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LEASE made the fourteenth day of November One thousand nine hundred and sixty six BETWEEN THE URBAN DISTRICT COUNCIL OF RICKMANSWORTH in the County of Hertford (hereinafter referred to as "the Council") of the one part and THE BRITISH RED CROSS SOCIETY (a Society incorporated by Royal Charter) of 14, Grosvenor Crescent London S.W.1. (hereinafter referred to as "the Society") of the other part

WHEREAS:-

- (1) The Society with the consent of the Council entered onto the land hereinafter described on the Twentieth day of April One thousand nine hundred and sixty five for the purpose of erecting the building hereinafter mentioned
- (2) The Society has caused to be constructed upon the said land a building for use as an Old People's Club in accordance with plans and elevations approved by the Council
- (3) The Council has agreed to grant a lease of the said property to the Society upon the terms and conditions hereinafter contained

WITNESSETH as follows:-

1. In consideration of the rents and covenants on the part of the Society hereinafter reserved and contained the Council hereby demises unto the Society ALL THAT piece or parcel of land containing 0.135 acres or thereabouts and situate in and having a frontage to Barton Way Croxley Green in the Urban District of Rickmansworth in the County of Hertford which said piece or parcel of land is more particularly delineated and shown on the plan annexed hereto and thereon edged with red Together with the premises recently erected thereon by the Society and which said property is hereinafter referred to as "the demised premises" TOGETHER WITH the rights and privileges specified in the First Schedule hereto and EXCEPT AND RESERVING unto the Council its lessees tenants servants licensees and all others entitled thereto the rights and privileges specified in the Second Schedule hereto TO HOLD the said land unto the Society from the Twentieth day of April to the Thirtieth day of June One thousand nine hundred and sixty five and thereafter for the term of Ninety nine years PAYING therefor unto the Council during the said term the yearly rent of FIFTY POUNDS such payments to be made in arrear on the Thirtieth day of June in each year the first of such payments being a proportion of the said yearly rent of Fifty pounds in respect of the period from the Twentieth day of April to the Thirtieth day of June One thousand nine hundred and sixty five and one year's rent under this Lease to be paid on the execution of these presents And also paying unto the Council on demand by way of additional rent a sum equal to all such sums as the Council may from time to time pay for insuring and keeping insured the demised premises against loss or damage in case the Society shall make default in insuring and keeping insured the demised premises pursuant to the covenant on its part hereinafter contained

DLA PIPER
WE HEREBY CERTIFY THIS TO BE A TRUE COPY
OF THE ORIGINAL
DATE 21/5/2009
SIGNED DLA PIPER UK LLP



2. The Society hereby covenants with the Council as follows:-

- (1) To pay the said yearly and other rents hereinbefore reserved on the days and in the manner aforesaid
- (2) To pay all rates taxes assessments and outgoings whatsoever whether parliamen local or otherwise now or hereafter during the said term imposed or charged upon o in respect of the demised premises or a part thereof or upon the Landlord or Tenant in respect thereof respectively
- (3) To keep the insured premises and all fixtures therein and additions thereto in good and substantial repair and condition and to yield up the same in such repair and condition at the determination of this Lease
- (4) To paint with two coats at least of good quality paint and in a proper and workmanlike manner the outside wood and ironwork of the demised premises in every third year of the said term and such parts of the inside of the said premises as have been usually painted in every seventh year of the said term AND with every outside painting (to be carried out in colours to be approved by the Council's Surveyor) to restore paint and make good the brickwork and external rendering wherever necessary and at the same time with every inside painting paper grain varnish whitewash and colour such parts of the inside of the said premises as are usually papered grained varnished whitewashed and coloured
- (5) To pay a fair proportion (to be conclusively determined by the Surveyor of the Council) of the cost of maintaining and repairing the staff car park coloured brown and the paved area coloured yellow on the plan annexed hereto and of maintaining repairing and cleansing the sewers drains cables and pipes and all other things used in common with the adjoining premises of the Council shown edged blue on the said plan and in addition thereto ~~to pay one half of the cost of maintaining and repairing the party wall~~ to pay one half of the cost of maintaining and repairing the party wall dividing the demised premises from the adjoining premises and marked "party wall" on the said plan
- (6) To permit the Council and its Surveyor and agents with or without workmen twice in every year during the said term at reasonable times in the daytime to enter upon the demised premises and every part thereof to examine the state and condition of the same and thereupon the Council may serve upon the Society notice in writing specifying any repairs necessary to be done
- (7) Within three months next after every such notice as aforesaid to do all structural repairs and to make good all such defects decays and wants of reparation to the demised premises as the Society is liable to do under the covenants hereinbefore contained
- (8) To perform and observe all the obligations which the Council in respect of being the Owner or Lessor of the demised premises maybe liable to perform or observe during the said term by virtue of any Act or Acts of Parliament or of any direction



