

Land Registry
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DATED 15th March

2013

I certify that this is a true copy of the original

Signed.....

Name..... E ALLEN

Date..... 27/3/13

For and on behalf of DIRECTION LAW
31 Watling St., Canterbury, Kent CT1 2UD

LONDON & QUADRANT HOUSING TRUST
as Landlord

and

DANIEL NICHOLAS GARFIELD
as Leaseholder



Shared Ownership Lease

of Plot 31 Flat 76 Roffo Court Boundary Lane, London SE17 2FP

Important Notice for Leaseholders
A guide to the key terms of this Lease is set out in Appendix 3

Devonshires
30 Finsbury Circus
London EC2M 7DT
Ref:LON7/1304


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LAND REGISTRY PRESCRIBED CLAUSES

<p>LR1. Date of Lease</p>	<p>15th March 2013</p>
<p>LR2. Title number(s)</p>	<p>LR2.1 Landlord's title number(s) TGL337290</p> <p>LR2.2 Other title numbers TGL319959 TGL332996 TGL345620</p>
<p>LR3. Parties to this Lease</p>	<p>Landlord London & Quadrant Housing Trust whose registered office is at One Kings Hall Mews Lewisham London SE13 5JQ (Industrial and Provident Society Number 30441R)</p> <p>Tenant Daniel Nicholas Garfield of 93 Merrow Street, Walworth, London SE17 2NX and defined in this Lease as the "Leaseholder"</p> <p><i>Other parties</i></p>
<p>LR4. Property</p>	<p>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</p> <p>As specified in Schedule 1 (<i>The Premises</i>) and Schedule 9 (<i>Defined Terms</i>) of this Lease and defined in this Lease as the "Premises"</p>
<p>LR5. Prescribed statements etc</p>	<p>LR5.1 <i>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</i></p>
	<p>The Property is held by (or in trust for) London & Quadrant Housing Trust an exempt charity</p>



	LR5.2 This Lease is made under, or by reference to, provisions of:
	Not applicable
LR6. Term for which the Property is leased	The term as specified in this Lease at Clause 2 (<i>The Letting Terms</i>) and as defined in Schedule 9 (<i>Defined Terms</i>)
LR7. Premium	£141,000.00
LR8. Prohibitions or restrictions on disposing of this Lease	This Lease contains a provision that prohibits or restricts dispositions
LR9. Rights of acquisition etc	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
	As specified in Clause 3.19 (<i>Pre-emption provisions</i>), Schedule 8 (<i>Surrender by Leaseholder</i> (Pre-emption) and Clause 6.7 (<i>Frustration clause</i>)
	LR9.3 Landlord's contractual rights to acquire this lease
	Not applicable
LR10. Restrictive covenants given in this lease by the Landlord in respect of land other than the Property	None
LR11. Easements	LR11.1 Easements granted by this lease for the benefit of the Property
	As specified in Clause 2 (<i>The Letting Terms</i>) and in Schedule 3 (<i>Easements, Rights and Privileges</i>)
	LR11.2 Easements granted or reserved by this lease over the Property for the benefit of other property
	As specified in Clause 2 (<i>The Letting Terms</i>)

	and in Schedule 4 (<i>Exceptions and Reservations</i>).
LR12. Estate rent charge burdening the Property	Not applicable
LR13. Application for standard form of restriction	<p>The Parties to this Lease apply to enter the following standard form of restriction against the title of the Property:-</p> <p>"No disposition of the registered estate (other than a charge) by the proprietor of the registered estate, or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by the proprietor for the time being of the estate registered under title number TGL337290 or their conveyancer that the provisions of Clause 3.18 and 3.19 of the registered lease have been complied with or that they do not apply to the disposition".</p>
LR14. Declaration of trust where there is more than one person comprising the Tenant	<p>The Tenant is more than one person. They are to hold the Property on trust for themselves as joint tenants.</p> <p style="text-align: center;">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 style="text-align: center;">OR</p> <p>The Tenant is more than one person. They are to hold the Property on trust.</p>

PARTICULARS

Commencement Date	26/03/2009
Gross Rent	£6,462.50 per annum, subject to review in accordance with Schedule 5 (<i>Rent Review</i>).
Initial Market Value	The sum of £235,000.00
Initial Percentage	60%.
Premium	The sum of £141,000.00
Review Date	01 April 2013 and each successive 01 April during the Term and the term the " Relevant Review Date " shall be construed accordingly.
Specified Proportion	A fair and reasonable proportion to be determined by the Landlord from time to time.
Specified Rent	A sum equal to the Unacquired Percentage of the Gross Rent (the Specified Rent on the date of this Lease being £2,585.00 per annum) or (if greater) the Minimum Rent.