

**These are the notes referred to on the following official copy**

Title Number NGL629663

The electronic official copy of the document follows this message.

This copy may not be the same size as the original.

Please note that the quality of one or more pages may be poor. Unfortunately this is the best quality image we hold of the document. If you are able to obtain a better quality copy from another source we would be grateful if you would send it to us so we may update our records. Alternatively if you know who holds or may hold either a copy or the original please let us know so that we may contact that person.

Costs or expenses reasonably incurred as a result of the mistake may be recoverable as indemnity under paragraph 3 of Schedule 8, Land Registration Act 2002. However the Registrar's consent should normally be obtained before such costs are incurred. If you intend to incur costs as a result of any loss arising from the poor quality and to claim for these under the statutory compensation scheme please inform us of the steps you intend to take, what is the estimated cost and how this has been calculated. Our *Practice Guide 39 - Rectification and indemnity* contains further information. We appreciate that the payment of indemnity will be an inferior alternative to a better copy of the document itself.

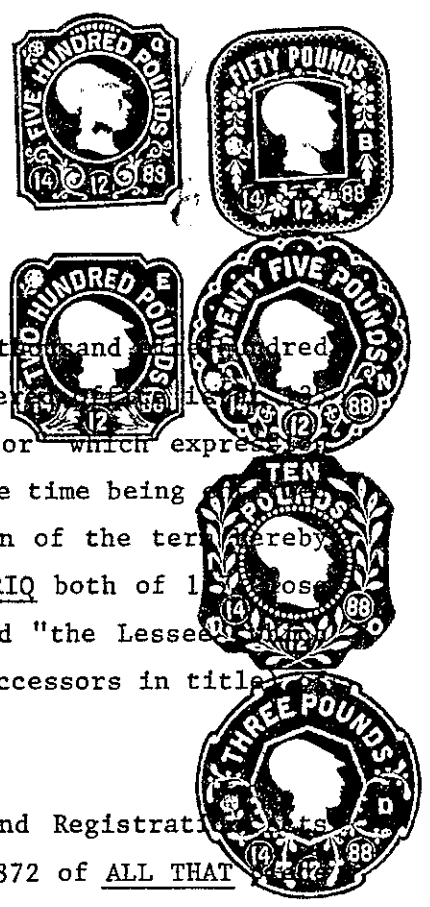
You can view or download copies of the practice guide from our website at [www.gov.uk/land-registry](http://www.gov.uk/land-registry) in English or Welsh. Alternatively, you can telephone Customer Support on 0300 006 0411 (0300 006 0422 for a Welsh-speaking service).

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

**MISSING  
PAGE(S)**

INLAND REVENUE  
PRODUCED  
14. DEC. 1988  
FINANCE ACT 1931  
H. H. M. LAND REGISTRY

8.



County: London Borough of Brent

Title Number

Property First Floor Flat 11 Cricklewood Broadway,

THIS LEASE made the 22<sup>nd</sup> day of November One thousand and eighty eight BETWEEN DIANA LOCUM LIMITED whose registered office is at Prayle Grove London NW2 1BD (hereinafter called "the Lessor" which expression shall where the context so admits include the person for the time being to the reversion immediately expectant on the determination of the term hereby created) of the one part and MOHAMMED TARIQ and FARHAT TARIQ both of 11 Court Frome Street Islington London N1 (hereinafter called "the Lessee" which expression shall where the context so admits include his successors in title) of the other part

WHEREAS:-

- (1) The Lessor is registered as Proprietor under the Land Registration Act 1925 to 1971 with Absolute Title under Title Number MX 463872 of ALL THAT or parcel of land situate at 11 Cricklewood Broadway in the London Borough of Brent (hereinafter called "the property") Together With the building erected thereon or on some part thereof (hereinafter called "the building") and known as 11 Cricklewood Broadway aforesaid which includes three self contained flats on the first floor and the second floor and the third floor respectively
- (2) The Lessor intends to demise the flats in the building upon similar terms as far as applicable to those herein contained

NOW THIS LEASE made in consideration of SEVENTY FOUR THOUSAND POUNDS (£74,000) paid by the Lessee to the Lessor (payment whereof the Lessor hereby acknowledges) and of the rents and covenants on the part of the Lessee hereinafter reserved and contained

WITNESSETH as follows:-

1. THE Lessor hereby demises unto the Lessee ALL THAT the tenement or flat on the first floor of the building shown on the plan attached hereto and thereon edged red and known as First Floor Flat aforesaid so that the premises hereby demised (hereinafter called "the demised premises") shall (for the purpose of obligation as well as grant) include:-

A. The whole of the internal structure of the Flat including the roof of the building

CERTIFIED A TRUE COPY

DE ZOYSA & CO.

