fifth Schedule hereto

5. The Lessor hereby covenants with the Lessee that they will observe and perform the obligations on their part set out in the Sixth Schedule hereto

6. The Lessee paying the reserved rent and performing and observing the covenants on the part of the Lessee herein contained shall peaceably hold and enjoy the demised premises for the term hereby created without any interruption by the Lessor or any person lawfully claiming under or in trust for them

7. If the rent hereby reserved or any part thereof is unpaid twenty one days after becoming payable (whether formally demanded or not) or if any of the covenants on the part of the Lessee herein contained are not observed and performed then and in such case it shall be lawful for the Lessor or any person or persons authorised by them in that behalf at any time thereafter to re-enter the demised premises or any part thereof in the name of the whole and thereupon the term hereby granted shall absolutely determine but without prejudice to any right or remedy of the Lessors in respect of any breach of the covenants on the part of the Lessee hereinbefore contained. Notwithstanding

the generality of the foregoing the Lessor shall not exercise the right of re-entry above referred to unless twenty eight days' notice in writing of the Lessors' intention so to do is first given to any mortgagee whose interest in the demised premises and which interest shall be subsisting at the date of the Lessors' said notice has been notified to the Lessors and the unpaid rent or other breach of covenant which shall be specified in the Lessors' said notice shall not be paid or remedied on expiry of the said notice.

8. If at any time herein during the term created by this Lease the Lessee shall desire to assign his interest hereunder or sub-lease or underlease the whole of the demised premises he shall before entering another Contract so to do offer the same by notice in writing to the Lessor indicating the amount of the offer he has received for such assignment or sub-lease or underletting as the case may be and if the Lessor shall within 21 days of receiving such notice indicate it will match such offer the Lessee shall not be at liberty to sell or sub-let or underlet elsewhere but shall surrender his leasehold interest to the Lessor for the specified amount completion to follow 28 days after receipt of the notice by the Lessor. If within 21 days the Lessor shall not respond to the notice the Lessee shall be at liberty to sell or sub-lease or underlet elsewhere.

IN WITNESS whereof the Lessor has caused its Common Seal to be hereunto affixed and the Lessee has hereunto set his hand and seal the day and year first before written.

THE FIRST SCHEDULE hereinbefore referred to

The Demised Premises

The first and second floors of the building consisting of the Flats on the First Floor and Second Floor of the Building up to and including the roof of the demised premises and including also the passage and stairs leading to the flats and the small garden at the rear thereof All which said premises are for the purposes of identification only edged in red on the plan annexed hereto

THE SECOND SCHEDULE hereinbefore referred to

Rights included in the Demise

1. The right to connect into all pipes wires drains conduits and other services (the services) now laid or within the period of eighty years from the date hereof to be laid within the Building and intended to serve the demised premises either solely or with other parts of the Building and the free right and uninterrupted passage and running of water soil electricity and gas through and along the services

2. All rights of Support protection and other easements and all quasi easements rights and benefits of a similar nature now enjoyed or intended to be enjoyed by the demised premises

3. The right for the Lessee and his successors in title to have access to and entry upon the adjacent premises of the Lessor known as The Old Post Office East Loos Cornwall aforesaid for the purpose

of repairing maintaining renewing and reinstating when necessary the exterior and interior of the demised premises and for effecting all necessary repairs maintenance and decorations thereto upon previous reasonable notice except in the event of emergency doing no unnecessary damage in the exercise of such rights and making good any damage so done to the reasonable satisfaction of the Lessor including the right to take ladders scaffolding and any other necessary equipment or materials in and through The Old Post Office premises for the purposes of such repair maintenance decoration reinstatement etc. including all necessary repairs to the roof of the demised premises

THE THIRD SCHEDULE hereinafore referred to

Exceptions and Reservations out of this

Demise

1. The right to connect into all pipes wires drains conduits water tanks and other services (the services) now laid or within the period of eighty years from the date hereof to be laid or constructed in under or upon the demised premises and intended to serve the Shops and the Building and to the free right and uninterrupted passage and running of water soil electricity and gas from and along the services
2. The right to enter the demised premises or any part thereof in order to repair clean or maintain the services the person exercising such right causing as little inconvenience as possible and making good any damage occasioned thereby
3. All rights of support protection and other easements and all quasi easements rights and benefits of a similar nature now enjoyed or intended to be enjoyed by the remainder of the Building over the demised premises
4. The right for the Lessor and Lessees of the shops and their licencees and agents to enter upon the demised premises or any part thereof in order to maintain repair and renew the electricity meters situate therein and to read the same

THE FOURTH SCHEDULE hereinafore referred to

Lessees Covenants

1. Not to use the demised premises for any purpose from which any nuisance can arise to the occupiers of the Shops or the neighbourhood or for any illegal or immoral purpose
2. Not to do or permit to be done any act or thing which may render void or voidable any policy of insurance of the whole or any part of the Building or which may cause an increased premium to be payable in respect thereof
3. Not to throw dirt rubbish rags or other refuse or to permit the same to be thrown in the sinks basins lavatory cisterns waste or soil pipes in the demised premises
4. Without prejudice to the provisions of Clause 6 of the Fifth Schedule not to decorate the outside wall of the demised premises facing Fore Street East Looe except in a manner approved in writing by the Landlord

