

These are the notes referred to on the following official copy

Title Number BK421124

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

- All words in *italicised text* and *inapplicable alternative wording* in a clause may be omitted or deleted.
- Clause LR13 may be omitted or deleted.
- Clause LR14 may be omitted or deleted where the Tenant is one person.
- Otherwise, do not omit or delete any words in **bold text** unless italicised.
- Side-headings may appear as headings if this is preferred.
- Vertical or horizontal lines, or both, may be omitted.

<p>LR1. Date of lease</p>	<p>14th November 2007</p>
<p>LR2. Title number(s)</p>	<p>LR2.1 Landlord's title number(s) <i>Title number(s) out of which this lease is granted. Leave blank if not registered.</i> Unregistered BK408871 <i>AR</i></p> <p>LR2.2 Other title numbers <i>Existing title number(s) against which entries of matters referred to in LR9, LR10, LR11 and LR13 are to be made.</i></p>
<p>LR3. Parties to this lease</p> <p><i>Give full names, addresses and company's registered number, if any, of each of the parties. For Scottish companies use a SC prefix and for limited liability partnerships use an OC prefix. For foreign companies give territory in which incorporated.</i></p>	<p>Landlord Slough Borough Council, Town Hall, Bath Road, Slough, Berkshire</p> <p>Tenant Wexham Court Parish Council, Wexham Parish Hall, Norway Drive, Wexham, Slough, Berkshire</p> <p>Other parties <i>Specify capacity of each party, for example "management company", "guarantor", etc.</i></p>
<p>LR4. Property</p> <p><i>Insert a full description of the land being leased or refer to the clause, schedule or paragraph of a schedule in this lease in which the land being leased is more fully described.</i></p> <p><i>Where there is a letting of part of a registered title, a plan must be attached to this lease and any floor levels must be specified.</i></p>	<p>In the case of a conflict between this clause and the remainder of this lease then, for the purposes of registration, this clause shall prevail.</p> <p>Land north of Norway Drive referred to more particularly in 1.1 of the Lease.</p>
<p>LR5. Prescribed statements etc.</p> <p><i>If this lease includes a statement falling within LR5.1, insert under that sub-clause the relevant statement or refer to the clause, schedule or paragraph of a schedule in this lease which contains the statement.</i></p> <p><i>In LR5.2, omit or delete those Acts which do not apply to this lease.</i></p>	<p>LR5.1 Statements prescribed under rules 179 (dispositions in favour of a charity), 180 (dispositions by a charity) or 196 (leases under the Leasehold Reform, Housing and Urban Development Act 1993) of the Land Registration Rules 2003.</p> <p>None</p> <p>LR5.2 This lease is made under, or by reference to, provisions of: <i>Leasehold Reform Act 1967</i> <i>Housing Act 1985</i> <i>Housing Act 1988</i> <i>Housing Act 1996</i></p>

We hereby certify
 this to be a true copy
 of the original
 Kidd Rapinet *KR 11/1/08*

<p>LR6. Term for which the Property is leased</p> <p><i>Include only the appropriate statement (duly completed) from the three options.</i></p> <p><i>NOTE: The information you provide, or refer to, here will be used as part of the particulars to identify the lease under rule 6 of the Land Registration Rules 2003.</i></p>	<p>The term is as follows:</p> <p>From and including 1st April 2007 to and including 31st March 2032</p>
<p>LR7. Premium</p> <p><i>Specify the total premium, inclusive of any VAT where payable.</i></p>	<p>£0.00</p>
<p>LR8. Prohibitions or restrictions on disposing of this lease</p> <p><i>Include whichever of the two statements is appropriate.</i></p> <p><i>Do not set out here the wording of the provision.</i></p>	<p>This lease contains a provision that prohibits or restricts dispositions.</p>
<p>LR9. Rights of acquisition etc.</p> <p><i>Insert the relevant provisions in the sub-clauses or refer to the clause, schedule or paragraph of a schedule in this lease which contains the provisions.</i></p>	<p>LR9.1 Tenant's contractual rights to renew this lease, to acquire the reversion or another lease of the Property, or to acquire an interest in other land None</p> <p>LR9.2 Tenant's covenant to (or offer to) surrender this lease None</p> <p>LR9.3 Landlord's contractual rights to acquire this lease None</p>
<p>LR10. Restrictive covenants given in this lease by the Landlord in respect of land other than the Property</p> <p><i>Insert the relevant provisions or refer to the clause, schedule or paragraph of a schedule in this lease which contains the provisions.</i></p>	<p>None</p>
<p>LR11. Easements</p> <p><i>Refer here only to the clause, schedule or paragraph of a schedule in this lease which sets out the easements.</i></p>	<p>LR11.1 Easements granted by this lease for the benefit of the Property Contained in the First Schedule of the Lease</p> <p>LR11.2 Easements granted or reserved by this lease over the Property for the benefit of other property Contained in the Second Schedule of the Lease</p>
<p>LR12. Estate rentcharge burdening the Property</p> <p><i>Refer here only to the clause, schedule or paragraph of a schedule in this lease which sets out the rentcharge.</i></p>	<p>None</p>