B. The walls and partitions lying within the demised premises and the doors and the door frames fitted in such walls and partitions and

C. The plaster work of the ceiling and the floors thereof and

D. The joists or beams on which the said floors are laid (but excluding the joists or beams to which the said ceilings are attached) and

E. All conduits tanks and drains which are laid in any part of the building and serve exclusively the demised premises and

F. All Lessor's fixtures and fittings on or about the demised premises not hereinafter exclusively excluded from the demise

TOGETHER WITH the rights set out in the First Schedule hereto EXCEPT nevertheless and RESERVING to the Lessor and all persons authorised by him the rights set out in the Second Schedule hereto TO HOLD the same unto the Lessee from the Twenty fifth day of March One thousand nine hundred and eighty eight for the term of ONE HUNDRED AND TWENTY FIVE YEARS YIELDING AND PAYING therefor to the Lessor the following rents:-

(i) during the first thirty three years of the term hereby granted the yearly rent of ONE HUNDRED POUNDS during the second thirty three years of the term the yearly rent of ONE HUNDRED AND FIFTY POUNDS during the third thirty three years of the term the yearly rent of TWO HUNDRED POUNDS the remainder of the said term hereby created the yearly rent of TWO HUNDRED & FIFTY POUNDS the said rents to be paid yearly in advance on the Twenty fifth day of March without any deduction (save and except such deduction of Income Tax as is for the time being authorised by the Income Tax Act 1952 or any statutory enactment for the time being amending or replacing the same) the first payment for the period ending on the Twenty fifth day of March One thousand nine hundred and eighty eight to be made on the execution hereof

(ii) on demand a sum of money equal to one quarter of the amount which the Lessor may expend in effecting or maintaining the insurance of the building and the Landlords fixtures and fittings:-

(a) Against loss or damage by fire and the other usual comprehensive building insurance risks (including professional fees)

(b) In such sum as the Lessors Surveyor shall from time to time approve against compensation which an owner of property may become legally liable to pay to a third party including any liability under the Defective Premises Act 1972

(iii) The sums referred to in Clause 2(24)

2. THE Lessee hereby COVENANTS with the Lessor as follows:-

(1) During the said term to pay the rent at the times and in the manner aforesaid

(2) To pay and discharge all existing and future rates taxes charges duties assessments impositions and outgoings whatsoever (whether parliamentary parochial local or any other description and even though of a wholly novel character) which now are or during the said term shall be assessed charged or imposed or payable in respect of the demised premises or any part thereof or by the owner or occupiers or partly by the one and partly by the other such proportion to be determined from time to time by the Lessor's Surveyor for the time being whose decision shall be binding on the Lessee

(3) From time to time and at all times during the said term (and in particular always when thereunto reasonably required by the Lessor) well and substantially to put keep repair maintain and amend the interior of the demised premises including the Landlords fixtures therein and the drains belonging thereto exclusively so that the demised premises shall be always fit for the occupation of a tenant at rack rent and in particular not without the permission or sanction in writing of the Lessor or his Surveyor for the time being to alter the elevation or the external appearance of the demised premises or any part thereof so far as the structural or architectural arrangement thereof respectively is concerned or cut through any main walls in the interior of the building or the demised premises or cut main or otherwise injure such main walls or any timbers of any part of the building or alter the structural character or the height of any walls front railings or fences now or for the time being standing on the property and IT IS HEREBY AGREED AND DECLARED that all interior walls which are common to the demised premises and any adjoining part of the building are hereby declared party walls and shall be used and repaired and maintained as such

