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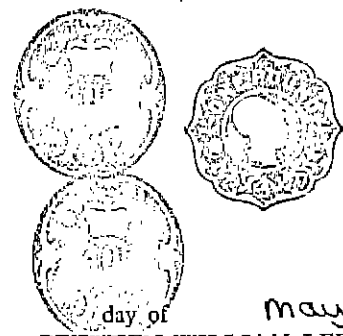
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INLAND REVENUE
PRODUCED
25. MAY 1977
FINANCE ACT 1931
N E

Title Number: DU. 24064
County: Tyne & Wear
District: Sunderland



FLAT

This Lease is made the 11th day of May one thousand nine hundred and seventy seven BETWEEN WILLIAM LEECH (BUILDERS) LIMITED whose registered office is at City House 1-3 City Road Newcastle upon Tyne (hereinafter called "the Lessor") of the one part and the person whose name and address appears in the First Schedule hereto (hereinafter called "the Lessee") of the other part

NOW THIS DEED WITNESSETH as follows:—

1. IN this Lease the following expressions have the following meanings:—
"The Lessor" means the Lessor hereinbefore referred to and all companies and persons for the time being entitled to the reversion expectant upon the term hereby granted

"the Lessee" means the Lessee hereinbefore referred to and his successors in title and the masculine as applied herein to the Lessee shall include the feminine and the singular the plural If two or more persons parties hereto comprise the Lessee they shall be jointly and severally liable on the covenants on the part of the Lessee herein contained and shall be beneficially entitled to the Demised Site as joint tenants and pending the sale of the Demised Site the Trustees for the time being of this deed shall until the expiration of 80 years from the date hereof have the same full and unrestricted power of mortgaging leasing or otherwise dealing with the Demised Site as an absolute owner

"the Estate" means the Moorside Estate of the Lessor at Sunderland in the County of Tyne & Wear

"the Demised Site" means the site hereinafter demised

"the Other Sites" means all or any of the sites on the Estate now leased or which shall be leased within 80 years of the date hereof by the Lessor in similar terms to this Lease

"Joint Entrance Way" means any strip of land or road constructed or within eighty years hereafter to be constructed in the position indicated on the plan as a way leading to any one or more of the Other Sites and situate partly within the boundaries of more than one site

2. IN consideration of the respective rents and covenants on the part of the Lessee hereinafter reserved and contained the Lessor hereby demises unto the Lessee ALL THAT piece or parcel of land on the Estate being the Demised site and shown for the purpose of identification only edged in red on the plan annexed hereto TOGETHER WITH the ground/first floor flat erected and built thereon on the land shown coloured blue EXCEPT AND TOGETHER WITH the entrance way and staircase to the first floor flat above the same hereto on the land shown coloured yellow on the said plan AND TOGETHER WITH the said land coloured blue on the said plan (hereinafter referred to as "the Demised Site") TO HOLD the same unto the Lessee for the term of Ninety Nine years from the First day of March One thousand nine hundred and seventy YIELDING AND PAYING THEREFOR yearly during the said term and so in proportion for any less time than a year the respective rents following namely the Ground Rent specified in the First Schedule hereto the first payment to be calculated from the date hereof and to be made on the First day of June next and subsequent payments on the First day of June in every year AND YIELDING AND PAYING on demand by way of additional rent a sum equal to all such sums as the Lessor may from time to time pay for insuring and keeping insured any buildings or erections on the Demised Site against loss or damage by fire in case the Lessee shall make default in insuring and keeping the same insured pursuant to the covenant on his part hereinafter contained

3. This Demise is:—

(i) EXCEPT AND RESERVED as to the matters set out in the Third and Fourth Schedules hereto

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- (ii) TOGETHER with the rights specified in the Second Schedule hereto and the benefit (so far as the Lessor can grant the same in common with the Lessor and all others now or hereafter to be entitled) of the stipulations contained in the Fifth Schedule so far as they affect the Other Sites and so far as such rights and benefit are applicable to the Demised Site
- (iii) SUBJECT to the burden of the stipulations contained in the said Fifth Schedule so far as they ought to be observed by the Lessee or the occupiers for the time being of the Demised Site and which are intended to form a general scheme binding upon the whole of the Estate so that the owner for the time being of any Other Site shall be able to enforce the equity the observance by the owner for the time being of the Demised Site of such of the stipulations as are of a negative nature and SUBJECT to the covenants contained in clause 5 hereof
- (iv) SUBJECT TO AND TOGETHER with the benefit of the other agreements covenants and declarations herein contained