5. Not to object or raise any obligation to the use of the ground floor of the Building or the ground floor of the adjoining building known as the Old Post Office as an Amusement Centre or Amusement Arcade

THE FIFTH SCHEDULE hereinbefore referred to

Covenants by the Lessee with the Lessors

1. The Lessee shall pay the reserved rent on the days and in the manner above mentioned
2. To pay to the Lessors by way of further and additional rent interest on every instalment of the rent hereinbefore reserved or other payment hereunder payable from the date when such instalment falls due until the date when it is paid at a rate equal to $4\frac{1}{2}\%$ per annum above the base rate of Barclays Bank plc in force on the date when such instalment falls due (calculated on a day to day basis) provided that no such interest shall be payable on any instalment of rent or other payment which is paid within fourteen days after the date on which it shall fall due.
3. The Lessee shall pay all existing and future rates taxes assessments and outgoings whether parliamentary local or otherwise now or hereafter imposed or charged on the demised premises or any part thereof or upon the Lessors in respect of the demised premises
4. The Lessee shall not make any structural alterations or structural additions to the demised premises nor erect any new buildings thereon or remove any of the Lessor's fixtures and fittings without the previous consent in writing of the Lessor such consent not to be unreasonably withheld
5. The Lessee will pay all costs charges and expenses (including Solicitor's costs and Surveyor's fees) incurred by the Lessor for the purpose of and incidental to the preparation and service of a notice under Section 146 of the Law of Property Act 1925 notwithstanding forfeiture may be avoided otherwise than by relief granted by the Court
6. Forthwith after service upon the Lessee of any notice affecting the demised premises or the Building served by any person body or authority (other than the Lessors) the Lessee shall deliver a true copy thereof to the Lessor and if so required by the Lessor will join the Lessor in making such representation to any such person body or authority concerning any proposals affecting the demised premises as the Lessor may consider desirable and to join with the Lessor in any such appeal against any order or direction affecting the demised premises as the Lessor may consider desirable
7. Once in every seven years to redecorate the interior of the demised premises and once in every five years to redecorate the exterior thereof
8. To maintain and repair in good and substantial condition the demised premises including the roof of the demised premises and its

walls gutters and drains during the term and to yield up the same at the expiration of the term in like condition

9. To permit the Lessor or their agents to enter the demised premises upon prior reasonable notice being given (except in case of emergency) to view the state of repair and condition thereof and to leave on the demised premises notice in writing to the Lessee of all defects and wants of reparation which the Lessee is liable to make good under the covenants herein contained and if the Lessee does not proceed diligently within three months of any such notice to execute and complete such outstanding works to permit the Lessors to execute such repairs the costs of so doing to be payable by the Lessee on demand and if not so paid to be recoverable as if the same were rent in arrear

10. To keep and maintain the garden so far as the same is used as garden in good order and condition and properly tended

11. (a) Not to assign underlet charge or part with the possession of the demised premises or any part thereof without the previous consent in writing of the Lessors such consent not to be unreasonably withheld

(b) Not to use the demised premises for short term Holiday lettings

12. Within one month after every assignment underletting charge or parting with possession of the demised premises or any part thereof to give notice thereof in writing with particulars thereof to the Lessors and to produce such assignment underletting or charge to the Lessors and to pay the Lessors a reasonable registration fee in respect of each such assignment underletting charge or parting with possession

THE SIXTH SCHEDULE hereinafter referred to

Lessor Covenants

1. The Lessor shall insure and keep insured the Building in the name of the Lessor against loss or damage by fire explosion and such other risks the Lessor considers appropriate in some insurance office of repute in the sum equivalent to the full reinstatement value from time to time of the Building (including adequate amounts in respect of professional fees) and shall make all payments necessary for those purposes within seven days after the same become payable and shall produce to the Lessee on reasonable demand (but not more than once in any year) the policy or policies of such insurance and the receipt for the last premium for the same and the Lessor will ensure that the interests of any persons requiring to be noted are noted on relevant policies of insurance

2. In the event of the Building or part thereof being damaged or destroyed by fire or other insured risks the Lessor shall as soon as reasonably practicable lay out the insurance monies received in the repair rebuilding or reinstatement of the Building

THE COMMON SEAL of MARTINS PROPERTIES)
(LOOE) LIMITED was hereunto affixed)
in the presence of:)



Director *[Handwritten Signature]*

Secretary *[Handwritten Signature]*

DATED

6th May

1986

MARTINS PROPERTIES (LOOE) LTD

to

MR. ANTHONY RICHARD MARTIN

LEASE

re The Flat above Coach House
Arcade East Looe in the County
of Cornwall.

L.C. THOMAS & SON
NEATH.