(4) To paint all the inside woodwork and iron work of the demised premises in every seventh year of the term term in respect of the said internal parts and also in the last year of the term howsoever determined whether by effluxion of time or otherwise with two coats at least of good oil paint of usual colours and in a proper and workmanlike manner and also in every such seventh year to paper whitewash colour and decorate all the walls ceilings and other internal portions of the demised premises which have theretofore or which ought to be papered whitewashed coloured and decorated and on the last occasion before the expiration of the said term howsoever determined whether by effluxion of time or

otherwise when such internal papering painting whitewashing colouring and other decorating shall be done

(5) Without prejudice to sub-clause (4) of this clause in the event of the said term being determined by re-entry under the proviso in that behalf hereinafter contained forthwith to pay to the Lessor such proportionate sum towards the expenses of such external work and such internal painting papering whitewashing colouring and decorating as having regard to the respective times when the same respectively were last done the surveyor for the time being of the Lessor shall certify to be proper which certificate shall be final and binding on the Lessee'

(6) At the expense of the Lessee to execute all such works as are or may under or in pursuance of any Act or Acts of Parliament already or hereafter to be passed be directed or required by any local or public authority to be executed at any time during the said term hereby granted upon or in respect of the demised premises or any part thereof whether by the owner or occupier thereof

(7)(a) To permit the Lessor and all persons authorised by him at all reasonable times during the said term to enter upon the demised premises or any part thereof and except in cases of emergency upon an appointment made for this purpose for all or any of the following purposes but causing as little nuisance and damage as possible:-

- (1) To examine the state of repair decoration and condition thereof
- (2) To execute repairs or alterations of or upon the adjoining premises making good to the demised premises all damage thereby occasioned
- (3) During the last seven years of the said term to take a schedule of the fixtures belonging to the demised premises and
- (4) For any other purpose which during the said term may be reasonable

(b) In accordance with the Lessees covenants in that behalf well and sufficiently to repair decorate and make good all defects in the repair decoration and condition of the demised premises of which notice in writing shall have been given by the Lessor to the Lessee and for which the Lessee is liable under the terms of this Lease and which shall not have been complied with by the Lessee within two months after the giving of such notice

(8) To pay to the Lessor all costs charges and expenses (including Solicitors and Surveyors costs and fees) incurred by the Lessor in or in contemplation of any proceedings under Section 146 and 147 of the Law of Property Act 1925 or any re-enactment or modification thereof notwithstanding forfeiture is avoided otherwise than by relief granted by the Court and to pay all surveyors and solicitors costs and fees and Value Added Tax thereon where applicable of and incidental to the preparation of any Schedule of Dilapidations whether during the term hereby granted or after the said term shall have been determined whether by effluxion of time or otherwise

(9) If the Lessee shall make default in any of the covenants in this Lease contained for or relating to the repair of the demised premises it shall be lawful for the Lessor (but without imposing any obligation on the Lessor so to do and without prejudice to the right of re-entry under the clause in that behalf herein contained) to enter the demised premises and repair the same at the expense of the Lessee in accordance with the covenants and provisions of these presents and the expense of such repair shall be repaid by the Lessee to the Lessor on demand

(10) To preserve and maintain in its existing form the plan and elevation of the building and not without the Lessors written consent such consent not to be unreasonably withheld to make any alteration or additions thereto or erect any new buildings whatsoever on the property or on the demised premises in addition to the building now built thereon and further not to fix or fasten or cause or permit to be fixed or fastened any bills placards writing sign devices inscriptions advertisement or announcements of any kind to any portion of the demised premises

(11) Within seven days after the receipt of notice of the same by the Lessee to give full particulars to the Lessor of any notice or proposal for a notice or order or proposal for an order made given or issued to the Lessee by a Planning Authority under or by virtue of the Town and Country Planning Acts 1947 to 1972 or any statutory re-enactment or modification thereof and if so required by the Lessor to produce such notice or order or proposal for a notice or order to the Lessor AND ALSO at the request of the Lessor to make or join with the Lessor in making such objections or representation or representations against or in respect of any proposal for such a notice or order as the Lessor shall reasonably deem expedient