4. The flat erected and built on the areas shaded blue on the said plan is the ground/first floor flat of a pair of flats (one flat to each floor) and this Lease includes the rights and is subject to the exceptions and reservations and other matters contained in the Sixth Schedule hereto

5. IT IS AGREED AND DECLARED as follows:—

- (i) the walls and fences as and when erected between the Demised Site and any of the Other Sites are intended to be and remain party walls and fences and are repairable accordingly
- (ii) The soil of the street or road upon which the Demised Site has a frontage is not included in this Demise
- (iii) Where a garage site is shown on the said plan with the same number as the Demised Site the site of such garage (including the access to it from the road or street) for all purposes of this Lease is part of the Demised Site notwithstanding that, both parts of the Demised Site are separated from each other

THE LESSEE HEREBY COVENANTS with the Lessor in manner following:—

- (1) TO pay the yearly and other rents hereinbefore reserved and/or provided for at the times and in manner at and in which the same are hereinbefore reserved and made payable without any deduction.
- (2) TO pay all rates taxes charges duties burdens assessments outgoings and impositions whatsoever whether parliamentary parochial local or otherwise which now are or shall at any time hereafter during the term be charged rated assessed or imposed upon or in respect of the Demised Site or the buildings now or to be erected thereon or any part thereof or the landlord or tenant in respect thereof (Except income or coporation tax payable by the Lessor in respect of rents and other payments (if any) arising under this Lease)
- (3) AT all times during the continuance of the term to bear and pay all costs and expenses payable either by landlord or tenant in respect of the Demised Site of making repairing maintaining rebuilding and cleansing all entrance gates roads footpaths sewers drains pipes cables water-courses party walls party structures fences passages or other conveniences which shall belong to or be used in connection with the same or any buildings for the time being thereon in common with the premises near or adjacent thereto whether or not belonging to the Lessor or comprised in this Lease
- (4) WELL and substantially to repair and at all times during the continuance of the term to keep in repair the said flat and the offices and outbuildings thereof and all entrance gates roads footpaths joint entrance ways sewers drains pipes cables and watercourses and the fences or walls and all other buildings and erections which at any time during the said term may be upon or belong to or be used in connection with the same or the building or erections thereon and from time to time when necessary to rebuild re-construct or replace the same
- (5) IF and when by a simple majority decision the owner-occupiers of Sites having garages adjoining a joint entrance way shall resolve to repair and/or maintain the joint entrance way to pay a fair proportion of the cost of repairing and/or maintaining such joint entrance way to be calculated as a fraction of one over the aggregate number of garages adjoining such joint entrance way and to do or permit to be done on that part of the joint entrance way which forms part of the site such works of repair and/or maintenance

