

PARTICULARS

1. DATE OF THIS DEED:
2. LEASE
3. LANDLORD: THE MAYOR AND BURGESSES  
OF THE LONDON BOROUGH  
OF HARINGEY of Civic Centre  
Wood Green London N22 8LE
4. TENANT: -WOLVES LANE CONSORTIUM  
incorporated and registered in  
England and Wales with  
company number 12012596  
whose registered office is at  
Wolves Lane Centre, Wolves  
Lane, Wood Green, London N22  
5JD
5. GUARANTOR: (if any)
6. PREMISES: ALL THAT the Land and  
Premises known as Wolves Lane  
Horticultural Centre Wolves Lane  
Wood Green London N22 5JD  
and for the purposes of  
identification only shown edged  
red on the plan attached hereto
7. COMMENCEMENT DATE OF TERM:
8. LENGTH OF TERM: 25 years subject to determination
9. EXPIRY DATE OF TERM: day of 2047
10. DEPOSIT £500 payable on completion
11. RENT(S) (SUBJECT TO REVIEW): See Rent Schedule
12. RENT REVIEW DATES: See Rent Schedule
13. USER:  
As a Community Premises  
but always in accordance with  
Clause 6 (8)
14. DECORATION: Interior in 2022 and every 5 years  
Exterior in 2022 and every 5 years



THIS LEASE made the date stated in the Particulars B E T W E E N

- (1) the Landlord specified in the Particulars ("the Landlord")
- (2) the Tenant specified in the Particulars ("the Tenant")
- (3) the Guarantor (if any) specified in the Particulars ("the Guarantor")

WITNESSES:

1. DEFINITIONS

IN this Lease the following expressions (where the context so admits) shall have the following meanings:-

"the Particulars"	The details on the preceding page headed "Particulars"
"the Plan"	The plan or plans mentioned in the Particulars
"the Term"	The term specified in the Particulars {which shall include any extension or continuation whether by statute or at common law}
"the Termination Date"	The date of expiration or sooner determination of the Term
"the Premises "	The whole and every part of the land described in the Particulars together with everything for the time being on the land and/or appurtenant to it but not any advertisements or advertisement hoardings thereon
"Conduit"	Any conducting medium or other thing within or without the Premises by means of which any facility service or matter may pass
"Requisite Notice"	A notice in writing to the Tenant seven days before any entry is made on the Premises PROVIDED THAT in the case of an emergency no notice shall be required
"Landlord"	Shall include the person entitled for the time being to the reversion to this Lease
"Tenant"	Shall include the Tenant's successors in title and if it is an individual his personal representatives
"Interest"	Interest at the rate of Four per centum above the Cooperative Bank base rate payable on the date of demand from the date of demand by the Landlord

(or if earlier the date at which monies shall have become due or at which the Landlord shall have expended monies in respect of which interest is required under this Lease) until the date of payment to the Landlord compounded with quarterly rests on the usual quarter days

"Act"	Shall mean every Act of Parliament (whether specifically named herein or not) which may be relevant to the Premises its user or anything on the Premises the persons employed or having recourse thereto whether or not in force at the date hereof and shall include any statutory re-enactment or modification thereof and any order regulation directive bye-law rule consent or licence granted or required thereunder or by any Public or local authority or by any court of competent jurisdiction
"the Landlord's Surveyor"	Shall mean the Landlord's Surveyor for the time being
"the Landlord's Solicitor"	Shall mean the Landlord's Solicitor for the time being
"decorate"	Shall mean to paint stain polish impregnate repaper or otherwise properly treat as the case may be all surfaces usually or requiring to be so treated having first prepared such surfaces by stripping burning off stopping and priming as may be necessary and to wash down all washable surfaces and to restore point and make good the brickwork and stonework where necessary and to grain or varnish any parts usually so treated all such decorations to be carried out with good quality materials and where painting is involved with three coats to be applied to the exterior and two coats to the interior

## 2. INTERPRETATION

- (1) The details and descriptions appearing in the Particulars shall be included in and form part of the Lease
- (2) If there shall be more than one person included in the expression "Tenant" or "Guarantor" the covenants by them shall be joint and several
- (3) The expression "the Landlord" shall where the context so admits include any superior landlord and likewise the expression "Lease" includes "Underlease"

(4) Where the Landlord or any other person exercises any rights to enter the Premises under this Lease unless specifically provided herein to the contrary the person exercising such right shall do so in a reasonable manner and will make good any damage caused to the Premises

(5) Any covenant by the Tenant not to do any act or thing shall be deemed to include an obligation not to permit or suffer such act or thing to be done

3. DEMISE

The Landlord DEMISES the Premises to the Tenant

TOGETHER WITH

(1) the right of way in common with the Landlord and all others having a like right for the Tenant and the Tenant's agents servants and licensees for the purposes of providing access and egress from and to the Premises with or without vehicles over the roads and on foot only over the passageways and pathways giving access to and egress from the Premises PROVIDED THAT no parking shall be permitted otherwise than on the hard standing area at the Premises

(2) the right to the free passage of water soil gas and electricity to and from the Premises through the Conduits which are now or may within the Term not exceeding eighty years be in upon or under any neighbouring premises owned by the Landlord

EXCEPT AND RESERVING

(1) the right of way in common with all others having a like right for the Landlord and the Landlord's agents servants and licensees from and to the Premises with or without vehicles over the area shown shaded brown on the Plan attached hereto

(2) The right to the free passage of water soil gas and electricity from and to any neighbouring premises through the Conduits which are now or may hereafter within the Term not exceeding eighty years be in upon or under the Premises or which may be subsequently installed or constructed within the like period

(3) The right and liberty for the Landlord and the Landlord's Surveyor agents workmen and others at all times and from time to time upon Requisite Notice to enter into and upon the Premises and all parts thereof for the purpose of repairing maintaining altering cleansing examining or testing the Conduits serving the same and to make all connections and disconnections which may be necessary in relation thereto including connection to adjoining premises of the Landlord and for the purpose of carrying out any work or doing any thing whatsoever comprised within the Landlord's obligations hereinafter contained and for the purpose of erecting rebuilding or altering any buildings or structures on the land of the Landlord or the Landlord's tenants adjoining or near to the Premises PROVIDED THAT the Landlord shall not be liable to the Tenant in any way in relation to any such work carried out or thing done as aforesaid

