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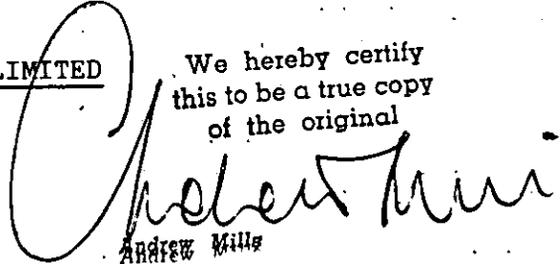
DATED

Sixteenth October

1987

TRENCHERWOOD NEW HOMES LIMITED

We hereby certify
this to be a true copy
of the original



Andrew Mills
Solicitors
Cheltenham House,
4a Mansion House Street,
Newbury, Berkshire RG14 5EB

-and-

MILLFIELD (HUNGERFORD) MANAGEMENT COMPANY LIMITED

-and-

DAVID WILLIAM SINGLETON

and

~~WENDY SUSAN SINGLETON~~

LEASE

of-

Flat 71 Millfield

155200

Andrew Mills
POT/Kanp

£509

£509



H.M. LAND REGISTRY
REGISTRATION ACTS 1925 to 1986

Berkshire

Hungerford

BK 104691

Millfield Smitham Bridge Road



Produced as made on the sixteenth day of October One thousand nine

hundred and eighty seven BETWEEN TRENCHERWOOD NEW HOMES LIMITED whose registered office is situate at Trencherwood House 21/23 The Broadway Newbury Berkshire (the "Lessor") of the first part and MILLFIELD (HUNGERFORD) MANAGEMENT COMPANY LIMITED whose registered office is likewise situate at Trencherwood House aforesaid ("the Management Company") of the Second part and DAVID WILLIAM SINGLETON and ~~HENRY GUYAN~~ of Micropolis Corporation Acre Road Reading Berkshire RG2 OSU ("the Lessee") of the third part.

DR

WHEREAS

(1) THE Lessor is the registered proprietor at H.M. Land Registry with Absolute Title of the freehold land comprising the Site (as hereinafter defined) and upon which the Lessor inter alia has constructed or is in the course of constructing flats and parking spaces.

(2) THE Lessor has agreed for the consideration hereinafter appearing to demise to the Lessee (inter alia) one of the said flats on the terms hereinafter contained and has demised or will demise all the other flats on similar terms and subject to similar covenants on the part of the lessee and conditions as are contained in this Lease (subject only to such variations as any special circumstances may require) to the intent that the lessee for

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the time being of each of the said flats may be able to enforce against the lessee of every other of the said flats any of the said covenants a breach of which adversely affects him.

(3) BY a Lease (hereinafter called "the Management Company Lease") dated the 23rd day of April One thousand nine hundred and eighty seven and made between the Lessor of the one part and the Management Company of the other part the Lessor demised to the Management Company the Reserved Premises (as hereinafter defined) for the term of Ninety-nine years from the twenty fourth day of June One thousand nine hundred and eighty six Except and Reserved as therein mentioned.

(4) THE Lessee has agreed to become a Member of the Management Company

NOW THIS DEED WITNESSETH as follows namely:

1. In this Lease the following expressions have the following meanings namely:

"plan no 1" means the plan annexed hereto marked "1"

"plan no 2" means the plan annexed hereto marked "2"

"the site" means the land shown edged red on Plan No. 1

"the estate buildings" means the blocks of flats on the site

"the block" means the block of flats in which the flat hereby demised is comprised

"flats" means the flats comprising the estate buildings

"the Parking Areas" means the areas shown on Plan No 1

"the flat" means the flat demised by this Lease as shown edged red on Plan No 2

"the term" means the period of ninety nine years from date referred to in clause 2 hereof

"the reserved premises" means the site including the estate buildings and the reserved services but excluding (save for any reserved services therein) the freehold houses thereon the demised premises and all the other flats (each

flat being treated as including or excluding the corresponding parts of the relevant building as are respectively included in or excluded from the demised premises under this Lease)

"the reserved services" means the sewers drains water pipes tanks gutters wires cables conduits and rubbish chutes and other like means of passage and running storage and disposal of soil water gas electricity television radio and other services and of smoke rubbish and other materials which are now or may within eighty years from the date of the commencement of the term created by this Lease (which said period of eighty years shall be the perpetuity period applicable to this Lease) be in or under the estate buildings or any part thereof (including the demised premises) or the Site or any part thereof (hereinafter together called "service installations") not being the Leased services or service installations used or intended exclusively for use by any other of the flats

"the leased services" means service installations used or intended for use exclusively for the benefit of the demised premises

"the excluded services" means service installations used or intended exclusively for use by any other of the flats and situate within the demised premises.