- (6) TO perform and observe all obligations to which the Lessor as owner of the Demised Site may be liable during the term by virtue of any Act or Acts of Parliament or any order regulation or bye-law or any direction or requirement of any public or local authority now or hereafter to be passed made given or required
- (7) TO permit the architect surveyor or agents of the Lessor with or without workmen and others from time to time during the term at reasonable times in the day time to enter upon the Demised Site and the flat and buildings thereon and every part thereof to view the state and condition of the same and of all defects decays and wants of reparation there found to give or lease on the Demised Site notice in writing to the Lessee and that the Lessee will within two months after every such notice repair and make good the same accordingly to the satisfaction of the Lessor's architect or surveyor
- (8) FORTHWITH to insure the flat and the premises erected on the Demised Site and to keep the same and all other buildings or erections which during the term may be upon the Demised Site insured from loss or damage by fire to the full reinstatement value thereof in an office approved by the Lessor in the joint names with or without any other names and to pay all premiums and sums of money necessary for that purpose within seven days after the day on which each becomes payable and on demand to produce or cause to be produced to the Lessor the policy or policies of such insurance and the receipt for every such payment and that in default thereof the Lessor may (without prejudice to the power of re-entry hereinafter contained) insure the premises in manner aforesaid and pay the premiums payable in respect thereof and to repay the premiums so paid and all incidental expenses to the Lessor on demand
- (9) AS often as the flat or any building on the Demised Site or any part thereof shall be destroyed or damaged as aforesaid forthwith to rebuild and reinstate the same in accordance with plans approved by and to the satisfaction of the architect or surveyor of the Lessor it being hereby agreed that all moneys to be received by virtue of any such insurance as aforesaid shall be applied so far as the same shall extend in rebuilding and reinstating and in case the same shall be insufficient then the Lessee shall make up the deficiency out of his own moneys
- (10) TO pay to the Lessor all charges and expenses (including legal costs and fees payable to a surveyor) which may be incurred by the Lessor in or in contemplation of any proceedings under Sections 146 or 147 of the Law of Property Act 1925 notwithstanding forfeiture is avoided otherwise than by relief granted by the Court
- (11) AT the end or sooner determination of the term peaceably to surrender up to the Lessor the Demised Site together with the flat and other buildings and erections thereon in good and substantial repair order and condition and in accordance with the covenants herein contained PROVIDED ALWAYS that after any alterations (whether by re-building or otherwise) shall have been made with the consent in writing of the Lessor to the said flat buildings or erections the provisions of this covenant and the preceding covenants shall apply to the property as so altered and not to the property as it existed before such alteration
- (12) WITHIN one month after any assignment or underletting or the assignment of an underlease or the grant of any sub-underlease out of an underlease or after any devolution on death or otherwise or mortgage reconveyance or vacating receipt affecting the Demised Site and the flat or any part thereof to produce to the solicitor for the time being of the Lessor the deed assent or other instrument effecting or evidencing the same and pay his reasonable fee for the registration thereof and permit him to endorse a memorandum of registration thereon In addition the Lessee shall fully and effectually indemnify the Lessor against and shall pay any tax for the time being payable upon such registration fee
- (13) TO permit the Lessor and its successors in title and lessees and all persons authorised by the Lessor freely during the term use and enjoy the rights expressed to be excepted and reserved out of the demise and set out in the Third Schedule
- (14) IF the local or any other competent authority shall require sight lines to be provided at the corner of any road on the Estate not to permit any erection building tree or thing whatsoever exceeding two feet in height in front of the said sight line
- (15) IF the North Eastern Electricity Board or its successors shall have laid or shall lay cables under the Demised Site not to raise or lower the level of the part of the Demised Site in and under which the said cable shall be laid and not without the consent of the Board or its successors to erect any buildings or stack any material on or over the same

7. THE LESSOR to the intent and so as to bind (so far as practicable) any part of the Estate not hereby demised and any of the Other Sites into whosoever hands the same respectively may come and to benefit and protect the Demised Site (but without prejudice to the power of variation or release contained in Clause 9 (iii) hereof and not so as to render the Lessor personally liable in damages for any breach of covenant committed by any other person) HEREBY COVENANTS with the Lessee AND THE LESSEE to the intent and so as to bind (so far as practicable) the Demised Site and the flat into whosoever hands the same may come and to benefit and protect those parts of the Estate bound by the Lessor's covenant (but so that the personal liability of the Lessee shall be limited in accordance with Clause 9 (ii) hereof HEREBY COVENANTS with the Lessor that the respective covenanting party and its successors in title and assigns will during the term hereby granted observe the stipulations contained in the Fifth Schedule

8. THE LESSOR HEREBY COVENANTS with the Lessee that the Lessee paying the rents hereinbefore reserved and performing the covenants conditions and agreements on the part of the Lessee hereinbefore contained shall and may peaceably and quietly hold and enjoy the Demised Site and the flat for the term hereby granted without any interruption of or by the Lessor or any person or persons lawfully claiming the same through under or in trust for it or them

PROVIDED ALWAYS and it is hereby agreed and declared as follows:—

- (i) If the rents hereby reserved or any part thereof shall be unpaid for twenty eight days after the same shall have become due (whether the same shall have been formally or legally demanded or not) or if default shall be made in the performance or observance of any of the covenants and stipulations on the part of the Lessee herein contained it shall be lawful for the Lessor or any person or persons on its behalf at any time thereafter to re-enter upon the Demised Site and the flat or any part thereof in the name of the whole and thenceforth peaceably to hold and enjoy the same as if this Lease had not been granted but without prejudice to any right of action or remedy of the Lessor in respect of any antecedent breach of any of the covenants and stipulations by the Lessee herein contained
- (ii) Without prejudice to the rights of the Lessor against the successors in title or assigns of the Lessee the Lessee shall not be liable for rent hereby reserved and provided for or for any breach of the covenants herein contained after the demised site and the flat shall have ceased to be vested in the Lessee if his immediate successors in title or assignee shall have entered into a covenant with the Lessee (expressly or statutorily implied) to pay observe and perform the same
- (iii) Notwithstanding anything herein contained the lessor may vary or release the stipulations contained in the Fifth Schedule in respect of any Other Site