(4) All rights of light air support and other easements and rights now or hereafter belonging to or enjoyed by the Premises from or over any adjacent or neighbouring land or building but without prejudice to those rights expressly hereinbefore granted to the Tenant

(5) The right to build or rebuild or alter any adjacent or neighbouring land or building in any manner whatsoever and to let the same for any purpose or otherwise deal therewith notwithstanding the light or air to the Premises is in any such case thereby diminished or any other liberty easement right or advantage belonging to the Tenant is thereby diminished or prejudicially affected

(6) The right to affix to the exterior of the Premises pipes flues scaffolding and other apparatus in connection with the use of adjoining premises PROVIDED THAT the Landlord shall make good all damage caused thereby to the Premises but shall not be liable to the Tenant for any inconvenience or otherwise howsoever caused in relation to any such work carried out or thing done as aforesaid

(7) The right to retain any advertisements or advertisement hoardings at present on the Premises and to receive the income therefrom and to relet the same from time to time as occasion shall require without making any payment or compensation to the Tenant

4. TERM

The Premises are demised for the Term from and including the Commencement Date of the Term to and including the Expiry Date of the Term

5. RENT AND RENT REVIEW

(1) The yearly rent is the rent specified in the Rent Schedule and so in proportion for any period less than a year payable by four equal payments in advance on the usual quarter days of which the first payment being the appropriate proportion from the date of commencement of this Lease down to the next ensuing quarter day shall be paid on the date hereof

(2) (a) The rent shall be reviewed in an upward direction only on the Rent Review Dates specified in the Rent Schedule (each Rent Review Date being hereinafter called "the review date") by the Landlord serving on the Tenant notice in writing (hereinafter called "the Landlord's Notice") by the review date stating the sum which in the opinion of the Landlord represents the yearly rent which ought to be paid by the Tenant for the period commencing on the review date

(b) If the rent for the period commencing on the review date (hereinafter called "the new rent") shall not have been agreed between the parties within three months from the service of the Landlord's Notice either party may at any time thereafter refer the matter to a single surveyor with personal knowledge of the area in which the Premises are located appointed by the President for the time being of the Royal Institution of Chartered Surveyors who shall act as an expert whose decision shall be final and binding and whose costs shall be in the award of such Surveyor

(c) The new rent shall be the greater of the market rent at the review date {with the benefit of any subsisting planning permission} that a willing lessee would pay a willing lessor for the Premises let on the terms of this Lease for a term of years equal to the term hereby originally granted and disregarding any restriction upon user or alienation herein

contained and on the assumption that the Premises are fit for occupation and use or the rent payable immediately before the relevant review date

PROVIDED ALWAYS that

(a) if within six weeks after the receipt of the Landlord's Notice (in respect of which period time shall be of the essence) the Tenant shall not have served upon the Landlord a Counter-notice specifying in writing an alternative annual rent as representing the market rent then the Tenant shall be deemed to have agreed that the amount specified in the Landlord's Notice shall be the new rent payable on and after the review date

(b) the right of the Landlord to require an adjustment of rent under this Clause shall not be prejudiced by any failure to give or receive notice or to call for the appointment of a surveyor

(c) notwithstanding that the new rent agreed or determined hereunder is not so agreed or determined until after the review date the new rent shall be substituted for the former rent from the review date and be payable from that date

(d) the parties hereto hereby mutually covenant that as soon as practicable after any reviewed rent has been agreed or otherwise determined they shall at their own expense endorse hereon or attach hereto and on or to the counterpart hereof a memorandum specifying the reviewed rent

(3) Time shall not be of the essence for the purposes of any Rent Review for this Lease

## 6. TENANT'S COVENANTS

The Tenant hereby covenants with the Landlord

### (1) Rent

To pay the rent and any reviewed rent as before mentioned on the dates mentioned for payment and by way of Bankers Order without any deduction or abatement (except as hereinafter specifically provided) provided that so long as the amount of rent which the



Tenant is liable to pay is restricted by law the Tenant will in lieu of the rent hereby reserved pay the maximum amount of rent which such restriction may from time to time allow

(2) Deposit

To pay the Deposit sum of Five Hundred Pounds on Completion of this Lease

(3) Outgoings

To indemnify the Landlord against and to pay all existing and future rates taxes and outgoings payable in respect of the Premises and to pay the Value Added Tax on all taxable supplies received by the Tenant and on all taxable supplies received by the Landlord and for which the Tenant is hereby required to pay under or in connection with this Lease (if appropriate)

(4) Insurance and additional monies

(a) By way of further rent to repay to the Landlord within twenty-one days of a demand being made therefor by the Landlord the sum which the Landlord shall from time to time pay for insuring the Premises including fees and rent as more particularly set out in Clause 9(2) hereof including insurance of plate glass windows if any and any service charge amounts payable under Clause 9

(a) Not to do anything whereby any policy of insurance on the Premises may become void or voidable and to comply with the requirements of the Landlord and of the Insurers of the Premises PROVIDED THAT in the event of the Premises being damaged or destroyed by fire or other of the insured risks and the insurance effected by the Landlord shall have been vitiated or payment of the insurance monies refused in whole or in part in consequence of some act or default on the part of the Tenant or the Tenant's servants employees agents or visitors then the Tenant shall reinstate the same at the Tenant's own expense

(b) All monies payable by the Tenant under this Clause shall be a charge on the Premises and recoverable by distress as for rent in arrear

(c) To effect all necessary insurances against Third Party and Public Liability claims and insurance of the Tenant's fixtures and fittings with an insurance company of repute and to indemnify the Landlord against all damages costs claims actions proceedings acts and liability whatsoever arising from the Tenant's occupation of the Premises and to produce to the Landlord on demand the policy or policies of any such insurance and the receipt for the last premium payment

(5) Waste Additions and Alterations

(a) Not to commit any waste on the Premises

(b) Not to make any addition to the Premises

(c) Not to make any alteration to the Premises without the prior written consent of the Landlord which shall not be unreasonably withheld subject to the Tenant first making an application supported by drawings and where appropriate a specification in duplicate and paying the fees of the Landlord and the Landlord's respective professional advisers any consent given by the Landlord under this sub-clause to be conditional upon the Tenant re-instating if the Landlord shall so require the Premises to their original condition at the end or sooner determination of the Term such re-instatement being at the Tenant's own expense PROVIDED THAT where such alteration includes the provision of fixtures and fittings they shall not become part of the Premises and the Landlord shall be under no obligation to insure the same