THE LEASE OF THE FLAT

2. IN consideration of the sum of FORTY EIGHT THOUSAND FIVE HUNDRED POUNDS (£48,500) Lessor (the receipt whereof the Lessor hereby acknowledges) and of the rent and covenants on the part of the Lessee hereinafter reserved and contained the Lessor HEREBY DEMISES unto the Lessee ALL THAT the Flat as described in the First Schedule hereto ("the demised premises") TOGETHER with the rights but EXCEPT AND RESERVED as therein mentioned TO HOLD the same unto the Lessee for the term of NINETY-NINE YEARS calculated from the twenty fourth day of June one thousand nine hundred and eighty six YIELDING AND PAYING

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therefor in advance during the Term the following yearly rents by an annual payment on the Twenty-fourth day of June (such payment unless otherwise directed by the Lessor to be made by banker's standing order) in every year without any deduction or set-off the first of such payments or a due proportion thereof to be made on the date hereof namely:-

(a) For the first twenty-five years of the term hereby created the sum of FIFTY POUNDS (£50.00)

(b) For the next twenty-five years of the term the sum of ONE HUNDRED POUNDS (£100.00)

(c) For the next twenty-five years of the said term the sum of TWO HUNDRED POUNDS (£200.00)

(d) For the remainder of the said term the sum of FOUR HUNDRED POUNDS (£400.00)

PROVIDED that at no time notwithstanding the provisions for increase in rent herein contained shall the Lessee be required to pay a rent which exceeds two thirds of the rateable value of the flat at the time when the increase is made.

3. THE Lessee (if more than one HEREBY DECLARE that they shall hold the demised premises upon trust to sell the same with power to postpone the sale thereof and shall hold the net proceeds of sale and other money applicable as capital and the net rents and profits thereof until sale upon trust for themselves as joint tenants.

4. THE Lessee HEREBY COVENANTS (and if more than one jointly and severally) with the Lessor and as a separate covenant also with the Management Company and with each of the other lessees for the time being of any of the flats that the Lessee will observe and perform (a) the covenants on the part of the Lessee set out in the Second Schedule hereto and (b) the regulations set out in the Third Schedule hereto.

5. THE Lessor HEREBY COVENANTS with the Lessee:

(1) That the Lessee paying the rents hereinbefore reserved and performing and observing the covenants conditions and agreements on the part of the Lessee hereinbefore contained shall peaceably hold and enjoy the demised premises for the term without any interruption by the Lessor or any person lawfully claiming under or in trust for it.

(2) That the Lessor has not granted and will not hereafter grant a lease of any of the flats except to a lessee who has entered or will enter into similar covenants and undertakes similar obligations to those on the part of the Lessee herein contained (subject only to such variations as any special circumstances require) and that the Lessor will itself be under like obligations in respect of any of the flats for the time being undemised.

6. THE Lessor HEREBY FURTHER COVENANTS with the Lessee and (as a separate covenant) with the Management Company that the Lessor will upon the request in writing of the Lessee or the Management Company enforce the covenants entered into or to be entered into by the lessee of any other of the flats upon the Lessee or the Management Company (as the case may be) agreeing by deed in such form as the Lessor may reasonably require to indemnify the Lessor against all costs and expenses as the Lessor may reasonably require and upon the Lessee or the Management Company (as the case may be) providing such security in respect thereof as the Lessor may reasonably require.

7. THE Management Company HEREBY COVENANTS with the Lessee and (as a separate covenant) with the Lessor to perform and observe the covenants on the part of the Management Company set out in the Fourth Schedule hereto PROVIDED THAT the Management Company shall not be liable to the Lessee or any invitee or licensee of the Lessee for or in any way arising out of any breach or non-performance on its part of any of the said covenants unless such breach or non-performance shall have been specifically notified to the Management Company in writing and the Management Company shall have failed to remedy such breach or non-performance within reasonable time of receiving such notice.

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8. PROVIDED ALWAYS that:

(i) If the said rent hereby reserved or any part thereof shall be unpaid for twenty-one days after becoming payable (whether the same shall have been formally demanded or not) or if any of the covenants on the part of the Lessee herein contained shall not be performed or observed then and in any such case it shall be lawful for the Lessor or any person or persons authorised by it in that behalf at any time thereafter to re-enter upon the demised premises or any part thereof in the name of the whole and thereupon this demise shall absolutely determine but without prejudice to any right of action or remedy of the Lessor in respect of any breach of the covenants by the Lessee hereinbefore contained.

(ii) All rights and obligations of the Lessor and Lessee respectively under these presents shall be incidental to the reversion expectant on this Lease and the leasehold thereby created respectively and shall pass and devolve therewith on any alienation or devolution thereof.

(iii) The Lessor shall not be liable to the Lessee or any invitee or licensee of the Lessee for or in any way arising out of any defect or want of repair in the Estate Buildings or any part thereof (including the demised premises) or in any part of the Reserved Premises.