<p>LR13. Application for standard form of restriction</p> <p><i>Set out the full text of the standard form of restriction and the title against which it is to be entered. If you wish to apply for more than one standard form of restriction use this clause to apply for each of them, tell us who is applying against which title and set out the full text of the restriction you are applying for.</i></p> <p><i>Standard forms of restriction are set out in Schedule 4 to the Land Registration Rules 2003.</i></p>	<p>The Parties to this lease apply to enter the following standard form of restriction [against the title of the Property] or [against title number]</p> <p>N/A</p>
<p>LR14. Declaration of trust where there is more than one person comprising the Tenant</p> <p><i>If the Tenant is one person, omit or delete all the alternative statements.</i></p> <p><i>If the Tenant is more than one person, complete this clause by omitting or deleting all inapplicable alternative statements.</i></p>	<p>N/A</p>

LEASE dated the 14th day of November 2007

- (1) The Landlord: SLOUGH BOROUGH COUNCIL of Town Hall Bath Road Slough
Berkshire
- (2) The Tenant: WEXHAM COURT PARISH COUNCIL of Wexham Parish Hall
Norway Drive Wexham Slough Berkshire

1. DEFINITIONS

- 1.1 'Premises' land north of Norway Drive, Wexham, Slough shown ^{green} edged black on the attached plan KR
- 1.2 'Neighbouring Property' any land or premises adjoining or neighbouring the Premises in which the Landlord has a freehold or a leasehold interest or in which during the Term the Landlord acquires such an interest
- 1.3 'Term' Commencing on the 1st April 2007 for a term of 25 years determining on the 31st March 2032
- 1.4 'Permitted Use' As to the land edged red on the attached plan not for any purpose other than the provision of a community hall, car parking facilities, bowling green and tennis courts available to the general public
Provided that any charges imposed for the use of the facilities shall be reasonable and shall be no greater than charges for comparable facilities in and around the Borough of Slough AND as to the land hatched red on the attached plan not for any purpose other than general amenity land available to the general public without any charge
- 1.5 'Rent' one peppercorn per annum if demanded

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- 1.6 'Insured Risks' Fire and such other risks as the Landlord in its absolute discretion deems appropriate
- 1.7 'Service Media' Means pipes sewers drains mains ducts conduits gutters watercourses wires cables channels subways flues and all other conducting media including any fixings louvres cowls and other covers

2. CONSTRUCTION

- 2.1 The Landlord and the Tenant include their respective successors in title
- 2.2 A covenant by the Tenant not to do any act or thing includes a covenant not to suffer or permit such act or thing and to use its best endeavours to prevent such act or thing being done by a third party
- 2.3 Words importing the one gender include all other genders and words importing the singular include the plural and vice versa
- 2.4 Where there are more than two persons included in the expression 'the Tenant' covenants expressed or implied to be made by or with such persons are joint and several
- 2.5 Any reference to an Act of Parliament whether general or specific shall include any modification or re-enactment thereof for the time being in force and shall also include all instruments orders plans regulations bye-law permissions and directions for the time being made issued or given thereunder or deriving validity therefrom
- 2.6 References to the Premises in the absence of any provision to the contrary include any part thereof
- 2.7 Reference to any right of the Landlord to have access to the Premises shall be construed as extending to all persons authorised by the Landlord (including agents professional advisers contractors workmen and others)
- 2.8 Reference to any clause paragraph or schedule shall be to the particular clause paragraph or schedule contained in this Lease
- 2.9 Headings shall be ignored for the purposes of interpretation