(6) Repairs

(a) To keep the whole of the Premises including all alterations and improvements thereto and all works and services connected therewith clean and in good and substantial repair damage by fire or any other risk insured against by the Landlord excepted unless payment of any insurance money shall be refused either in whole or in part as a

result of any act or default of the Tenant and in such condition to deliver up the Premises on the Termination Date

(b) To keep clean the windows of the Premises both inside and outside

(7) Decoration

To decorate the Premises on the dates specified in the Particulars both the interior and the exterior and in the last year of the Term whenever determined the decoration to be in a colour and style approved by the Landlord's Surveyor

(8) User

(a) To use the Premises for the purpose only of a community premises to provide facilities for social, educational, leisure and welfare activities for the benefit of the local community, always in accordance with:-

- (i) the Tenants Memorandum and Articles of Association (or Constitution) or aims and objectives current at the date hereof
- (ii) the Aims and Objects of the Tenant and
- (iii) the Landlords Equal Opportunities Statement from time to time in force herein referred to as Permitted Use

(b) The parties agree that under no circumstances will it be permitted for the prime function of the Premises to become that of solely letting out the whole or part of the Premises which shall be deemed to be a fundamental breach of the terms and conditions of this Lease

(c) To occupy the Premises forthwith and to keep it open for the Permitted Use between the hours of 6am and 10pm Monday to Sunday inclusive and not to use the Premises outside these hours except for one hour preparation time before opening and half an hour clearing up time after closing and in exceptional circumstances when key personnel may be required on site PROVIDED THAT the Landlord may at any time reduce the hours for Permitted Use with immediate effect due to any excessive noise or nuisance being caused by the Tenant the Landlord acting reasonably in exercising such right

(d) Not to use the Premises for any purpose which is in conflict with the policies of the Landlord from time to time in its capacity as a Local Authority nor to hire out the

Premises for use for party political purposes save with prior written consent from the Landlords Surveyor at his sole discretion

(e) Not to do on the Premises anything which may be a nuisance or annoyance or cause damage or inconvenience to the Landlord or the Landlords tenants or any neighbouring owner or occupier or to the general public and all works requested by the Landlords Surveyor to remedy or prevent the recurrence of such nuisance or annoyance or

damage or inconvenience shall be carried out by the Tenant at the Tenants own expense to the satisfaction of the Landlords Surveyor

(f) Not to use the Premises for any noxious noisy or offensive trade or business nor for any illegal or immoral act or purpose nor for gaming nor as a betting shop sex or amusement arcade and not to hold any sales by auction nor keep any animals or birds on the Premises otherwise then in connection with the permitted User PROVIDED that the Tenant may use the Premises for minor gaming activities such as raffles lotteries whist drives beetle drives and the like in order to raise funds to enable the Tenant to properly carry out its objects PROVIDED THAT the Tenant observes all the covenants and conditions herein during such activities

(g) Not to trade or display goods nor allow the accumulation of rubbish to cause any obstruction outside the Premises or any access way thereto or the front windows thereof (if any) nor to hang anything outside the windows

(h) Not at any time to place or store or allow or suffer the placement or storage of any trailer container building or structure whether temporary or permanent upon the Premises and surrounds including any allocated car park spaces and common areas AND not to store any other items whatsoever outside the Premises

(i) Not to overload the Premises or use any machine other than normal machines consistent with the user hereinbefore specified without the written consent of the Landlord

(j) Upon demand being made by the Landlord the Tenant will submit a written statement to the Landlord of the general sphere of activities being carried on or which are proposed to

be carried on at the Premises and notwithstanding the provisions of this Clause the Landlord shall have the right to require the immediate discontinuance of any activity or proposed activity of which it does not approve PROVIDED that the Landlord shall not exercise such right unreasonably or otherwise than through its Members or the Landlords Surveyor

(k) To take all reasonable and prudent steps to maintain a good standard of security and safety on the Premises

(l) Not in any way to obstruct any of the footpaths or roads adjacent to the Premises

(m) Not to allow to pass into the sewers drains or watercourses serving the Premises any noxious or deleterious effluent or other substance which may cause an obstruction in or injure the said sewers drains or watercourses and in the event of any such obstruction or injury forthwith to make good such damage to the satisfaction of the Landlords Surveyor

(n) To take all reasonable and prudent steps to maintain a good standard of security and safety on the Premises and (without prejudice to the generality of the foregoing) adequate caretaking and cleaning arrangements to the satisfaction of the Landlords Surveyor

(o) Not in any way to obstruct any service road or any of the roads adjacent to the Premises provided that vehicles may wait in the rear service road (if any) for the purpose of loading and unloading only PROVIDED FURTHER THAT the vehicles do not adversely affect the use of any other adjoining or neighbouring premises

(p) To comply with all reasonable regulations made by the Landlord from time to time for the management of the Premises and/or any estate of which the Premises form part and/or any other land or premises used or to be used by the Tenant in common or jointly with any other person

(q) In the event of any dispute arising concerning the foregoing provisions of this clause and whether or not any activity carried on by the Tenant at the Premises complies with the provisions hereof the Landlord shall be deemed to be the sole arbitrator and the Landlords decision given by the Landlords Surveyor shall be final and binding

(9) Advertisements and Aerials etc

(a) Not without the Landlord's prior written consent to exhibit any advertisement notice or sign on the Premises or inside the Premises so as to be seen from the outside and in particular nor to erect any projecting or illuminated sign provided that the Tenant may erect a fascia or a board of reasonable size in a position designated by the Landlord displaying the Tenant's name and business which if so required by the Landlord shall be removed on the Termination Date the Tenant making good any damage caused by such removal PROVIDED THAT this covenant shall not preclude any proper displays of trade inside the shop windows of premises demised for use as a shop

(b) Not to install any flag pole external television or radio aerial or window box on the Premises

(10) Assignments Underlettings etc

Not to underlet nor share nor part with the possession or occupation of the whole or any part of the Premises save that:

(a) the Tenant shall be permitted to share occupation with OrganicLease, The Ubele Initiative, Crop Drop and the Wolves Lane Flower Company being 'the Agreed Sharers' and such other groups as falling into the category of Agreed Sharers from time to time on condition that:

(i) the sharing of occupation is conducted in a manner that does not establish a relationship of landlord and tenant;

(ii) that the extent of the Premises being shared does not exceed 60% in space;