(12) Not to do or omit to do or suffer to be done or omitted any act matter or thing in on or respecting the demised premises the doing or omission to do which (as the case may be) would be a breach of any provisions of the Town and Country Planning Acts 1947 to 1972 or any statutory re-enactment or modification thereof and at all times hereafter to indemnify and keep indemnified the Lessor from and against all actions proceedings costs claims expenses and demands in respect of any such matter or thing in on or respecting the demised premises contravening the said provisions of the said Acts or any of them as aforesaid

(13) Not to obstruct or permit or suffer to be obstructed any of the parts of the property used in common by the Lessee and the occupiers of the remainder of the property and without prejudice to the generality of the foregoing not to leave or deposit anything in the entrance hall staircases of the same including the front garden or the entrance way and not to beat carpets mats or rugs in any of such common parts of repair any motor vehicles in such front garden or permit or suffer any children to loiter or play in such entrance hall staircases or balcony

(14) Not to do or permit or suffer to be done anything upon the property or the demised premises which will or may interfere with or prejudice affect or damage any existing right of way water light air drop drainage or other easement or quasi-easement whatsoever at present enjoyed in respect of or appertaining to the contiguous adjacent or adjoining properties of the Lessor or his predecessor in title

(15) Not to keep or cause or permit to be kept any animals fowls pigeons or poultry upon any part of the demised premises without the Lessor's consent

(16) Not to hang out or expose any clothes or linen from windows of the building

(17) Not to use the demised premises otherwise than as a self-contained residential flat such flat to be used as a residence for one family only

(18) Not to do or suffer to be done upon the demised premises anything which may be or become a nuisance annoyance or damage to the Lessor or any of his respective lessees or tenants or to the owners tenants or occupiers of any property in the neighbourhood

(19) At all times to keep the floors of the said flat covered with suitable and effective sound deadening material and not to cause any noise whatsoever by musical or mechanical instruments radio or singing or in any manner between the hours of Eleven in the evening and Eight in the morning and not to hang upon or shake any clothes rugs mats or carpets from any windows of the building



(20) Not at any time to assign mortgage charge underlet or part with possession of any part of the demised premises (as distinct from the whole)

(21) Without prejudice to the generality of the foregoing during the last seven years of the term hereby granted not to assign transfer charge mortgage underlet or part with possession of the demised premises without the previous consent in writing of the Lessor

(22) At all times during the said term within four weeks after execution of every transfer assignment vesting or other assent or underlease or devolution of the demised premises and after the Grant of the Probate of any Will or Grant of any Letters of Administration under which the said term or any part thereof shall have passed shall have been granted or made and within four weeks after the grant of any sub-demise or mortgage (including any charge by way of legal mortgage) of the demised premises or any assignment or devolution of such sub-demise or mortgage to give notice thereof to the Lessor or his Solicitors or agents for the time being specifying in the case of such transfer assignment vesting or other assent sub-demise mortgage or devolution the name and address of every transferee assignee underlessee or chargee under such document and of every executor and administrator under such Probate or Letters of Administration respectively and if and when required so to do to produce to such Solicitors or agent a copy of such transfer assignment vesting or other assent underlease sub-demise mortgage instrument of devolution Probate or Letters of Administration respectively or in the case of a document to be registered at the Land Registry a copy thereof in order that a note of the same may be registered in the Lessor's estate register and on the occasion of every such registration to pay to the Lessor's Solicitors a reasonable registration fee plus Value Added Tax AND ALSO as often as any change in the name or number of the demised premises shall be made to send in the new name or number to the Lessor for registration free of expense

(23) At the expiration or sooner determination of the said term quietly to deliver and yield up unto the Lessor the demised premises (together with all the appurtenances thereto belonging and with all fixtures and other things which may at any time during the last seven years of the said term be fastened to or in or about the demised premises and come within the denomination of the Landlords fixtures) in such good condition and complete repair as aforesaid