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3. DEMISE

IN consideration of the rents hereinafter reserved and of the covenants on the part of the Tenant hereinafter contained the Landlord HEREBY DEMISES unto the Tenant the Premises TOGETHER with the rights specified in the First Schedule hereto EXCEPT AND RESERVING unto the Landlord as mentioned in the Second Schedule hereto TO HOLD the same unto the Tenant for the Term

4. THE TENANT COVENANTS

The Tenant covenants with the Landlord to observe and perform the covenants conditions and stipulations set out in the Fourth Schedule hereto

5. THE LANDLORD COVENANTS

The Landlord covenants with the Tenant as follows:

5.1 Quiet Enjoyment

To allow the Tenant to peaceably hold and enjoy the Premises for the Term without interruption by the Landlord or any person claiming under him or in trust for him or by title paramount

5.2 Repair/Maintenance

At all times during the Term to maintain the northern boundary fence

6. PROVISOS

6.1 The Landlord is entitled to forfeit this Lease by entering any part of the Premises whenever:

6.1.1 the Tenant has not complied with any covenant in this Lease or

6.1.2 the Tenant is adjudicated bankrupt or has an interim receiver of his property appointed or (when a company) goes into liquidation (unless that is solely for the purpose of amalgamation or reconstruction when solvent) or an administrative receiver is appointed or an administration order is made in respect of it

6.1.3 the forfeiture of this Lease does not cancel any outstanding obligation which the Tenant owes to the Landlord

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6.2 Covenants Relating to Neighbouring Property

Nothing contained in or implied by this Lease shall give the Tenant the benefit of or the right to enforce or to prevent the release or modification of any covenant agreement or condition entered into by any tenant of the Landlord in respect of any property not comprised in this Lease

6.3 Effect of Waiver

Each of the Tenant's covenants shall remain in full force both at law and in equity notwithstanding that the Landlord shall have waived or released temporarily any such covenant or waived or released temporarily or permanently revocably or irrecoverably a similar covenant or similar covenants affecting any Neighbouring Property

6.4 Rights Easements etc

The operation of Section 62 of the Law of Property Act 1925 shall be excluded from this Lease and the only rights granted to the Tenant are those expressly set out in this Lease and the Tenant shall not by virtue of this Lease be deemed to have acquired or be entitled to and the Tenant shall not during the Term acquire or become entitled by any means whatsoever to any easement from or over or affecting any other land or premises now or at any time hereafter belonging to the Landlord and not comprised in this Lease

6.5 Cesser of Rent

In case the Premises shall at any time during the Term be so damaged or destroyed as to render the Premises unfit for occupation and use in accordance with the terms and provisions hereof then the Rent hereinbefore reserved and for the time being payable hereunder or a fair proportion thereof according to the nature and extent of the damage sustained shall be suspended until the Premises shall again be rendered fit for occupation and use and any dispute with reference to this proviso shall be referred to arbitration in accordance with the Arbitration Acts 1950 - 1979

6.6 Notices

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Any Notice served under or in respect of this Lease shall be deemed sufficiently served if sent by Recorded Delivery Post addressed in the case of the Tenant to the Parish Hall and to the Clerk of Wexham Court Parish Council for the time being or in the case of the Landlord to the Legal and Corporate Services Chief Officer Town Hall Bath Road Slough SL1 3UQ or such other officer specified by the Landlord to the Tenant from time to time

6.7 Arbitration

If any dispute or question whatsoever shall arise between the parties hereto with respect to the construction or effect of this Lease or any Clause or thing herein contained or the rights duties or liabilities of either party under the Lease or otherwise in connection with the Premises the matter in difference shall unless specific provision is made to the contrary be determined by a single arbitrator in accordance with the Arbitration Acts 1950 - 1979 and in particular but without prejudice to the generality of the foregoing this Clause shall not apply to any dispute or matter in difference touching or with respect to the Rent hereby reserved nor any provision for the determination thereof herein contained

6.8 Disclaimers

The Tenant acknowledges that it has not entered into this Lease in reliance wholly or partly on any statement or representation made by or on behalf of the Landlord except such as is expressly referred to herein or in written replies to enquiries made of the Tenant by the Tenant's solicitor

6.9 Landlord as Local Authority

Nothing herein contained or implied shall prejudice or affect the rights powers duties and obligations of the Landlord in the exercise of its function as a Local Authority or a statutory undertaker and the rights powers duties and obligations of the Landlord under all enactments may be as fully and effectively exercised in relation to the Premises and otherwise as if the Landlord were not the owner of the Premises and this Lease had not been executed by it and any approval or consent given or granted by the Landlord as owner in pursuance of the