(iii) that the sharing arrangement will only continue for such time as the Tenant remains in occupation of the Premises;

(iv) that the Agreed Sharers occupy undefined space without exclusive possession of the Premises determinable at any time between the Landlord and Tenant in accordance with this clause 6 (10);

(v) that the sharing arrangement is permissible strictly on the basis and duration that the

Agreed Sharers remain part of the Tenant's Consortium undertaking activities consistent with the permitted User and

(vi) this consent does not obviate the need for the consent or licence of any person other than the Landlord that may be required for the Tenant to share occupation of the Premises with the Agreed Sharers;

(b) the Premises or part thereof may be hired out on a daily basis for bona fide community activities so long as no relationship of Landlord and tenant is created between the Tenant and any occupier and such occupier complies with the use as set out in Clause 6 (8) and further that the Tenant shall obtain approval from the Landlord for all sub-lettings and keep a schedule with full details of all such sub-lettings and provide the Landlord annually with an updated schedule for approval and the landlord shall reserve the right to demand the immediate discontinuance of any activity or proposed activity which it does not approve providing that such right is reasonably exercised

(c) Not to assign nor charge part of the Premises

(d) Not without the previous written consent of the Landlord (which shall not be unreasonably withheld) to assign nor charge the whole of the Premises and upon any assignment to obtain a direct covenant by the assignee with the Landlord to pay the rent and observe and perform the covenants and restrictions of this Lease for the remainder of the Term and if the Landlord shall so require to obtain an acceptable guarantor for any private limited company

(e) Provided Always the Landlord may withhold consent to the assignment of the Premises if any of the following conditions are not fulfilled

(i) That the Tenant who is to assign the Lease and their Guarantor (if any) enters into an Authorised Guarantee Agreement with the Landlord in a form permitted by the Landlord and Tenant (Covenants) Act 1995 and

(ii) On an assignment to a limited company the assignee must procure that at least two

directors of the company or some other person or persons reasonably acceptable to the Landlord act as guarantors for the assignee in such form as the Landlord may reasonably require and

(iii) Where the Superior Landlords consent (if any) is required to the assignment the assignment of the Lease shall not be completed until such consent is obtained and

(iv) The Tenant shall pay in full the Landlords Surveyors administration and associated costs prior to the preparation of the Licence to Assign (such fees to be payable whether or not the Licence to Assign proceeds to completion)

(v) The Tenant shall pay in full the Landlord's legal and associated costs and the costs of the Superior Landlord (if any) whether or not the Licence to Assign proceeds to completion

(f) If any of the circumstances and conditions contained in subclause (d) and (e) of this clause are not fulfilled it shall not be unreasonable for the Landlord to withhold its consent to the assignment of the Demised Premises

(11) Registration of Documents

Within fourteen days after any assignment charge {underlease or sub-underlease} or any transmission or other devolution relating to the Premises or any part thereof to leave with the Landlord's Solicitor a certified copy of the relevant instrument and to pay to the Landlord's Solicitor a fee of Fifty Pounds or such larger sum as the Landlord's Solicitor shall reasonably require

(12) Entry in connection with Development

To permit the Landlord after Requisite Notice to enter the Premises in connection with the development of any neighbouring premises and to build on or into any boundary wall of the Premises without payment of compensation to the Tenant for any damage or otherwise

(13) Inspection

To permit the Landlord after Requisite Notice to inspect the Premises for any purpose



and to serve upon the Tenant notice in writing specifying any repairs and works required to be done whereupon within one month thereof or forthwith in an emergency the Tenant shall remedy any breach of covenant for which the Tenant is liable to the reasonable satisfaction of the Landlord's Surveyor and in case of default the Landlord may enter the Premises and remedy the breach and all expenses thereof together with interest thereon shall be paid by the Tenant to the Landlord and shall be recoverable as a debt

(14) Entry to Repair etc

To permit the Landlord or such owners or occupiers of any neighbouring premises as are authorised by the Landlord after Requisite Notice to enter upon the Premises in connection with the maintenance repair or alteration of any neighbouring premises or anything serving the same and running through the Premises or to comply with any requirements of any competent authority without payment of compensation to the Tenant

(15) Reletting on Expiry

To allow the Landlord to enter on the Premises at any time within six months next before the determination of the Term (howsoever determined) and to fix thereon a notice-board for reletting the same which shall not be removed or obscured but which shall be fixed in such a position so as not to interfere with the Tenant's business and to permit persons holding appropriate authority to inspect the Premises at reasonable times

(16) Compliance with Statutes etc

To comply in all respects with the provisions of all Acts for the time being in force and any requirements of any competent authority relating to the Premises or any part thereof or the use thereof or the Tenants activities therein and so far as the law allows to indemnify the Landlord against all liability costs and expenses in respect thereof

(17) Costs

(a) To pay all expenses incurred by the Landlord and the Landlord's respective professional advisers in connection with any notice under Section 146 of the Law of Property Act 1925 or incidental to the preparation and service of a schedule of

dilapidations during or upon the determination of the Term and every consent applied for under this Lease including where appropriate the approval of drawings and specifications the inspection of works and the issue of any certificate in respect thereof

(b) To pay the Landlord's Solicitor's costs incidental to the grant of this Lease together with the fees of the Landlord's Surveyor amounting to £1,200 and £500 respectively (£1,700 total No VAT) on or before completion of this Lease

(18) Statutory Notices

To give full particulars to the Landlord within seven days of any notice or proposal issued by any competent authority and at the request and cost of the Landlord to make or join in making such objection or representation in respect of such notice or proposal as the Landlord shall deem expedient

(19) Easements and Encroachments

Not to obstruct any window light or ventilator belonging to the Premises or to any other building belonging to the Landlord and not to give to any third party any acknowledgement that the Tenant enjoys the access of light to any of the windows or openings of the Premises by the consent of such third party and to give immediate notice to the Landlord if any encroachment or easement affecting the Premises shall be made or acquired or attempted to be made or acquired and at the Landlord's request at the cost of the Landlord and the Tenant equally to adopt such means as may be reasonably required to prevent the same

(20) Expenses incurred by the Landlord

To pay to the Landlord by way of further rent if the Landlord shall so require an amount equal to a fair proportion to be conclusively determined by the Landlords Surveyor ("the Tenants Contribution") of the expenses payable in respect of maintaining repairing renewing redecorating and cleansing all party walls fences access ways Service Conduits and other party structures or things which shall belong to the Premises and to

contiguous adjoining or neighbouring premises and which shall be used or be capable of being used by the Tenant in common with the Landlord or the owners or occupiers of such premises