(24) To pay to the Lessor on demand forty per centum of the cost to the Lessor of carrying out any work pursuant to Clause 4(5) provided that the Lessor shall

be entitled to payment of such contribution prior to the actual work being carried out as payment on account of the Lessees Liability hereunder together with the cost to the Lessor of the employment of a Managing Agent to carry out and supervise the duties of the Lessor pursuant to Clause 4(5) PROVIDED THAT if the Lessor shall not employ a Managing Agent the Lessee shall pay to the Lessor in addition to the said sums a sum equal to ten per centum of the sums so payable together with ten per centum of the sums payable pursuant to Clause 1(ii)

3. PROVIDED ALWAYS and these presents are upon this expressed condition that if and whenever the rent or any other sum in Clause 1 hereof hereby reserved or any part thereof shall be in arrear and unpaid for twenty one days after any of the aforesaid days of payment (although no formal or legal demand shall have been made therefor) or in the case of any breach or non-performance of any of the covenants and agreements herein contained on the part of the Lessee then and in any such case it shall be lawful for the Lessor at any time thereafter into and upon the demised premises or any part thereof in the name of the whole to re-enter and the same to have again repossess and enjoy as in his former estate anything hereinbefore contained to the contrary notwithstanding

4. AND the Lessor hereby COVENANTS with the Lessee (but so that the personal liability of the Lessor party hereto shall determine with his estate ownership of the reversion expectant upon the determination of the term hereby granted and when he shall have accounted to his successor for any unexpended monies held from the Lessee hereunder) as follows:-

(1) That the Lessee paying the rent hereby reserved and performing and observing the covenants by the Lessee hereinbefore contained may peaceably hold and enjoy the demised premises during the said term without any interruption by the Lessor or any person lawfully claiming through him

(2) At all times during the term to insure the building and all additions thereto and the Landlords fixtures and fittings in respect of the matters referred to in Clause 1 hereof in the full reinstatement value thereof (and in case of dispute the determination of the Lessor's Surveyor as to what is the full insurable value of the property shall be conclusive) in some insurance office of repute or at Lloyds and to provide the Lessee with a copy of or a sufficient extract of such Policy as he may reasonably require so as to inform himself of the nature and extent of the cover provided thereby and to notify the Lessee in writing of any proposed modification or addition and in case of

destruction of or damage to the building or any part thereof from any cause covered by such insurance so as to make the demised premises unfit for habitation and use to lay out all moneys received in respect of such insurance in rebuilding and reinstating the same as soon as reasonably practicable

(3) If at any time during the term hereby granted the tenant of any other flat in the building shall fail to observe or perform any covenant agreement or restriction relating to the repair decoration or user thereof in any lease or tenancy agreement entered into by the Lessor and the Lessee is unable to secure the observance or performance of such covenant agreement or restriction by such tenant then the Lessor will at the request of the Lessee and on being given such indemnity against costs and otherwise as the Lessor may reasonably require either take steps to enforce the observance or performance of such covenant agreement or restriction by such tenant or permit the Lessee to take such steps in the name of the Lessor

(4) From time to time during the said term whilst the other flat in the building remain in the possession of the Lessor or the Lessor assumes liability therefore to repair maintain and amend such flat including the Landlords fixtures therein and the drains thereunto belonging but only in so far as is necessary to protect the value or condition of the demised premises

(5) Subject to payment by the Lessee of the sums referred to in Clause 2(25):

(a) To maintain and keep in good repair and condition:-

(i) the main structure of the Building including the principal internal timbers excluding timbers referred to in Clause (D) and the exterior walls and the foundations and the roof thereof with its main water tanks main drains gutters and rain water pips (other than those included in the demise or in the demise of any other flat in the Building)

(ii) all such gas and water mains and pipes drains waste water and sewage ducts and electric cables and wires as may be by virtue of the terms of this Lease be enjoyed or used by the Tenant in common with the owners or tenants of the other flats in the Building

(iii) the Common Parts

(iv) the boundary walls and fences of the Building

(v) all other parts of the Building not included in the foregoing sub-paragraphs (i) to (iv) and not included in this demise or the demise of any other flat or part of the Building

(b) As and when the Lessor shall deem necessary but at least every three years:-

(i) to paint the whole of the outside wood iron and other work of the Building heretofore or usually painted and grain and varnish such external parts as have been heretofore or are usually grained and varnished

