

Stamp £251 P.D.

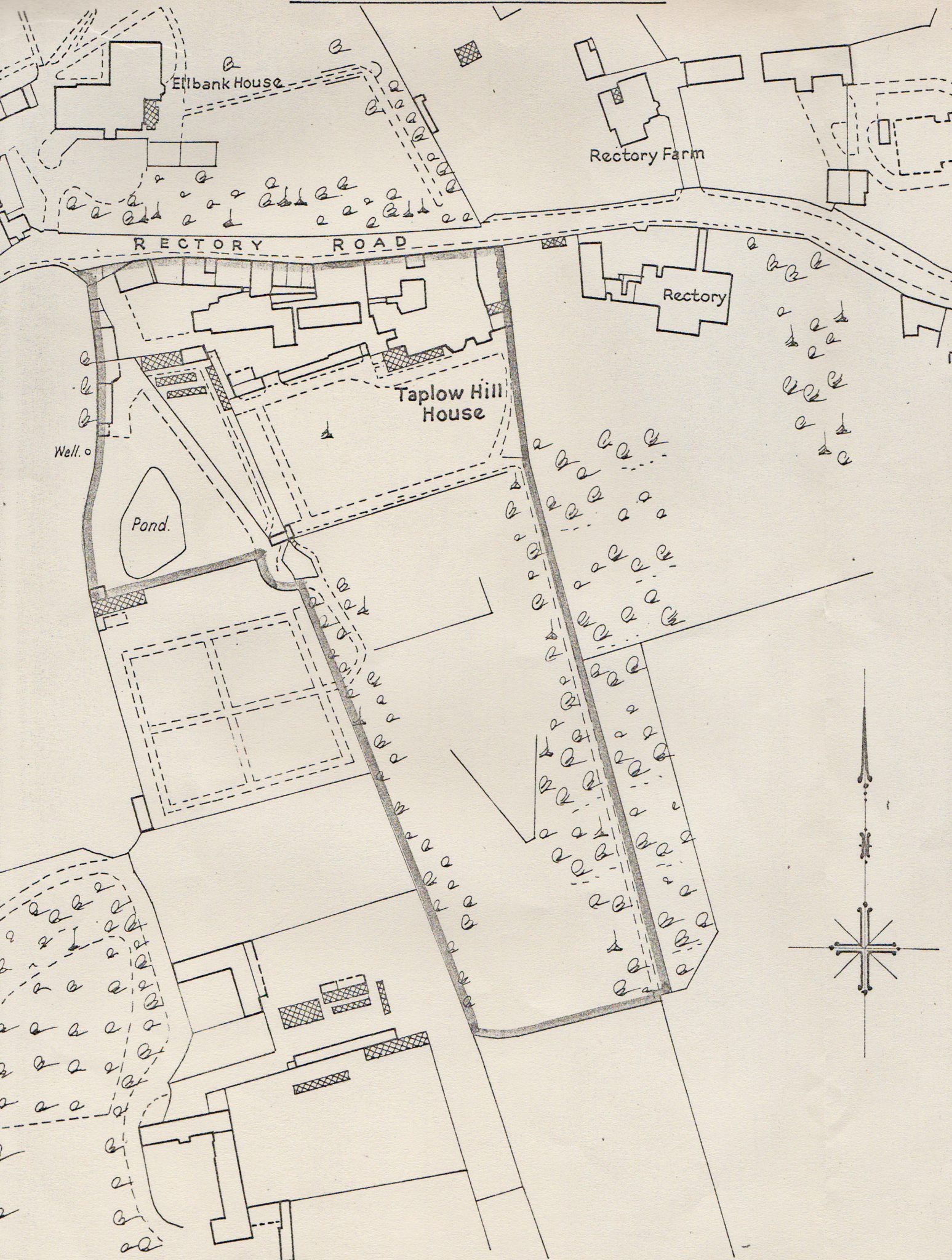
THIS LEASE is made the ninth day of December 1964 BETWEEN ALL NATIONS MISSIONARY UNION INCORPORATED whose registered office is at Taplow Hill House Taplow Buckinghamshire (hereinafter called "the Lessor" which expression shall where the context so admits include its successors in title and assigns and persons deriving title under it) of the one part and SPAN DEVELOPMENTS LIMITED of 17 Dryden Court Parkleys Ham Common Richmond in the County of Surrey (hereinafter called "the Lessee" which expression shall where the context so admits include its successors in title and assigns and persons deriving title under it) of the other part

WHEREAS the Lessor holds the property hereinafter demised in trust for the Charity called All Nations Bible College AND WHEREAS by an Order endorsed hereon the Charity Commissioners for England and Wales authorized the Lessor within six calendar months from the date thereof to execute this lease

WITNESSETH as follows:

1. IN consideration of the sum of £25,000 now paid by the Lessee to the Lessor (the receipt whereof is hereby acknowledged) and in consideration of the rent hereinafter reserved and the covenants on the part of the Lessee hereinafter contained and of the expenses to be incurred by the Lessee in demolishing any existing buildings and erecting thereon residential flats and/or houses with necessary outbuildings garages and other approved buildings upon the plot of land hereby demised the Lessor hereby demises unto the Lessee ALL THAT piece or parcel of land Together With the Buildings erected thereon or on some part thereof and known as Taplow Hill House Taplow in the County of Buckingham which premises are more parti-

TAPLOW. BUCKINGHAMSHIRE.