(21) Town and Country Planning

In relation to the Planning Acts (by which expression it is intended herein to designate the Town and Country Planning Act 1990)

(a) Not to do or omit to do anything on or in connection with the Premises the doing or omission of which shall be a contravention of the Planning Acts or of any notices orders licences consents permissions or conditions (if any) served made granted or imposed thereunder or under any enactment repealed thereby and to indemnify the Landlord against all actions proceedings damages penalties costs charges claims and demands in respect of such acts and omissions or any of them (whether arising during the Term or thereafter) and against the costs of any application for planning permission and the works and things done in pursuance thereof

(b) In the event of the Landlord giving written consent to any of the matters in respect of which the Landlord's consent shall be required under the provisions of this Lease or otherwise and in the event of permission from any planning authority under the Planning Acts being necessary for any addition alteration or change in or to the Premises or for the change of user thereof to apply at the cost of the Tenant to the local and planning authorities for all consents and permissions which may be required in connection therewith and to give notice to the Landlord of the granting or refusal (as the case may be) of all such consents and permissions forthwith on the receipt thereof

(c) In the event of any planning authority agreeing to grant the desired planning permission only with modifications or subject to conditions to give to the Landlord forthwith full particulars of such modifications or conditions AND if such modifications or such conditions shall in the reasonable opinion of the Landlord be undesirable then the Tenant shall not proceed with the works or change of user to which the application related

(d) To give notice forthwith to the Landlord of any notice order or proposal for a notice or order served on the Tenant under the Planning Acts or otherwise coming to the notice of the Tenant and if so required by the Landlord to produce the same and at the request of the Landlord at the cost of the Landlord and the Tenant equally to make or join in making such objections or representations in respect of any proposal as the Landlord may require

(e) To comply at the Tenant's own cost with any notice or order served on the Tenant under the provisions of the Planning Acts

(f) Not to apply for planning permission in respect of the whole or any part of the Premises or to carry out any development or other works or effect any change of use if the making of such application or the carrying out of such development or other works or such change of use would or might give rise to any tax charge or other levy payable by the Landlord

(g) Unless the Landlord shall otherwise direct to carry out before the expiration or sooner determination of the Term any works stipulated to be carried out to the Premises by a date subsequent to such expiration or sooner determination as a condition of the grant of any planning permission obtained by the Tenant {or any sub-tenant} during the Term

(h) If and when called upon so to do to produce to the Landlord or the Landlord's Surveyor all such plans documents and other evidence as the Landlord may require in order to satisfy itself that the provisions of this sub-clause have been complied with in all respects

(22) Statutory Acquisitions

Not to do or omit to do any act matter or thing as a consequence whereof the Landlord's reversion immediately expectant upon the determination of the Term shall become liable to acquisition pursuant to any statutory provisions from time to time in force

(23) To Provide Fire Fighting Appliances

To keep the Premises sufficiently supplied and equipped with such fire fighting and extinguishing appliances suitable in all respects to the type of user of or business manufacture process or trade carried on upon the Premises as shall from time to time be

required by law or by the local or other competent authority and as shall be reasonably required by the Landlord or the Landlord's Insurers (so far as not opposed to the legal obligations of the Tenant) and such appliances shall be open to inspection and shall be maintained to the reasonable satisfaction of the Landlord and also not to obstruct the access to or means of working such appliances or the means of escape from the Premises in case of fire

(24) Freehold Title Restrictions

To observe and perform the covenants and other matters contained or referred to in the entries on the Register of the Freehold Title out of which this Lease is granted so far as the same affect the Premises and are still subsisting and capable of taking effect and to indemnify the Landlord against all costs claims liabilities and demands arising from any breach by the Tenant of this obligation

(25) Provision as to Health and Safety

At all times during the Term to do and execute or cause to be done and executed all such works and to do all such things as under or by virtue of any Act or Acts of Parliament now or hereafter to be enacted including but without prejudice to the generality of this sub-clause the Health and Safety at Work etc Act 1974 the Factories Act 1961 the Offices Shops and Railway Premises Act 1963 the Employers Liability (Compulsory Insurance) Act 1969 Employers' Liability (Defective Equipment) Act 1969 Control of Pollution Act 1974 or any statutory modification or re-enactment thereof for the time being in force and bye-laws rules regulations orders and codes of practice and guidance notes made and/or issued thereunder and in particular those by the Health and Safety Executive thereunder are or shall be directed as necessary to be done or executed upon or in respect of the Premises

or any part thereof or in respect of the Tenant's use thereof by the owner lessee tenant or occupier thereof

(26) Provision as to Terms of Employment

At all times during the Term to do and execute or cause to be done all such things as under

or by virtue of any Act or Acts of Parliament now or hereafter to be enacted (including but without prejudice to the generality of this and the following sub-clause the Trade Union and Labour Relations Act 1974 and Trade Union and Labour Relations (Amendment) Act 1976 Employment Protection Act 1975 the Employment Protection (Consolidation) Act 1978 the Employment Act 1980 Wages Act 1986 Sex Discrimination Act 1975 and Equal Pay Act 1970 and the Race Relations Act 1976) or any statutory modification or re-enactment thereof for the time being in force and bye-laws rules and regulations made and/or issued thereunder are or shall be directed as necessary to be done or to refrain from doing and to prohibit all such things as thereby are prohibited in respect of the employment of persons in the Premises or any part thereof or in respect of the Tenant's use thereof

(27) To Display Notices

At all times during the Term to display prominently at each and every entrance to the Premises and each and every place occupied or used by the Tenant under the provisions of this Lease or in relation to the trade business or industry carried on in the Premises a notice containing the terms of sub-clauses (24) to (29) hereof

(28) Arbitration Procedure

(i) In the event of any question arising as to whether any or all the requirements of sub-clauses (24) to (29) of this Lease are being observed in whole or in part the question may if not otherwise settled or disposed of between the parties to this Lease be referred jointly to an independent tribunal for decision which may be nominated for this purpose by

the Secretary of State for Employment or in the alternative to an independent tribunal agreed between the parties to this Lease and in default of such nomination or agreement the said question may be referred on the motion of the Landlord to an independent tribunal nominated for this purpose by the Landlord which shall investigate the matter taking evidence as it thinks fit from the parties to this Lease employees of the Tenant and the trade union nominated by the said employees to represent them before the said tribunal and any other person or persons whom it may consider may assist in its deliberations and shall have the power to make recommendations to the parties to this Lease