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provisions of this Lease shall not be deemed to be given or granted by it in any other capacity than as Landlord and any consent or approval given or granted by it as a local authority or undertaker shall not be deemed to be given or granted by it as Landlord

6.10 Law of the Lease

This Lease shall be governed by and construed in accordance with English Law and the Tenant hereby submits to the jurisdiction of the English courts in respect of any proceedings under this Lease

6.11 Certificate

It is hereby certified that this Lease has not been granted pursuant to any agreement for lease enforceable by virtue of Section 2 Law of Property (Miscellaneous Provisions) Act 1989

IN WITNESS whereof this Lease has been duly executed the day and year first before written

THE FIRST SCHEDULE

(Rights Granted to the Tenant)

1. The right to receive any services through Neighbouring Property and to connect into the same having first given the Landlord reasonable notice in writing causing as little disturbance as possible and making good all damage caused to such Neighbouring Property
2. The right to enter Neighbouring Property to clean decorate renew and repair the Premises or any services which would not otherwise be reasonably practicable subject to giving the Landlord reasonable notice causing as little disturbance as possible and making good all damage caused to such Neighbouring Property

THE SECOND SCHEDULE

(Exceptions and Reservations)

1. The right to enter the Premises for any purpose mentioned in this Lease

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2. The right to use and create services through any part of the Premises having first given the Tenant reasonable written notice causing as little disturbance as possible and making good all damage caused to the Premises
3. The right to enter the Premises upon giving reasonable notice to the Tenant to clean decorate repair alter or rebuild any part of the Premises or Neighbouring Property and any services and to use or deal with such Neighbouring Property in such manner as the Landlord thinks fit notwithstanding that the access of light and air to the Premises may thereby be obstructed or diminished
4. The right of light air shelter support protection easements now or hereafter during the Term belonging to or enjoyed by any Neighbouring Property

THIRD SCHEDULE

(The Tenant's Covenants)

1. Rates and other Outgoings

To pay and indemnify and keep indemnified the Landlord against all existing and future rates taxes charges assessments impositions and outgoings charged or assessed on or in respect of the Premises or its occupier

2. Services

To pay all gas electricity water drainage and communications facilities used by or available to the Premises and all standing and other charges and to observe and perform at the Tenant's expense (but not so as to effect a breach of any of the other Tenant's covenants herein contained) all present and future regulations and requirements of the gas electricity water drainage and communications authorities and to keep the Landlord indemnified against non-payment or non-observance thereof

3. Insurance

To insure all buildings with an insurance company of repute against fire, flood and all other usual risks as the Landlord and Tenant in agreement shall consider reasonable and necessary and to ensure the interest of the Landlord is noted on the policy

4. Repair

To repair the exterior and interior of the Premises and keep them in good and substantial repair and condition and to maintain all fences in and adjoining the site (with the exception of the northern boundary fence throughout the Term)

5. Fixtures and Fittings

To replace from time to time the Landlord's fixtures and fittings in the Premises which may be or become beyond repair at any time during or at the expiration of the Term upon the Landlord giving the Tenant reasonable notice

6. Keep Tidy

To clean the Premises and keep them in a clean and tidy condition and clear of all rubbish

7. Windows

Forthwith to replace any broken or cracked glass in the Premises

8. Decoration

In every fifth year of the Term and during the last year thereof to redecorate the exterior and the interior of the Premises in both instances in a good and workmanlike manner and with appropriate materials of good quality to the reasonable satisfaction of the Landlord

9. Access to Landlord

To allow the Landlord to enter the Premises at all reasonable times on reasonable notice to inspect it and carry out any function or matter authorised by this Lease

10. Works in Default

If the Landlord gives the Tenant notice of any failure to do works required by this Lease to start the work immediately and proceed with it diligently. In default to allow the Landlord to enter the Premises to do such works and to pay the Landlord the costs incurred on demand

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11. Access to Others

To allow the Landlord or the Landlord's agent upon reasonable prior written notice access in order to inspect repair clean any neighbouring or adjoining property or any services serving the same to enter the Premises at any reasonable time of day. The Landlord or the Landlord's agent promptly make good any damage caused to the Premises

12. Additions and Alterations

Not to make any additions alterations or improvements to the Premises except with the written consent of the Landlord (which the Landlord shall not unreasonably withhold)