(iv) Any notice hereby required or authorised to be given to the Lessor the Lessee or the Management Company respectively shall be in writing and may be given in any of the modes provided by Section 196 of the Law of Property Act 1925 (as amended).

9. IT IS HEREBY AGREED AND DECLARED that this Lease shall not confer upon the Lessee any right of light or air which would interfere with the free use of any adjoining land for building or other purposes.

10. THERE is excepted and reserved unto the Lessor the right within a period of three years from the date hereof to vary the layout of the Site (but not the position of the Estate Buildings) and in particular (though without

detract from the generality of such exception and reservation) the right to vary the position of the services gardens fences walls parking spaces bin stores footpaths and roadways provided that in so doing the value of the Flat shall not materially be affected and this Lease shall be read and construed subject to any such variation.

IN WITNESS whereof the Lessor and the Management Company have caused their respective Common Seals to be hereunto affixed and the Lessee has hereunto set his hand and seal the day and year first before written.

THE FIRST SCHEDULE

ALL THAT Flat being Flat Number 71 on the first floor (postal address 18 Wessex Close) of the Block (site of such Flat being shown edged red on Plan No 2) including the joists or beams on which the floors of the Flat are laid and the interior faces and the glass in the windows of the exterior walls and the interior face and the locks of the entrance door but excluding (i) any other part of such external walls and entrance door (ii) the joists or beams securing the ceilings of the Flat (iii) all parts of the Block above such joists or beams and (iv) all parts of the Block below the joists or beams on which the floors of the Flat are laid

TOGETHER WITH:

(1) The right of passage and running storage and disposal of soil water gas electricity television radio and other services and of smoke rubbish and other materials in and through and by means of the Reserved Services and the Leased Services and all necessary rights of entry for the purpose of inspecting maintaining and repairing and renewing the same SUBJECT to the person exercising such right making good all damage thereby caused but without compensation for any temporary inconvenience PROVIDED that the right to the passage of water shall so far as the same relates to the supply of main water (whether or not through any tank or cistern) to the demised premises be

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subject to the payment by the Lessee to the Lessor or to the Statutory Water Authority (as the case may require) of the water rate assessed in respect of the demised premises or (if and so far as the water rate is not separately assessed upon the demised premises or some part thereof) of a fair proportion of such assessment to be determined by the Lessor or its Surveyor.

(2) The right at all reasonable times with or without workmen and others to enter upon any part of the Estate Buildings and the Reserved Premises for the purpose of cleansing and executing repairs or alterations to the demised premises PROVIDED that the Lessee shall only exercise the rights of entering other parts of the Estate Buildings at reasonable times during the hours of daylight and after giving reasonable notice of this intention to enter (except in the case of emergency) and upon the terms that the Lessee shall make good without unreasonable delay any damage thereby occasioned but so that the Lessee shall not be liable for any temporary interference with the convenience of any lessee or occupier of the premises so entered upon.

(3) All such rights of support and protection from the elements for the demised premises over and from other parts of the Estate Buildings and the Reserved Premises as are now enjoyed or intended to be enjoyed by the demised premises PROVIDED that the Lessor or its tenants may at any time hereafter build upon the Site and rebuild or alter any of the parts of the Estate Buildings (including the Block) notwithstanding any interference thereby occasioned to the access of light or air to any part of the demised premises.

(4) The right (in common with the Management Company and the Lessor and all persons deriving title under the Lessor and the Lessees for the time being of all the other flats) for the Lessee his servants agents and licensees and invitees in accordance with such reasonable regulations as the Management Company or the Lessor may from time to time impose (a) to use the entrance way entrance hall staircases landings passages lift or lifts (if any) and other communal services of the Estate Buildings and the roads footpaths drives and

gardens for all purposes connected with the beneficial user of the demised premises (b) to use the Parking Areas for the purpose of parking motor cars or light vans and (c) to use the communal dustbin area marked bins on Plan No 1 EXCEPTING AND RESERVING unto the Lessor and the Management Company and each lessee of every other the flat:-

(1) All such rights of support and protection from the elements and light and air from and over the demised premises for the other parts of the Estate Buildings as are now enjoyed by such other parts.

(2) The right of passage and running storage and disposal of soil water gas electricity television radio and other services and of rubbish and other materials in and through and by means of the Reserved Services and the Excluded Services and the right with or without workmen and others on reasonable prior notice in the daytime (except in case of emergency) to enter the demised premises or any part thereof for the purpose of inspection maintenance repair or renewal of the said services or any of them SUBJECT to the person exercising such right making good all damage thereby caused but without compensation for any temporary inconvenience.