Scale R. F. 1:1250.

O.S. ref. S.U. 9081. N.E.
9082. S.E.
9181. N.W.
9182. S.E.
Ref: Burnham. R.F. 14.

cularly delineated on the plan attached hereto and thereon edged red hereby demised TO HOLD the same unto the Lessee for a term of 99 years from the 29th day of September 1964 paying therefor

- (1) A peppercorn if demanded for each of the first three years of the said term
- (2) In respect of every house or flat erected in accordance with the covenant hereinafter contained the rents specified in the Schedule hereto each and every of the rents payable hereunder to be paid clear of all deductions by equal quarterly payments on the usual quarter days the first of such payments to be made on the twenty fifth day of December One thousand nine hundred and sixty seven
- (3) Provided that in the event of the Lessee letting or creating any Underlease or Assignment of any part of the premises to be erected on the land hereby demised before the twenty fifth day of December One thousand nine hundred and sixty seven then any rents receivable by virtue thereof in so far as such rents shall exceed the rent of a peppercorn hereby reserved shall become payable to the Lessor by the Lessee as if such rent had been specifically reserved by the terms of this Lease and for the purposes hereof the said rent shall be computed as being the aggregate of such rent and a further amount of additional rent receivable hereunder by virtue of any underletting or creating of any underlease or assignment be so that the total or such aggregate rent payable hereunder shall not at any time exceed the rent or rents payable by virtue of the provisions of paragraphs 2 and 3 hereof

2. THE Lessee hereby covenants with the Lessor as follows:
- (a) To pay the rent and all other sums hereby reserved and every part thereof on the days and in manner aforesaid without any deduction except of income tax legally deductible from the rent
 - (b) To pay and discharge all rates taxes assessments and outgoings whatsoever whether parliamentary local or otherwise now or hereafter during the said term imposed or charged upon or in respect of the demised premises or any part thereof or on the Lessor or Lessee in respect thereof respectively except income tax legally deductible from the rent
 - (c) Within three years from the said twenty fifth day of September One thousand nine hundred and sixty four to complete the said houses and other buildings in a good and workmanlike manner in accordance with the plans approved by the Lessor or by the person in whom the reversion expectant upon the term hereby created shall at the time of submission of such plans be vested PROVIDED THAT the said houses and other buildings shall be modified as required by the Local Authority or other competent authority or any other public authority entitled so to require or as may be deemed necessary by the Lessee for the purpose of good estate construction and such variation as aforesaid shall be submitted to the Lessor for its approval or such persons in whom the reversion is vested as aforesaid together with a revised plan showing the variations in the flats houses or other buildings and any decrease in the number of flats or houses to be erect-

ed thereon and the Lessor or such person in whom the reversion is vested as aforesaid shall signify in writing consent to any such variation as aforesaid such consent not to be unreasonably withheld

- (d) The Lessee shall before the commencement of the said building works obtain all the necessary licences and planning and other consents thereto required by the law and the Lessor shall at the request of the Lessee join in such application for any such licence or consent for which the consent of the Lessor is requisite
- (e) The Lessee shall provide all usual or necessary services in connexion with the said building works and shall at its own cost enter into such agreements with the local or other authorities as shall be necessary with regard to the construction of any roadways or paths
- (f) The Lessee shall keep the said flats houses and other buildings and each one of them and any other buildings now or to be erected on the demised premises insured in the full value thereof with a reputable insurance company to be approved by the Lessor and on such terms and conditions as the Lessor shall from time to time approve and punctually pay all premiums necessary to maintain the said insurance and will produce the said insurance policy and the last premium receipt thereunder to the Lessor for inspection on demand provided that this clause shall not bind the Lessee to insure any of the said houses and other buildings after occupation thereof when the insurance cover in respect of each such house or other building shall be the responsibility of the occupier thereof

(g) The Lessee shall cause a register to be maintained of the sub-Leases on the estate and every sub-Lease shall contain a provision requiring the registration of every change of ownership thereof whether by assignment underlease or devolution on death

(h) To use its best endeavours to obtain all necessary licences and planning and other consent for the maximum permissible number of dwelling units consistent with the type of units approved by the Lessor and consistent with the type of development approved of by the Lessor in accordance with the provisions of sub-clause (c) of this Clause

3. THE Lessor hereby covenants with the Lessee that it the Lessee paying the rent hereby reserved and performing the covenants herein contained and henceforth on the part of the Lessee to be paid performed and observed shall quietly and peaceably enjoy the property hereby demised without any interruption by the Lessor or any other person claiming under the Lessor

IN WITNESS whereof the parties hereto have caused their respective Common Seals to be hereunto affixed the day and year first before written

THE SCHEDULE

<u>Period</u>	<u>Rent</u>
29th September 1964 to 29th September 1994	£36
29th September 1994 to 29th September 2024	£54
29th September 2024 to 29th September 2063	£72

DATED 9th December 1964

ALL NATIONS MISSIONARY
UNION INCORPORATED

and

SPAN DEVELOPMENTS LIMITED

L E A S E

of

Taplow Hill House, Taplow,
Buckinghamshire