10. IT IS HEREBY certified and declared that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds the sum of £15,000

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

THE FIRST SCHEDULE above referred to

Name of Lessee: MURIEL NICHOL

Address of Lessee: 19 Hadleigh Road Hylton Lane Sunderland

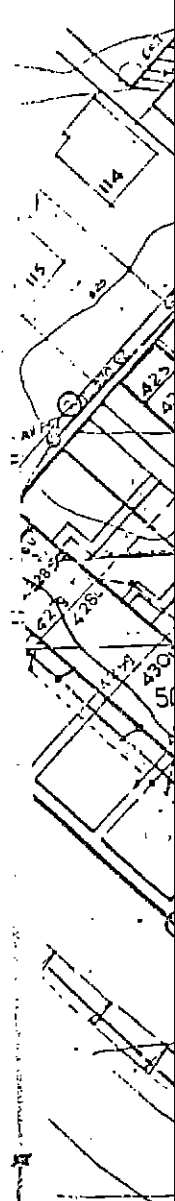
Description of Lessee: Property Site 417 Moorside Estate, Sunderland

Ground Rent: £ 15.00 per annum

THE SECOND SCHEDULE above referred to

Rights included in the demise where applicable

1. Full and free right for the Lessee to connect into and use such sewers and drains as are now in or upon any adjoining land of the Lessor or which may within twenty one years hereafter be



constructed thereon (including any in substitution for the same) and the free right for the Lessee to enter into such adjoining land and to lay and construct thereon in such position as may be mutually agreed between the parties such additional or substituted drains or sewers as may be necessary for the drainage of the flat and to inspect repair cleanse and renew any such drains or sewers making good any damage occasioned to the surface of such adjoining land or the buildings thereon by the exercise of such right

2. The free passage and running of water soil gas and electricity in common with all other persons (if any) having the like right through all watercourses sewers drains pipes and cables now or within twenty one years hereafter to be constructed to serve the Demised Site or the flat and other buildings thereon and passing over or under any of the Other Sites (and including any watercourses sewers drains pipes and cables in substitution for the same) the Lessee bearing and paying his due proportion according to the number of Other Sites served thereby of the cost of inspecting cleansing repairing and renewing the same from time to time Together with the right to enter upon any of the Other Sites for the purpose of inspecting cleansing repairing or renewing or removing the said watercourses sewers drains pipes and cables or any of them the persons exercising such rights making good any damage thereby caused

3. The right to enter upon any of the Other Sites for the purpose of inspecting cleansing repairing or renewing any party structure or thing on or under the same and used or enjoyed in common with the Demised Site and the flat or any structure or thing thereon which cannot otherwise reasonably be inspected cleansed repaired or renewed the persons exercising such rights making good any damage thereby caused

4. Full and free right and liberty in common with all other persons having the like right at all times and for all purposes with or without vehicles of all kinds to go pass and repass over and along the roads or streets on the Estate constructed before the expiration of twenty one years from the date hereof (including any in substitution for the same) and also to connect drains pipes and wires with any sewers water or gas pipes or cables under the same the persons exercising such rights making good any damage thereby caused

5. Full and free right and liberty in common with the occupier for the time being of the premises served thereby and all persons authorised by him at all times for all purposes connected with the use and enjoyment of the Demised Site and the Buildings thereon in compliance with the stipulations contained in the Fifth Schedule with or without vehicles (propelled otherwise than by motor) laden or unladen and animals and (if a garage shall now or at any time hereafter be erected on the Demised Site in compliance with the stipulations contained in the Fifth Schedule but not otherwise) together with any vehicle kept or to be kept in such garage to pass and repass over and along the part of the Joint Entrance Way not forming part of the Demised Site paying a fair share of the cost of keeping the same and the entrance gates thereto in repair and the said gates painted PROVIDED ALWAYS that if a garage shall within twenty one years hereafter be erected as aforesaid such right and liberty shall extend so far as necessary to permit the construction and use of a means of access to such garage over the Joint Entrance Way notwithstanding that it may not have been constructed to such a length prior to the erection of such garage and the cost of the construction and repair of such extension shall be borne by the persons using it

THE THIRD SCHEDULE above referred to

Rights and things Excepted and Reserved from the demise in favour (save where otherwise stated) of the Lessor and its successors in title owners Lessees or occupiers of each of the Other Sites