(3) The right with or without workmen and others at all reasonable times on reasonable prior notice in the daytime (except in the case of emergency) to enter into and upon the demised premises or any part thereof to inspect cleanse repair alter renew or improve any part of the Estate Buildings or the Reserved Premises the person exercising such rights making good all damage thereby caused but without compensation for any temporary inconvenience.

(4) The right for the Management Company or the Lessor to decorate or redecorate (to the exclusion of the Lessee whose obligations shall not extend thereto) the outside faces of the external walls and the entrance doors of the Flat.

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THE SECOND SCHEDULE

COVENANTS BY THE LESSEE

- (a) To pay the rent hereby reserved at the time and in the manner aforesaid without any deduction or set-off whatsoever
- (b) To pay and discharge all existing and future rates taxes assessments and outgoings whether parliamentary local or otherwise now or hereafter imposed or charged upon the demised premises or any part thereof or on the Lessor or Lessee or occupier in respect thereof PROVIDED that where any such outgoings are charged upon or payable in respect of the Block as a whole the Lessee's liability shall be limited to a due proportion of such outgoings to be determined (failing agreement) by the Lessor or its Surveyors.
- (c) To do all such works or other things as shall under any statutory or other authority be required to be done in respect of the demised premises whether by the owner or occupier thereof and to conform in all respects with the provisions of and regulations made under any general or local Act of Parliament which may be applicable to the demised premises or any part thereof AND to keep the Lessor and the Management Company fully indemnified in respect thereof.
- (d) From time to time and at all times during the term to keep in good and substantial repair and condition the demised premises and the landlord's fixtures and fittings therein and the Leased Services (but excluding the Reserved Services and the Excluded Services if any therein)
- (e) To prepare and paint with two coats of best quality paint in a workmanlike manner all the wood iron and other parts of the interior of the demised premises usually painted in every seventh year of the Term and in the last year of the Term as well and after every painting to redecorate in like manner all such parts as are usually so dealt with as at the date hereof stop whiten

and colour all such parts as are usually so dealt with and to repaper the parts usually papered with suitable paper of as good quality as that in use at the date hereof.

(f) To make good at the Lessee's expense to the satisfaction of the Lessor or its Surveyor any damage occasioned by the exercise of the rights demised to the Lessee.

(g) To permit the Lessor and the Management Company and the Lessee or occupier of any other of the flats and their respective agents or workmen at any time or times during the term at reasonable hours in the daytime upon giving reasonable notice (except in the case of emergency) to enter upon the demised premises for the purpose of inspecting cleansing and for executing repairs or alterations upon or to the Reserved Premises or any other of the flats and making good without unreasonable delay to the Lessee all damage thereby occasioned but without compensation for any temporary damage or inconvenience.

(h) Not at any time during the term to make any structural addition or alteration to the demised premises and not to remove alter or reposition any partition wall or walls nor make any openings in any of them without the previous written consent of the Lessor not without such consent to carry out any operation constituting development within the meaning of the Town and Country Planning Acts or any statutory amendment or replacement thereof for the time being in force.

(i) Not to use or occupy nor permit the Flat to be used or occupied for any purpose whatsoever other than as a private residence in the occupation of a single family and not to use or permit the Parking Areas to be used other than for the parking of a private motor car or light van.

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(j) To comply with and observe such amendments or additional regulations to those set forth in the Third Schedule hereto as the Management Company or the Lessor may (consistently with the provisions of this Lease) make to govern the use of the Estate Buildings and the Site in the general interests of the residents.

(k) Not to store petrol or other inflammable material on the demised premises.

(l) Not to do or permit any waste spoil or destruction to or upon the demised premises not to do or permit any act or thing which shall or may be or become a nuisance damage annoyance or inconvenience to the Lessor or its tenants or the tenants or occupiers of adjoining premises and in particular of any other flats or the neighbourhood or whereby any insurance for the time being effected on the demised premises may be rendered void or voidable or whereby the rate of premium may be increased.

(m) From time to time during the said term to pay all costs charges and expenses incurred by the Lessor or the Management Company in abating a nuisance arising from any act default or neglect of the Lessee and executing all such works as may be necessary for abating a nuisance in obedience to a notice served by a Local Authority.

(n) To permit the Lessor and the Management Company or either of them or its or their agents with or without workmen and others at all reasonable times upon giving reasonable notice (except in the case of emergency) during the Term at convenient hours in the daytime to enter the demised premises to view and examine the state and condition of the demised premises and upon being given notice in writing of all decays defects and wants of repair as shall be then and there found for which the Lessee may be liable hereunder to remedy repair and amend the same within two calendar months then next following the service if such notice.

(o) That if the Lessee shall make default in any of the covenants hereinbefore contained for or relating to the repair or painting of the demised premises it shall be lawful for the Lessor or the Management Company to enter upon the demised premises and repair or paint the same at the expense of the Lessee in accordance with the covenants and provisions of these presents and the expense of such repairs and painting shall be repaid by the Lessee to the Lessor or Management Company (as the case may be) on demand with interest at fifteen pounds (£15.00) per centum per annum from the date of demand.