13. User

Not to use the Premises for any purpose other than the Permitted Use

14. Alienation

(a) Not to assign part or the whole of the Premises

(b) Not to sub-let the whole of the Premises

(c) Not to sub-let part of the Premises without the Landlord's prior written consent (such consent not to be unreasonably withheld)

(d) Sub-lettings will only be permitted to bodies who are charities, voluntary organisations or other non-profit making organisations whose aims and activities are for the benefit of the people of Wexham Court or the residents of Slough

(e) In the event of Wexham Court Parish Council being dissolved and ceasing to exist as a Council body in any form this lease and any sub-leases shall come to an end immediately and the Premises will revert to the Landlord

15. The Bowls Club's Occupation

To formalise the occupation of the Bowls Club with a sub-lease or licence and such sub-lease or licence is to be completed simultaneously with this lease

16. Statutory Requirements

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To comply with the provisions of all statutes and regulations for the time being in force and requirements of the insurers or any competent authority relating to the Premises and its use

17. Town and Country Planning

To comply with all statutes regulations and orders relating to Town and Country Planning and not to apply for planning permission nor carry out any development of the Premises which requires planning permission other than for the Permitted Use

18. Nuisance and other Restrictions

18.1 Not to use the Premises for any activity which is dangerous offensive noxious noisy illegal or immoral or which is or may become a nuisance or annoyance to the Landlord or to the owners or occupiers of any neighbouring or adjoining property

18.2 Not to permit any refuse to remain on the Premises other than in proper receptacles and to remove all which may have accumulated at least once every week

18.3 Not to erect any signs without the Landlords consent such consent not to be unreasonably withheld or delayed

18.4 Not to erect or place any new or additional building or structure on the Premises without the Landlords consent such consent not to be unreasonably withheld or delayed

18.5 Not to make any alterations to the external appearance of the Premises without the Landlords consent such consent not to be unreasonably withheld or delayed

18.6 Not to make any alteration or addition to the Service Media in or serving the Premises nor connect any apparatus thereto which might endanger or overload the same without the Landlord's consent such consent not to be unreasonably withheld or delayed

19. Security

To take reasonable steps to keep the Parish Hall secure

20. Yielding Up

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At the expiration or sooner determination of the Term to yield up the Premises in good repair and decoration and in accordance with the terms of this Lease having first replaced any landlord's fixtures and fittings which may be missing or damaged with others of a similar kind and quality and to give up all keys of the Premises to the Landlord and to remove all lettering and signs erected by the Tenant and any Tenant's fixtures or fittings in upon or near the Premises and forthwith to make good any damage caused by such removal

22. Landlord's Costs

To pay to the Landlord on an indemnity basis all costs and other expenses properly incurred by the Landlord in relation to:

- (a) Every application made by the Tenant for consent whether it is granted refused offered subject to any qualification or withdrawn
- (b) The preparation and service of a notice under the Law of Property Act 1925 Section 146 or incurred by or in contemplation of proceedings under Sections 146 and 147 of that Act even if forfeiture is avoided otherwise than by relief granted by the Court
- (c) The recovery of Rent or other sums due from the Tenant
- (d) Any steps taken in connection with the preparation and service of a schedule of dilapidations during or after the expiry of the Term
- (e) Professional advice properly obtained by the Landlord following an application by the Tenant for a consent under the Lease

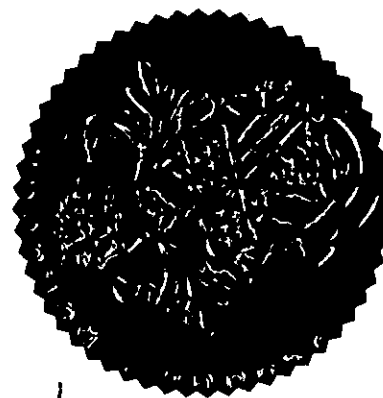
THE COMMON SEAL of SLOUGH

BOROUGH COUNCIL was hereunto

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affixed in the presence of:-

Mayor



sanayle

Director of Law and Corporate Governance

085.

SIGNED as a DEED by

And

On behalf of WEXHAM COURT PARISH

COUNCIL in the presence of :-

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DATED

2003

SLOUGH BOROUGH COUNCIL

- to -

WEXHAM COURT PARISH COUNCIL

L E A S E

relating to the North of Norway Drive, Wexham,
Slough, Berkshire

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