(ii) to paint varnish colour grain and whitewash such of the interior parts of the Building as have been or are usually painted papered coloured grained and whitewashed (other than those parts which are included in this demise or in the demise of any other flats in the Building)

(c) To keep lighted the Common Parts

(d) To pay and discharge any rates (including water rates) taxes duties assessments charges impositions and outgoings assessed charged or imposed on the Building and the curtilage thereof as distinct from any assessment made in respect of any flat in the Building

(e) To maintain (if and when installed by the Lessors at their discretion) a rental communal television aerial or aeriels serving the Building and to pay all expenses in connection with the installation and maintenance thereof

Provided that the Lessee shall not be required to contribute towards the cost of maintaining and decorating the ground floor shop premises

5. IN this Lease where the context so admits:-

(a) Words importing the singular number only include the plural number and vice versa and where there are two or more persons included in the expression "the Lessor" or "the Lessee" covenants expressed to be made by the Lessor or the Lessee shall be deemed to be made by such persons jointly and severally

(b) Words importing the masculine gender include the feminine and neuter genders

6. IT IS HEREBY AGREED AND DECLARED that the Lessor shall not be liable or responsible for any damage suffered by the Lessee or any members of the Lessee's family or any guest of his through any defect in any fixture pipe wire tube meter staircase machinery or thing in or upon the property or the building or any part or parts thereof (including the demised premises) or through the neglect fault or misconduct of any servants or workmen employed by the Lessor in connection with the property or the building

7. ANY notice under this Lease shall be in writing and may be served on the person on whom it is to be served either personally or by leaving it for him at the demised premises (if he shall be the Lessee) or at his last known place of abode or by sending it by registered post or the recorded delivery service to such premises or place and in the case of a notice to be served on the Lessor it may be served in like manner upon any agent for the Lessor duly authorised in that behalf

I N W I T N E S S whereof this deed has been duly executed the day and year first before written

THE FIRST SCHEDULE before mentioned

1. The right in common with the Lessor and the tenants occupiers or lessees of the other flat in the building and all others having the like right to use the entrance hall and stairways edged green on the said plan
2. The right of passage and running of gas electricity water and soil from and to the demised premises through the pipes wires and conduits and drains in under or upon the property
3. The right of shelter protection and support enjoyed by the demised premises at the date hereof
4. The right to enter with workmen and appliances upon the common parts of the building and except in cases of emergency (on reasonable notice) upon and into the other flats in the said property for the purpose of making such repairs and alterations to the demised premises as cannot otherwise conveniently be executed by the Lessee (Subject to the provisions contained in Clause 2(3) hereof as to ceilings) making good any damage caused to the other parts of the building in the exercise of such rights
5. The right to affix and retain a Television aerial to a suitable part of the roof of the building

THE SECOND SCHEDULE before mentioned


1. The right of other parts of the building to be sheltered by the demised premises as the same now are
2. All easements and similar rights enjoyed by the other flat of the building
3. The right for the Lessor at any time hereafter to reconstruct or alter any of the other parts of the building or any adjoining building notwithstanding any interference thereby occasioned to the access of light and air to the demised premises and the right for the Lessor with or without workmen and others (on

giving reasonable notice and subject to their making good all damage thereby caused to the demised premises) to enter the demised premises or any part thereof at all reasonable times for any of the purposes in this Lease mentioned or for the purpose of carrying out repairs or alterations to the other flat in the building and to common parts thereof or to the property

The Common Seal of  
DIANA LOCUM LIMITED  
was hereunto affixed  
in the presence of :