(p) All the demised premises painted repaired and kept as aforesaid at the expiration or sooner determination of the Term quietly to yield up unto the Lessor together with all additions and improvements made thereto in the meantime and all fixtures of every kind in or upon the demised premises except tenant's fixtures.

(q) (i) To pay the Lessor all costs charges and expenses (including legal costs and Surveyors fees) incurred by the Lessor of and incidental to the preparation and service of a notice under Section 146 of the Law of Property Act 1925 (whether or not any right of re-entry or forfeiture has been waived by the Lessor or the Lessee has been relieved under the provisions of the said Act) in respect of the demised premises.

(ii) To pay to the Lessor all costs charges and expenses (including legal costs and Surveyors fees) incurred by the Lessor of and incidental to the preparation and service of all notices relating to wants of repair to the demised premises accrued not later than the expiration or sooner determination of the Term but whether such notices be served before or after such expiration or sooner determination.

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(r) Not at any time during the Term to assign underlet or part with possession of part only of the demised premises and not during the last seven years of the Term (except by an assent in favour of a person entitled by will or on an intestacy) to assign or underlet or part with possession of the demised premises as a whole without the prior written consent of the Lessor.

(s) Within twenty-one days after every assignment devolution disposition charge underlease or agreement for tenancy of the demised premises or any part thereof whether by express deed or by operation or implication of law:

(i) to give to the Lessor's Solicitors notice in writing thereof specifying in such notice the name and address of the assignee or personal representative or other person in or to whom the term or any part thereof may have become vested or charged and (if called upon) to produce the assignment for tenancy or other evidence of devolution at the office of the said Solicitors for registration and to pay the said Solicitors a minimum fee of Fifteen pounds (£15.00) and such additional reasonable fee for each such registration as the Lessor may from time to time prescribe plus Value Added Tax (if any) in respect of each such registration:

(ii) in the case of an assignment to procure that the assignee becomes a member of the Management Company in place of the assignor.

(t) Duly to pay to the Management Company at the times and in the manner set out in the Fifth Schedule hereto all sums as shall under the provisions of that Schedule be payable in respect of the demised premises.

THE THIRD SCHEDULE

REGULATIONS TO BE OBSERVED BY THE LESSEE

1. The floors of all rooms of the Flat (except bathroom kitchen and W.C.) shall be suitably carpeted and all reasonable precautions taken (including the placing of rubber or cork insulators) to deaden the sound of sewing machines dishwashers washing machines or other household machines radios record players television sets pianos or other musical instruments.
2. No musical instrument wireless set television set loud-speaker or other mechanical instrument of any kind shall be played or used or household machines used or noise made between the hours of twelve midnight and eight o'clock in the morning or between such other times as the Management Company shall decide nor at any time so as to cause annoyance or disturbance to the occupier or any other flat.
3. The communal parts of the Block shall not be encumbered with bicycles prams boxes or other objects and the entrance door to the Flat shall be kept closed.
4. No dirt rubbish rags or other refuse shall be thrown into the sinks baths lavatories cisterns or waste or soil pipes in the Flat.
5. No name writing drawing signboard notice placard or advertisement of any kind shall be put on or in any windows or the exterior of the flat (other than a notice to be approved by the Management Company indicating that a particular flat is to be sold or let).
6. The communal parts of the Site shall be used as quietly as possible and in particular between the hours of twelve midnight and eight o'clock in the morning.
7. No children shall be allowed to play and no undue noise shall be made in the communal parts of the Block.
8. No external wireless or television aerials be erected by the Lessee on any part of the demised premises.

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9. No clothes window boxes flower pots or other articles shall be hung or exposed and no mat or carpet shall be shaken out of the windows of the Flat.

10. No bird dog or other animal shall be kept in the Flat without the previous written consent of the Management Company and should such permission be given then dogs shall be kept on the lead in all parts of the Reserved Premises PROVIDED nevertheless that such consent may be revoked at any time if in the opinion of the Management Company the bird dog or animal shall become a nuisance to the owner or occupier of any other flat.

11. The Lessee shall curtain and keep curtained all windows of the Flat.

12. The Lessee shall procure that no motor car or other vehicle belonging to him or his servants licensees or visitors or under his or their control shall whilst on the Site:

(A) Travel at an excessive speed or at a speed in excess of any speed limit which may at the discretion of the Management Company be imposed from time to time:

(B) Travel over or remain on any footpath grass verge lawn or garden:

(C) Be parked or remain stationary except temporarily other than in an approved parking space.