(ii) Any further terms of reference and procedure and powers of such tribunal may be agreed between the parties prior to its commencing investigation in accordance with this Lease

## 7. PROVISOS

### (1) Proviso for Re-entry

If the whole or any part of the rent shall be unpaid for twenty-one days after becoming payable whether formally demanded or not or if there shall be any breach of any of the Tenant's covenants or if any Tenant being a corporation shall enter into liquidation whether compulsory or voluntary except for the purpose of amalgamation or reconstruction or suffer a receiver to be appointed or being an individual shall commit any act of insolvency or if unlimited shall apply to become limited being an individual shall die the Landlord may at any time thereafter re-enter upon the Premises or any part thereof and this demise shall thereupon terminate but without prejudice to any right of action or remedy of the Landlord in respect of any breach of covenant by the Tenant

(2) The parties to this Lease agree and confirm that the Tenant shall be required to formally notify the Lottery Fund [Please confirm relevant address] within 5 working days of either becoming aware or being notified by the Landlord of any breach or potential breach of covenant which could entitle the Landlord to lawfully terminate this

Lease and seek to forfeit. This notification by the Tenant is an absolute requirement of the Lottery Fund to enable the Lottery Fund to contact the Council as regards mitigating the breach and avoiding forfeiture

(3) Distress

Without prejudice to the Landlord's rights under sub-clause (1) above if the whole or any part of the rent together with accrued Interest thereon shall be in arrear for twenty-one days whether legally demanded or not it shall be lawful for the Landlord to enter into and upon the



Premises or any part thereof and distraint upon the Tenant's goods plant machinery equipment fixtures and fittings and dispose of the same in due course of law and to apply the proceeds thereof in or towards payment of rent in arrear together with Interest and all costs charges and expenses occasioned by the non-payment thereof and so that the power of the Landlord to distraint upon the Premises for rent in arrear shall extend to and include any Tenant's fixtures or fittings not otherwise by law distrainable which may from time to time be thereon

(4) Exclusion of Use Warranty

Nothing in this Lease shall imply or warrant that the Premises may be used for the purpose herein authorised under the Planning Acts and regulations now or from time to time in force

(5) Service of Notices

Any notice hereinbefore or by statute required to be served shall be sufficiently served by the Landlord if left or sent by recorded delivery post addressed to the Tenant at the Premises and by the Tenant if sent by recorded delivery post addressed to the place of business or office for the time being of the Landlord's Solicitor and any notice so sent shall be deemed to have been duly served at the expiration of twenty-four hours after the time of posting

(6) Paragraph Headings

Paragraph headings do not form part of this Lease and shall not be taken into account in the construction or interpretation hereof

(7) Cesser of Rent

If the Premises or any part thereof shall be destroyed or so damaged by fire or any other risk insured against by the Landlord so as to be unfit for occupation or use then unless the insurance of the Premises shall have been vitiated by the act neglect default or omission of the Tenant the rent hereby reserved or such fair and just proportion thereof

according to the nature and extent of the damage sustained as shall be determined by the Landlord's Surveyor whose decision shall be final and binding shall be suspended and cease to be payable until the Premises or damaged portion thereof shall have been reinstated or made fit for occupation or until the expiration of the period for which the Landlord has insured against loss of rent whichever is the shorter PROVIDED THAT if the Premises are not so reinstated or made fit for occupation as aforesaid by the expiration of the period for which the Landlord has insured against loss of rent then the Tenant shall at any time thereafter be entitled to serve on the Landlord not less than twenty-eight days notice of determination of this Lease in which event and upon the expiration of the period mentioned in the said notice this Lease shall absolutely determine but without prejudice to the rights of either party against the other in respect of any antecedent breach of covenant PROVIDED FURTHER that in the event of the service of such notice as aforesaid the Tenant shall (but for the period of the notice only not exceeding twenty-eight days) not be under any obligation to pay the rent due under this Lease

(8) Compensation

No compensation shall be payable by the Landlord to the Tenant in respect of any improvements or alterations carried out by the Tenant to the Premises nor will the Landlord be under any obligation to provide alternative accommodation except insofar as current Landlord and Tenant legislation may apply

(9) Damage from Services

The Landlord shall not be liable to the Tenant or any other person claiming through the Tenant for any damage which may be caused by defects in any plant or machinery pipes wires cables or other service media in the Premises or any neighbouring premises

(10) Arrears of Rent

If and whenever the Tenant shall fail to pay the rent including insurance rent and the {Tenant's Contribution} within twenty-one days of the due date whether or not demanded by

the Landlord the Tenant shall become liable to pay Interest on such rent from the date when it was due to the date on which it is actually paid

8. TENANT'S EFFECTS

The Landlord shall be entitled to sell or otherwise dispose of on any terms that the Landlord thinks fit any or all of the Tenant's fixtures fittings and effects left by the Tenant on the Premises for more than seven days after the expiration or sooner determination of this Lease which said fixtures fittings and effects shall be deemed to become the sole property of the Landlord The Landlord shall be entitled to retain for its own purposes and use the proceeds of sale but shall be under an obligation to offset the said proceeds of sale against any sums which may be owing by the Tenant to the Landlord under the terms of this Lease

9. LANDLORD'S COVENANTS

Subject to the Tenant paying the rent including insurance rent and the Tenant's Contribution towards the costs incurred for external repairs and maintenance including decorations by way of service charge and performing and observing the several covenants on the Tenant's part and the conditions herein contained the Landlord hereby covenants with the Tenant

(1) That the Tenant shall have quiet enjoyment of the Premises against the Landlord and all persons claiming title through the Landlord

(2) To keep the Premises insured against such perils including loss or damage by fire and in such minimum sum as the Landlord's Surveyor shall determine including two year's loss of rent architects and surveyors fees PROVIDED that the Tenant shall have the right to require the Landlord to increase the amount for which the Premises are insured or to require the Landlord to increase the scope or extent of the perils covered by the Landlord's Insurance Policy by giving to the Landlord's Surveyor not less than fourteen days Notice of the Tenant's desire to increase such insurance as aforesaid Upon receipt of such Notice the Landlord shall cause the insurance cover to be so increased and shall be entitled to

recover the additional premium from the Tenant in accordance with Clause 6(3) hereof