S. Shikaree

Director

A. ABJULLAH 

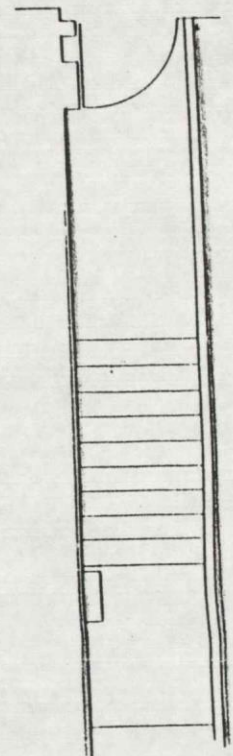
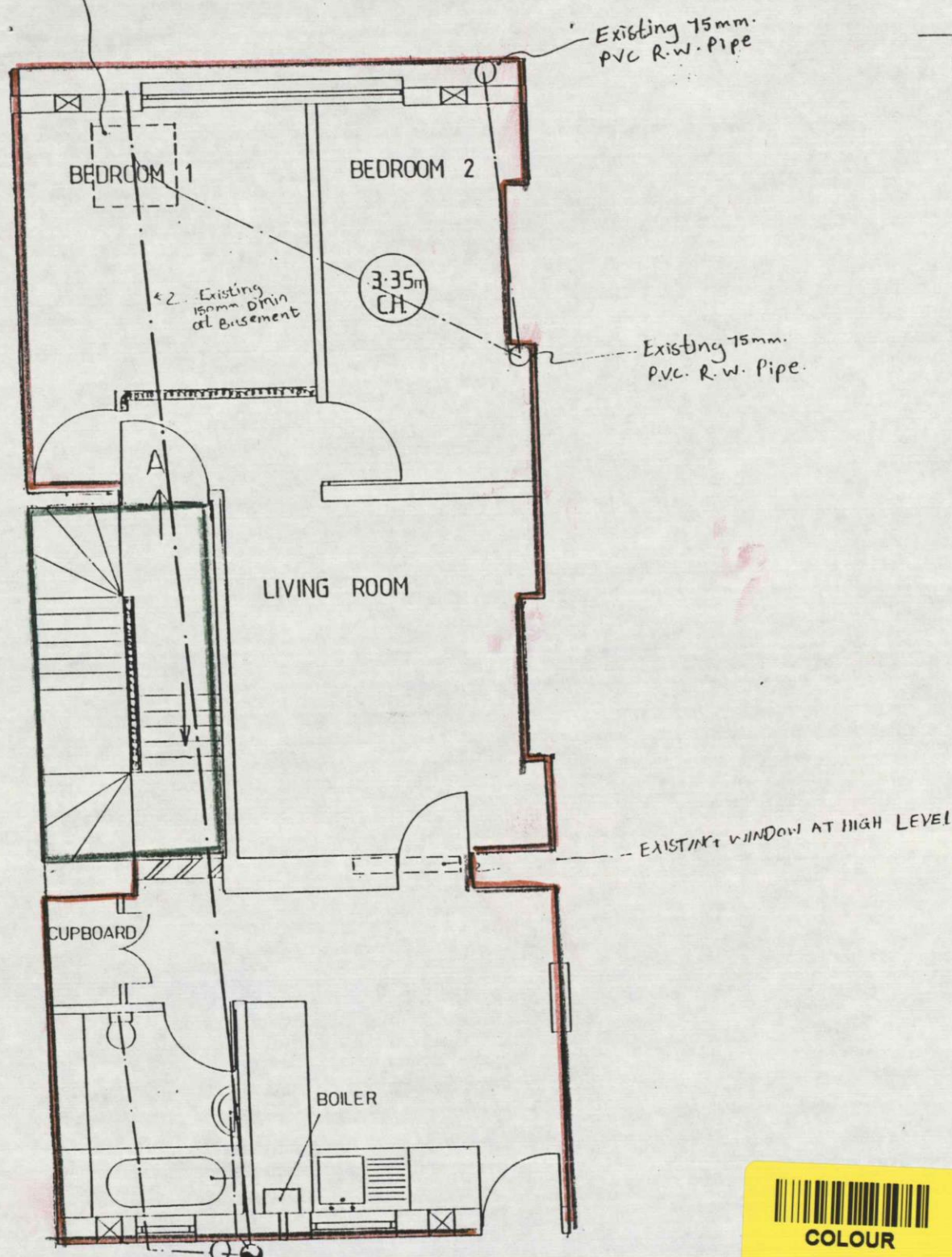
Secretary

A. R. M. ABJULLAH 

A. R. M. Abjullah

vent with double  
over

GROUND FLOOR  
ENTRANCE



EXISTING SOIL With access plates at  
VENT PIPE 1st and G-floor level

FIRST FLOOR  
AS EXISTING