1. The free passage and running of water soil gas and electricity through all watercourses sewers drains pipes and cables now or within twenty one years hereafter to be constructed to serve any of the Other Sites of the buildings thereon and passing over or under the Demised Site and the flat (including any watercourses sewers drains pipes or cables in substitution for the same) the owners lessees or occupiers for the time being of such of the Other Sites bearing and paying their due proportion according to the number of sites served thereby of the cost of inspecting cleansing repairing and renewing the same from time to time Together with the right to enter upon the Demised Site and the flat for the purpose of constructing inspecting cleansing repairing or renewing or removing such watercourses sewers drains pipes and cables or any of them doing no unnecessary damage and making good any damage thereby caused

2. The right to connect into and use for the benefit of any Other Site any drains or sewers which may be laid or constructed by the Lessee within twenty one years from the date hereof in accordance with Clause 1 of the Second Schedule hereof

3. The right to enter on the Demised Site and the flat for the purpose of constructing inspecting cleansing repairing or renewing any party structure or thing now or hereafter to be on or under the Demised Site and the flat and used or enjoyed in common with any of the Other Sites or any structure or thing which cannot otherwise reasonably be inspected cleansed repaired or renewed doing no unnecessary damage and making good any damage thereby caused

4. Rights of way and otherwise in favour of the Lessor and the occupier for the time being of the premises served thereby over the part of the Joint Entrance Way forming part of the Demised Site corresponding in all respects with those granted in paragraph 5 of the Second Schedule

5. The right for the Lessor within twenty one years hereafter to grant to the North Eastern Electricity Board or its successors:—

- (i) the right to lay maintain repair renew and use or remove electric lines in and under the Demised Site or any part thereof subject to a liability to restore the surface thereof and make good any damage thereby caused
- (ii) the full and free right of way and with or without vehicles over and along any Joint Entrance Way which shall be constructed to serve an electricity sub-station of the North Eastern Electricity Board the North Eastern Electricity Board paying a fair share of the cost of maintaining repairing and renewing such Joint Entrance Way according to user

6. Any easement or right of light air or otherwise which would restrict or interfere with the free use of any of the Other Sites or any adjoining or neighbouring land of the Lessor for building or any other purpose

THE FOURTH SCHEDULE above referred to

EXCEPT AND RESERVED all such mines and minerals as the Lessor is unable whether by statute or otherwise to dispose of and all rights and powers belonging to the National Coal Board or to any person interested in the mines and minerals so excepted or any other mines and minerals but so that the Lessee shall be entitled to the benefit of all such (if any) rights of compensation as the Lessor may have in respect of damage caused by the exercise of such rights and powers whether such damage has accrued before or after the date hereof

THE FIFTH SCHEDULE above referred to

1. The Lessee or occupier of the Demised Site and the flat shall not erect or place any additional building or erection thereon except in accordance with plans and specifications previously approved in writing by the Lessor whose fees in relation thereto shall be paid by the applicant PROVIDED nevertheless that nothing in this Clause shall prevent the erection of a substantially constructed garden hut or greenhouse of a size not exceeding 8 feet x 5 feet x 7 feet high on the rear boundary in a position where so far as possible it cannot be seen from the public road

2. The Lessee or occupier of the Demised Site shall not make any alterations or additions to the outside or which may affect the stability of the flat now or to be erected thereon or any part thereof or the offices or outbuildings thereof or any other buildings for the time being thereon except in accordance with plans and specifications previously approved in writing by the Lessor whose fees in relation thereto shall be paid by the applicant

3. The Demised Site and the flat shall not be used for the purpose of any trade manufacture or business of any description or for the sale of beer wine or spirits or as a club or for the teaching of music or for the keeping of pigs poultry or pigeons or for any other purpose except as the site of a single private dwellinghouse for the residence of one family at a time PROVIDED that nothing in this Schedule shall prevent the use of the Demised Site and the flat for the practice or profession of a qualified physician surgeon dentist or solicitor or the placing of a name place of reasonable size at the door or gate of any flat

4. No act or thing shall be done or permitted on the Demised Site or the flat which may be or which in the opinion of the Lessor may be or become a danger nuisance or annoyance to the Lessor or the Lessees or occupiers of any of the Other Sites or to the public and neither the Demised Site or the flat or any building thereon shall be used for any illegal or immoral purpose

5. Not to erect or permit to be erected upon the Demised Site or the flat any aerial for receiving television signals that shall extend beyond the height of eaves level of the flats erected upon the Demised Site and only to erect such aerial either inside the flats or on the outside of the rear wall of the flats

6. (i) Not to erect any wall fence or other erection whatsoever in or on the boundaries of the front garden of the Demised Site