THE FOURTH SCHEDULE

COVENANTS BY THE MANAGEMENT COMPANY

1. To insure the Estate Buildings and keep them insured against loss or damage by fire storm impact or aircraft and such other risks as are included in a Flat Owner's Comprehensive Policy with such insurance company of repute as the Lessor may decide and through such agency as the Lessor may nominate to an amount equal to the full replacement value thereof plus Surveyor's and Architect's fees and to effect such other insurances of or in respect of property owner's liability or other risks as the Lessor shall consider reasonable and to make all payments necessary for these purposes within seven days after the same become payable and to produce to the Lessor and the Lessee

on demand the policies of such insurance and the receipts for such payments such insurance shall be effected in the joint names of the Lessor the Management Company and the Lessee with regard to the demised premises and in the event of the demised premises being damaged or destroyed by fire or other insured risks as soon as reasonably practicable to lay out all insurance monies received by the Management Company in respect of the Estate Buildings for the repair rebuilding or reinstatement thereof.

2. At all times during the Term to maintain the Reserved Premises in good and substantial repair and condition (except as regard damage caused by or resulting from any act or default of the Lessee or any person deriving title under the Lessee) making all necessary renewals and replacements as may be required thereto.

3. To redecorate the interior communal parts of the Estate Buildings in a proper and workmanlike manner at least once in every five years and to paint the exterior wood and iron and cement work of the Estate Buildings and all additions thereto in a proper and workmanlike manner at least once in every three years of the term.

4. To keep the entrance halls landings and staircases of the Estate Buildings clean and suitably lighted and the services thereof in good working order and condition.

5. To maintain the Reserved Premises in good order and condition with the drives properly maintained and the gardens properly planted with shrubs and free from weeds and clean and tidy and free from all obstructions and carefully to preserve the timber trees and all ornamental trees and replace such of the shrubs or trees as may die or require replacing.

6. To employ such staff or contractors as may be reasonably required to carry out all necessary works of maintenance cleaning and repairs and such other duties as are necessary for the proper running and management of the Reserved Premises.

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THE FIFTH SCHEDULE

PROVISIONS GOVERNING MAINTENANCE CHARGES

1. The maintenance charge for the demised premises shall be a sum equal to 2.64 per cent or such lesser percentage as may in the lessor's reasonable view be equitable in the event of a variation under the terms of Clause 10 hereof (hereinafter called "the appropriate proportion") of the aggregate cost to the Management Company of (a) complying with the Management Company's covenants in this Lease and the Management Company's Lease (or any lease substituted therefor under Clause 7 thereof) and (b) providing such reserves for future anticipated maintenance as the Management Company shall from time to time think desirable.

2. The cost to the Management Company of complying with its covenants shall be deemed (without prejudice to the generality of the foregoing words) to include:

- (a) The costs of and incidental to compliance by the Management Company with every notice regulation or order of any competent local or other authority;
- (b) All fees charges and expenses payable to any Solicitor Accountant Surveyor Agent or Architect employed or instructed in connection with any question arising on the maintenance or management of the Estate Buildings or the Reserved Premises or the ascertainment of the maintenance charge;
- (c) The cost of insuring against claims of third parties;
- (d) The cost of purchasing or hiring any equipment used for the benefit of residents of the flats;
- (e) All administration accountancy legal and other costs of the Management Company in carrying on its business.
- (f) All interest charges and other costs of borrowing to defray any such expenditure.

3. (i) The Lessee shall on account of the maintenance charge pay to the Management Company on the signing hereof and thereafter on the Twenty-fourth day of June and the Twenty-fifth day of December in each year of the Term a sum (hereinafter called "the minimum payment") determined as hereinafter provided the second of such payments to be made on the _____ day of next.

(ii) The minimum payment shall be the sum of FORTY POUNDS (£40.00).

(iii) The Lessee shall also pay on account of the maintenance charge to the Management Company within fourteen days of written demand from the Management Company or the Lessor on its behalf (but not oftener than once in any one half-year) the appropriate proportion of such a sum (additional to the minimum payment) as the Management Company may determine in any half-year of the said term to be requisite to cover any actual or expected deficiency in the cash resources of the Management Company to meet the actual or expected outgoings of the Management Company in such half-year.

4. As soon as practicable after the expiration of each year ending on the Twenty-fourth day of June the Management Company shall ascertain and certify the amount of the actual maintenance charge for the preceding twelve months and the amount standing to the credit of the reserve fund and serve on the Lessee a copy of such certificate (which shall be binding and conclusive on the Management Company and the Lessee) and any balance remaining to be paid by the Lessee after giving credit for the interim payments made by the Lessee in respect of such year shall be paid by the Lessee within fourteen days of the service of such certificate or (if there is a balance repayable to the Lessee) such balance shall be repaid by the Management Company within the like time PROVIDED that the Management Company may at its absolute discretion defer until three months after the Twenty-fourth day of June next following the date of the demise of the last of the flats to be demised the ascertainment and certification of the maintenance charge for any year of the said term ending prior to such date.