The Landlord shall cause all insurance monies received other than for loss of rent to be laid out in making good the damage for which the money has been received or rebuilding the Premises as the case may be PROVIDED

(a) that the Landlord shall not be liable to the Tenant for any delays in such making good or rebuilding caused by strikes lock outs restrictions imposed by the Government or other Authority or by shortage of labour or materials or other cause beyond the Landlord's control

(b) that the Tenant shall allow the Landlord the Landlord's workmen and employees and such other persons as are necessary to enter upon the Premises for the purpose of making good or reinstating the same as aforesaid

#### 10. DISPUTES

(a) Any disputes arising as between the Tenant and the Landlord's tenants or occupiers of adjoining or neighbouring property belonging to the Landlord as to any easement right or privilege in connection with the use of the Premises and the adjoining or neighbouring property or as to the party or other walls separating the Premises from the adjoining property or as to the amount of any contribution towards the expenses of works and services used in common with any other property shall be decided by the Landlord's Surveyor whose decision shall be binding upon all parties to the dispute

(b) Without prejudice to the Landlord's rights under Clause 7(1) hereof any disputes or differences arising as between the Landlord and the Tenant as to their respective rights duties or obligations or as to any other matter or thing in any way arising out of or connected with the subject matter of this Lease other than as provided by sub-clause (a) of this Clause shall be determined by a single Surveyor acting as an arbitrator agreed between the parties or in default of agreement appointed by the President for the time being of the Royal Institution of Chartered Surveyors whose decision shall be final and binding and whose costs shall be in the award of such Surveyor

#### 11. LOCAL AUTHORITY POWERS

For the avoidance of doubt nothing herein contained or implied shall prejudice or affect the Landlord's rights powers duties and obligations or fetter its decisions in the exercise of its functions as a local authority

12. REFERENCES TO COSTS AND VAT

All references in this Lease to:

(1) legal costs shall be construed as including all Counsel's fees reasonably incurred and Solicitor's costs (including profit costs whether the Solicitor engaged is employed by one party hereto or any other person) assessed in accordance with the Solicitors Remuneration Order 1972 on a Solicitor and Client basis and

(2) sums (including rents) payable by one party hereto to the other shall be construed as references to such sums exclusive of the Value Added Tax imposed by the Finance Act 1972 and the Tenant shall pay in addition to any sum payable to the Landlord under this Lease any Value Added Tax payable in respect of that sum

14. GUARANTOR'S COVENANT

The Guarantor hereby covenants with the Landlord

(1) That if at any time during the Term the Tenant shall make any default in payment of rent (including any increased rent payable under the rent review provisions hereinbefore contained) or in observing or performing any of the covenants or restrictions herein contained the Guarantor will pay the rent (including any increased rent payable as aforesaid) and observe or perform the covenants or restrictions in respect of which the Tenant shall be in default notwithstanding any time or indulgence granted by the Landlord to the Tenant or that this Lease may have been assigned or that the Tenant may have ceased to exist or that the terms of this Lease may have been varied by agreement between the Landlord and the Tenant or any other act or thing whereby but for this provision the Guarantor would have been released and

(2) That if a liquidator or trustee in bankruptcy shall disclaim this Lease the Guarantor will if the Landlord shall by notice in writing within three months after such disclaimer so require take from the Landlord a Lease of the Premises for the residue of the term which would have remained had there been no disclaimer at the same rent and subject to the same covenants and restrictions as in this Lease with the exception of this Clause such new Lease to take effect from the date of the said disclaimer and in such case the Guarantor shall pay the costs of such new Lease and execute and deliver to the Landlord a counterpart thereof

15. EXCLUSION OF IMPLIED OBLIGATIONS OF LANDLORD AND EFFECT OF WAIVER

(1) Nothing in this Lease shall render the Landlord liable (by implication of law or otherwise) for the doing of anything which the Landlord has not expressly covenanted to carry out provide or do

(2) No acceptance or demand or receipt for rent by the Landlord after knowledge (actual or implied) by the Landlord or the Landlord's agents of any breach of any of the covenants agreements and obligations on the part of the Tenant herein contained or implied shall operate as a waiver in whole or in part of such breach or of the Landlord's right of forfeiture or re-entry in respect thereof but any such breach shall for all the purposes of this Lease be a continuing breach for so long as such breach shall be subsisting and no person taking any estate or interest under the Tenant shall be entitled to set up any such acceptance of or demand or receipt for rent as a defence in any action or proceedings by the Landlord

(3) Each of the covenants on the part of the Tenant contained or implied by this Lease shall remain in full force both at law and in equity notwithstanding that the Landlord shall have waived or released temporarily or permanently revocably or irrevocably or otherwise howsoever any similar covenant or covenants affecting any adjoining or neighbouring property

17. RENEWAL

EXCLUSION OF PART II OF THE LANDLORD AND TENANT ACT 1954

Pursuant to a Notice served on the Tenant by the Landlord (Receipt of which Notice the Tenant hereby acknowledges) and a Declaration or Statutory Declaration dated the        day of        2022 made by or on behalf of the Tenant pursuant to Schedule 2 of the Regulatory Reform (Business Tenancies) (England and Wales) Order 2003 the Landlord and Tenant hereby agree under the provisions of Section 38A(3)(b) of the Landlord and Tenant Act 1954 (as amended) that the provisions of Sections 24 to 28 (inclusive) of the Landlord and Tenant Act 1954 are excluded in relation to the tenancy created by this Lease

18. EARLY DETERMINATION

It is hereby mutually agreed:-

Landlords Determination

(a) That if any of the events or circumstances listed in the following sub-clauses (a)(i) and (ii) shall happen or arise then (in addition to any other remedy to which he may be entitled under this Lease) the Landlord shall be entitled to give to the Tenant at any time not less than three months Notice to Quit in which case upon the expiry of such Notice to Quit the Term

shall cease and determine but without prejudice to the rights and obligations of either party hereto in respect of any antecedent breach of covenant or condition

(i) If the Tenant shall deviate from or fail to observe or implement the provisions of the Tenants Articles of Association or any mission statement in each case as in existence at the date hereof

(ii) If the Tenant shall make any material change or alteration or amendment whatever to the Tenants Articles of Association or any mission statement which inhibits the Tenant carrying out its primary objects unless this has been approved by the Landlord