or requirement of any public or statutory authority

(9) Not without the consent of the Council to make any alterations or additions to the exterior of the demised premises affecting the elevations or external appearance thereof or to cut down or remove or demolish any part of the main walls timbers or structure of the said premises

(10) To insure and keep insured all buildings upon the demised premises against loss or damage by fire to the full insurable value thereof with the Alliance Assurance Company Limited or such other Company as shall be approved by the Council in the joint names of the Council and the Society with or without any other names and to pay all premiums necessary for that purpose within seven days after the same shall respectively become due and upon reasonable notice to produce to the Council the policy or policies of such insurance and the receipt for every such premium

(11) As often as any buildings on the demised premises or any part thereof shall be destroyed or damaged as aforesaid forthwith to cause all money received by virtue of such insurance to be laid out in rebuilding and reinstating the same in accordance with plans elevations sections and specifications approved by and to the satisfaction of the Surveyor of the Council and in accordance with the then existing byelaws regulations and planning schemes of the Council and in case the same shall be insufficient for that purpose then to make up the deficiency out of its own monies

(12) Not without the previous consent of the Council in writing to assign sub-let or part with the possession of the demised premises or any part thereof subject as hereinafter mentioned in Sub-Clause (14) hereof

(13) Within two months after every absolute assignment assent or transfer of the interest of the Society in the demised premises to give notice thereof in writing with particulars thereof to the Clerk of the Council and produce to him such assignment assent or transfer and to pay to him a registration fee of two guineas in respect of each such assignment transfer or devolution

(14) At all times throughout the term hereof (a) to use the demised premises primarily as and for the purposes of a club and social centre for old people known as the Croxley Green Welcome Club and subject thereto (b) to use the same for the purposes of the Society's Rickmansworth Division and for the purposes of the Society's Croxley Green Detachment and (c) not to use the demised premises for any purposes other than as aforesaid except with the written consent of the Council first had and obtained PROVIDED THAT the Society may with the object of raising revenue to be expended in defraying the cost of maintaining and administering the demised premises hire or let out on hire the demised premises or any part thereof to any person or body for any part of a day for such social or recreational purposes as shall in the discretion of the Society seem suitable and appropriate



to the demised premises

(15) To keep the planting areas included in the demise and which are marked "bed" on the said plan at all times properly tended and cultivated and free from weeds and the grassed areas properly mown and in good condition and generally to keep the paved areas within the boundary edged red on the said plan and the said grassed and planting areas in a neat and tidy condition and free from litter and refuse

(16) Not to permit or suffer to be done upon the demised premises anything which may be or become a nuisance annoyance or cause damage to the Council or its tenants or the occupiers of any adjoining or neighbouring premises or whereby any insurance for the time being effected on the demised premises may be rendered void or voidable or be in any wise affected

(17) To keep true and accurate and separate yearly accounts in respect of the finances of the Croxley Green Welcome Club and to send copies thereof upon request to the Treasurer of the Council and to produce the duly audited original accounts at his office if so required

(18) To pay to the Council all costs charges and expenses (including legal costs and fees payable to a surveyor) which may be incurred by the Council in connection with the preparation and service of any notice and schedule of defects under Section 146 of the Law of Property Act 1925

(19) At the determination of the said term peaceably to yield up to the Council the demised premises together with all Landlord's fixtures thereon in good and substantial repair in accordance with the Society's covenants hereinbefore contained