THE COMMON
TRENCHERWOOD
was hereunto
in the presence

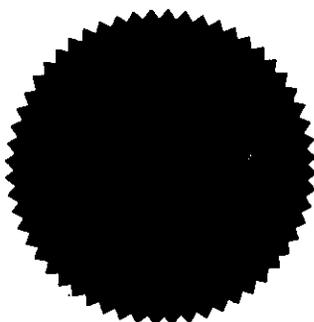
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THE COMMON SEAL OF
TRENCHERWOOD NEW HOMES LIMITED

was hereunto affixed
in the presence of:-

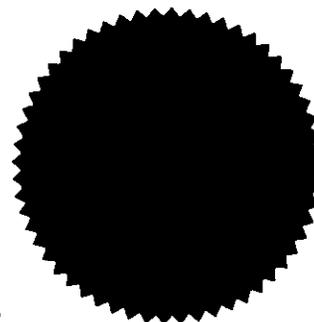
Director
Secretay

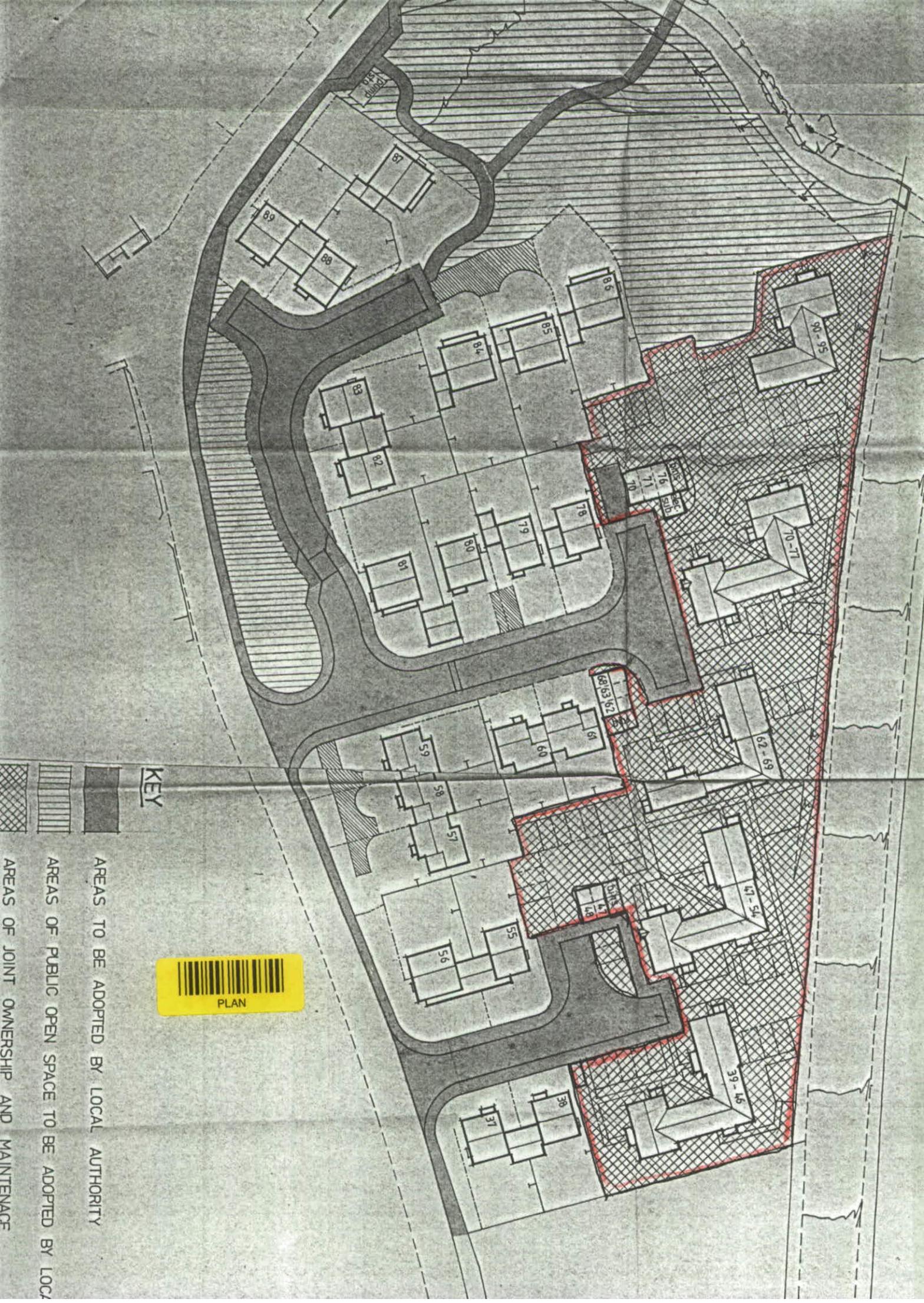


THE COMMON SEAL OF
MILLFIELD (HUNGERFORD) MANAGEMENT
COMPANY LIMITED

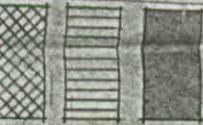
was hereunto affixed
in the presence of:-