(iii) If there is a material change to community demand for the services and the Premises are substantially under utilized to the extent that the premises are only open to the community base that they serve at less than 75% of the permitted / agreed opening hours

(iv) If there shall be financial or administrative mismanagement of the Premises or the user thereof or the hiring out of part or part thereof community support

(v) If the Tenant fails to comply with any notice(s) served by the Landlord under the Tenant's repairing and maintenance obligations

#### 19. CERTIFICATE

The parties hereby certify that there is no agreement for Lease to which this Lease give effect



**RENT SCHEDULE**

The annual Rent payable under this Lease shall be as follows such amounts being exclusive of rates and other outgoings subject to Review as confirmed herein:

<b>Year 1 –</b>	<b>A peppercorn if demanded</b>
<b>Year 2 -</b>	<b>£2,500</b>
<b>Year 3 -</b>	<b>£2,500</b>
<b>Year 4 -</b>	<b>£5,000</b>
<b>Year 5 -</b>	<b>£6,800</b>

The annual Rent payable shall thereafter be reviewed at the end of the fifth year of the Term being        day of                                2026 and every fifth year thereafter

I N W I T N E S S whereof the Landlord {and the Tenant} has/ have caused its/their respective Common Seals to be hereunto affixed {and the Tenant has hereunto set his hand} the day and year first before written

**THE COMMON SEAL of the MAYOR )  
AND BURGESSES OF THE LONDON )  
BOROUGH OF HARINGEY was )  
affixed by Order )**

Authorised Officer

SIGNED

**Signed as a Deed by the Tenant acting )  
by {a director and its secretary} {two )  
directors} )**

**Director** .....

**Director / Secretary** .....

DATED

2021

THE MAYOR AND BURGESSES OF THE  
LONDON BOROUGH OF HARINGEY

- to -

WOLVES LANE CONSORTIUM

L E A S E

- of -

Land and premises known as  
Wolves Lane Horticultural Centre Wolves Lane  
Wood Green London N22 5JD

Bernie Ryan  
Assistant Director of Corporate Governance  
London Borough of Haringey  
Alexandra House  
10 Station Road  
Wood Green  
London N22 7TR

Conveyancers Ref: LEG/PP/55866/JXK  
W.P. Ref:

<b>LR1. Date of lease</b>	2022
<b>LR2. Title numbers(s)</b>	<p><b>LR2.1 Landlord's title number(s)</b> <i>Title number(s) out of which this lease is granted. Leave blank if not registered.</i></p> <p>AGL201303</p> <p><b>LR2.2 Other title numbers</b> <i>Existing title number(s) against which entries of matters referred to in LR9, LR10, LR11 and LR13 are to be made.</i></p>
<p><b>LR3. Parties to this lease</b></p> <p><i>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.</i></p>	<p><b>Landlord</b> THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF HARINGEY of Civic Centre Wood Green London N22 8LE</p> <p><b>Tenant</b> WOLVES LANE CONSORTIUM (Company number 12012596) of registered office WOLVES LANE CENTRE, WOLVES LANE, WOOD GREEN, LONDON N22 5JD</p> <p><b>Other parties</b></p>
<p><b>LR4. Property</b></p> <p><i>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.</i></p> <p><i>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.</i></p>	<p><b>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.</b></p> <p>Page 1 Clause 4</p>
<p><b>LR5. Prescribed statements etc.</b></p> <p><i>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.</i></p> <p><i>In LR5.2, omit or delete those Acts which do not apply to this lease.</i></p>	<p><b>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.</b></p> <p>None</p> <p><b>LR5.2 This lease is made under, or by reference to, provisions of:</b></p> <p><i>Housing Act 1985</i></p>

<p><b>LR6. Term for which the Property is leased</b></p> <p><i>Include only the appropriate statement (duly completed) from the three options.</i></p> <p><i>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.</i></p>	<p>The Term is as follows:</p> <p>25 YEARS FROM <span style="float: right;">2022</span></p>
<p><b>LR7. Premium</b></p> <p><i>Specify the total premium, inclusive of any VAT where payable.</i></p>	<p>NIL</p>
<p><b>LR8. Prohibitions or restrictions on disposing of this lease</b></p> <p><i>Include whichever of the two statements is appropriate.</i></p> <p><i>Do not set out here the wording of the provision.</i></p>	<p>This Lease contains a provision that prohibits or restricts disposition.</p>
<p><b>LR9. Rights of acquisition etc.</b></p> <p><i>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.</i></p>	<p><b>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</b></p> <p>None</p> <p><b>LR9.2 Tenant's covenant to (or offer to ) surrender this lease</b></p> <p>None</p> <p><b>LR9.3 Landlord's contractual rights to acquire this lease</b></p> <p>None</p>
<p><b>LR10. Restrictive covenants given in this lease by the Landlord in respect of land other than the Property</b></p> <p><i>Insert the relevant provisions or refer to the clause, schedule or paragraph of a schedule in this lease which contains the provisions.</i></p>	<p>None</p>

<p><b>LR11. Easements</b></p> <p>Refer here only to the clause, schedule or paragraph of a schedule in this lease which sets out the easements.</p>	<p><b>LR11.1 Easement granted by this lease for the benefit of the Property</b></p> <p><b>LR11.2 Easements granted or reserved by this lease over the Property for the benefit of other property</b></p>
<p><b>LR12. Estate rentcharge burdening the Property</b></p> <p><i>Refer here only to the clause, schedule or paragraph of a schedule in this lease which sets out the rentcharge.</i></p>	
<p><b>LR13. Application for standard form of restriction</b></p> <p><i>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.</i></p> <p><i>Standard forms of restriction are set out in Schedule 4 to the Land Registration Rules 2003.</i></p>	<p>The Parties to this lease apply to enter the following standard form of restriction {against the title of the Property} or {against title number —}</p> <p>NONE</p>
<p><b>LR14. Declaration of trust where there is more than one person comprising the Tenant</b></p> <p><i>If the Tenant is one person, omit or delete all the alternative statements.</i></p> <p><i>If the Tenant is more than one person, complete this clause by omitting or deleting all inapplicable alternative statements.</i></p>	<p>The Tenant is more than one person. They are to hold the Property on trust for themselves as joint tenants.</p> <p>OR</p> <p>The Tenant is more than one person. They are to hold the Property on trust for themselves as tenants in common in equal shares.</p> <p>OR</p> <p>The Tenant is more than one person. They are to hold the Property on trust Complete as necessary.</p>