3. The Council hereby covenants with the Society (a) that the Society paying the rents hereinbefore reserved and performing and observing the covenants conditions and agreements on the part of the Society hereinbefore contained shall peaceably hold and enjoy the demised premises during the term hereby granted without any interruption of or by the Council or any person lawfully claiming through under or in trust for it (b) to pay all charges in respect of the making up and maintenance of the roadway and footpaths on the north side of the demised premises until the same shall become adopted as a public highway and be maintained at the public expense and to indemnify the Society in respect thereof

4. Provided always that if the said rents hereby reserved or any part thereof shall be unpaid for thirty 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 Society herein contained shall not be performed or observed then and in any such case it shall be lawful for the Council 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 the term hereby created shall absolutely determine but without prejudice to any right of action or remedy of the Council in respect of any breach of any of the covenants by the Society hereinbefore contained



IN WITNESS whereof the Council and the Society have hereunto caused their Common Seals to be affixed the day and year first above written

THE FIRST SCHEDULE ABOVE REFERRED TO

Rights Granted to the Society

1. Full and free right and liberty for the Society and all persons authorised by it in common with the Council its lessees tenants servants licensees and all others thereto entitled at all times and for all purposes connected with the demised premises but not for any other purpose
 - (a) to pass and re-pass over the service area coloured brown on the plan annexed hereto and to use the same for the reasonable parking of vehicles without causing obstruction to other users thereof
 - (b) to pass on foot for the purpose of exit only from the demised premises over and along the part of the paved area coloured yellow on the said plan
 - (c) to pass and re-pass over the road or way situated on the north side of the demised premises until the same shall become adopted as a public highway
2. The right for the Society to enter with or without workmen on reasonable notice upon the adjoining land of the Council edged blue on the said plan and the library premises to be constructed thereon for the purpose of repairing and maintaining the demised premises and any party walls and services thereto used or to be used in common with the said library premises the Society making good any damage caused by virtue of such entry
3. The right to the Society for the benefit of the demised premises of the passage and running of water and soil gas and electricity through the sewers drains channels cables wires conduits and pipes laid or to be laid in under or through any adjoining land or premises of the Council

THE SECOND SCHEDULE ABOVE REFERRED TO

Rights Reserved to the Council

1. The right of passage and running of water and soil gas and electricity from the adjoining land of the Council and the building to be erected thereon through the sewers drains channels wires conduits and pipes laid or to be laid in or under the demised premises
2. Full right and liberty at any time hereafter for the Council to construct any buildings or erections upon any neighbouring or adjoining land and to make any alterations or additions thereto in such a manner as it may think fit notwithstanding that the access of light and air to the demised premises may thereby be interfered with
3. The right for the Council and its lessees or tenants owners or occupiers for the time being of the land edged blue on the said plan with or without workmen



and upon giving reasonable notice to the Society to enter upon the demised premises for the purpose of repairing any adjoining property of the Council and any party walls or services used in common with the demised premises the Council or such persons entering as aforesaid making good all damage so caused.

THE COMMON SEAL of THE URBAN DISTRICT
COUNCIL OF RICKMANSWORTH was hereunto
affixed in the presence of:-

L. H. Linn
Councillor appointed to have custody
of one of the Keys of the Seal

[Signature]
Clerk of the Council

182/66

CC/36(a)/65



COLOUR

14th November 1964

RICKMANSWORTH URBAN
DISTRICT COUNCIL

- to -

THE BRITISH RED CROSS
SOCIETY

LEA S E

-of-

premises in Barton Way, Croxley Green,
Rickmansworth in the County of Hertford
for the purposes of the Croxley Green
Welcome Club

Term: 99 years from 30th June 1965

Expires: 30th June 2064

Rent: £50 per annum

Ransome Williams,
Solicitor,
Rickmansworth,
Herts.



W



NEW ROAD

BARION WAY



HERTFORDSHIRE COUNTY COUNCIL
COUNTY HALL, HERTFORD, HERTS

REVISIONS

CROXLEY-GREEN BRANCH LIBRARY AND OLD PEOPLES CLUB

TITLE
1/16th SCALE PLAN FOR LEASE PURPOSES

SCALE 1/16th
DRG. No
Lib 79-1202

DATE
JUNE 1971