Director
Secretary





KEY



AREAS TO BE ADOPTED BY LOCAL AUTHORITY

AREAS OF PUBLIC OPEN SPACE TO BE ADOPTED BY LOCAL AUTHORITY

AREAS OF JOINT OWNERSHIP AND MAINTENANCE





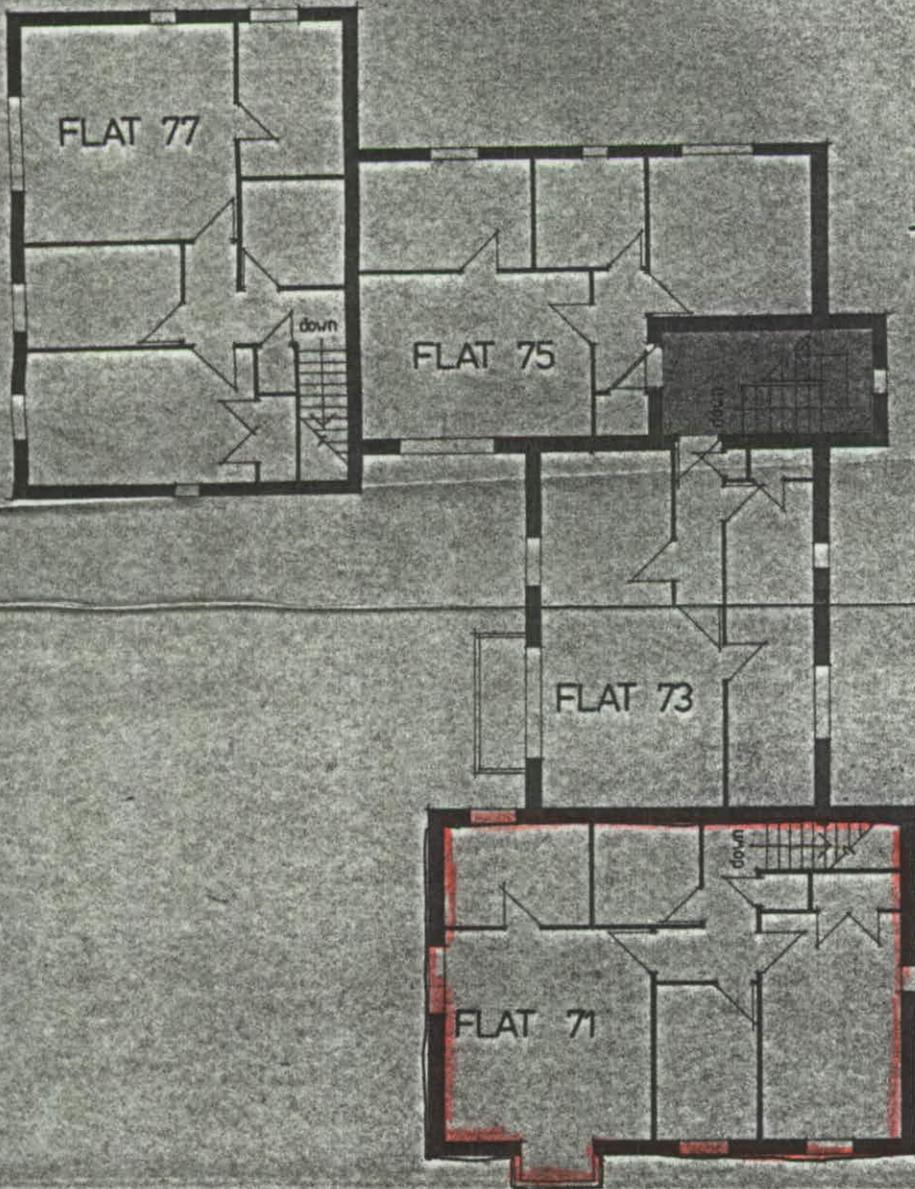
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CHECK DRAWING ON RECEIPT
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DISCREPANCIES TO ARCHITECT

VERIFY ALL DIMENSIONS/
LEVELS ON SITE
PRIOR TO CONSTRUCTION

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FIRST FLOOR



project no.	drwg. no.	rev.	drawing title
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drawn	date
	19-9-86

project/client	scale
TRENCHERWOOD NEW HOMES LTD, SMITHAM BRIDGE ROAD, HUNGERFORD, PHASE 2	1:100

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