(ii) For the purpose of this clause the front garden shall include every part of the Demised Site which lies between the dwellinghouse or other building erected thereon and the public roadway or footpath on which the same abuts

7. In the case of a first floor flat which has its garden at the front thereof not to hang out or leave or allow or permit to be hung out or left any laundry or other articles over or on the said front garden which shall obstruct or detract from the view from the windows of the lower flat

8. Not to park or permit to be parked any vehicle or other thing upon a joint entrance way which shall restrict or in any way interfere with access to or egress from a garage served thereby and not to park or permit to be parked on a joint entrance way leading to a block or blocks of garages

9. The expression "Joint Entrance Way" hereinbefore defined includes the land (if any) coloured yellow on the said plan

THE SIXTH SCHEDULE above referred to

1. Each lower flat includes the land upon which the dwellinghouse (in flats) is constructed and the structure of the dwellinghouse up to the party structure referred to in Clause 4 of this Schedule and the garden at the rear thereof and each upper flat includes the structure of the dwellinghouse above the upper flat structure and the garden at the front thereof and the expression "site" includes both the said party and the lower flat

2. Each lower flat includes the right to shelter from the upper flat and the right to enter such upper flat for the purpose of inspecting cleansing repairing or renewing all such parts thereof as are necessary to secure such right of shelter There is reserved to the Lessor and its successors in title owners lessees and occupiers of each upper flat the right to support from the lower flat and the right to enter such lower flat for the purpose of inspecting cleansing repairing or renewing all such parts thereof as are necessary to secure such rights of support

3. Each upper flat includes the stairway leading thereto and includes the right to support from the lower flat and the right to enter such lower flat for the purpose of inspecting cleansing repairing and renewing all such parts thereof as are necessary to secure such right of support There is reserved to the Lessor and its successors in title owners lessees and occupiers of such lower flat the right to shelter from the upper flat and the right to enter such upper flat for the purpose of inspecting cleansing repairing or renewing all such parts thereof as are necessary to secure such rights of shelter

4. The floorboards or floor tiles of each upper flat form part of such upper flats and the plaster of the ceiling of each lower flat forms part of such lower flats but the structure between such floor and such ceiling of each upper and lower flat shall be treated as a party structure

5. (a) Each lower flat includes the right to the Lessee or occupier thereof for the time being to instal at any time within eighty years from the date hereof and to repair renew and maintain a television aerial lead from the loft through the upper flat to the lower flat and the right to connect a television aerial of the size and type approved by the lessee or occupier for the time being of the upper flat (and in the absence of such approval as approved by the Lessor) and the right to maintain repair and renew such television aerial together with the right to enter the upper flat for this purpose giving reasonable notice to the occupier thereof of the Lessee in exercising such rights doing as little damage as possible to the upper flat and immediately making good any damage thereby caused

(b) There is excepted and reserved out of this demise in respect of each upper flat the right of the Lessee or occupier of the lower flat to enter the upper flat for the purpose of exercising the rights included by virtue of (a) above

6. In addition to the covenants on the part of the Lessor herein contained there is included in this Lease a covenant by the Lessor with the Lessee and his successors in title to the Demised Site that the Lessor will at the request and cost of the Lessee or his successors in title take such steps as the Lessee or his successors in title shall reasonably require to enforce the covenants herein contained in respect of the flat adjoining the Demised Site upon being indemnified by the Lessee or his successors in title against all costs damages and expenses in respect thereof .

THE COMMON SEAL of WILLIAM LEECH BUILDERS
LIMITED was hereto affixed in the presence of:—

J. Wright

Director:

W. J. Wright

Secretary:
(Deputy)

DATED 11th May 1977

(WILLIAM LEECH BUILDERS)
LIMITED

TO

MR S. M. NICHOL

LEASE

of a flat being Site No. 417

on the Moorside

at Sunderland

in the County of Tyne & Wear

Estate

RR File
TR 44789

Dickinson Dees & Co.
Solicitors
Newcastle upon Tyne 1

T.P.W.

11/19

WE, JOHN DONKIN & CO. hereby certify that this is a true copy of the original Lease dated 11th May 1977 made between (1) William Leech (Builders) Ltd (1) Mrs. M Nichol (2) relating to 8 Manston Close, Moorside, Sunderland Tyne & Wear

Amasa

Solicitor

2

mutually agreed between the parties such additional or substituted drainage
necessary for the drainage of the flat and to inspect repair clean and
sewers making good any damage occasioned to the surface of such
thereon by the exercise of such right



and renewing the same from time to time Together