

REPORT ON TITLE



NB: Above is for illustrative purpose only

REFINANCE – SEPARATE REPRESENTATION

TO	Proplend Security Limited ("the Lender")
FROM	enact Conveyancing Limited
BORROWER	Blackstone Estates (Yorkshire) Limited
COMPANY NUMBER (if appropriate)	09591895
PROPERTY	55 Barkly Road, Beeston, Leeds, LS11 7EN
IS BORROWER THE SAME AS OWNER?	Yes
FULL NAME OF OWNER IF DIFFERENT (Where Property is being transferred state intended owner):	N/A
	Not applicable
Advance Amount	£415,400 – Net loan amount to enact: £394,105.75

1. TITLE

- a. We certify that the Property is:

Tenure:	Freehold
Title number (if registered) or if not confirm whether it is unregistered and/or subject to first registration:	WYK527931
Class of title (if registered):	Absolute

- b. We certify that the Title to the Property is good and marketable and can be accepted by you as security.
- c. We annex hereto a copy of the plan to the title for the Property ("the **Title Plan**") showing the Property **edged red**. *There is a slight discrepancy in the boundaries as shown on the Valuation and title plans annexed. The valuer has confirmed that this does not impact on the Valuation.*
- d. The Property is registered in the name of the Borrower.

- e. We confirm that the only material **Restrictive Covenants** which affect the Property are set out in the attached Schedule.
- f. We confirm that the only material **Adverse Interests/Rights** affecting the Property are referred to in the Schedule.
- g. No person other than the Borrower has an equitable or overriding interest in the Property save for the occupational tenant as disclosed in this Report.
- h. The Borrower **will not** be in sole possession of the Property.
- i. The Lender will obtain a **First Legal Charge** over the Property.
- j. The Property has the benefit of the material **Rights Benefitting** referred to in the Schedule as revealed by the title to the Property.

2. SEARCHES:

We confirm we hold:-

- a. Clear Land Registry Priority Search giving the Lender priority beyond the date of completion.
- b. Local Land Charges and Local Authority Search no older than **four months** prior to the date of completion of the Legal Mortgage revealing no Entries which might adversely affect the Lender's security.
- c. Clear Bankruptcy Search(es) giving priority beyond the date of completion against the guarantor and the directors of the Borrower.

All other appropriate searches have been carried out and, save as referred to below, reveal no entries adverse to the Lender's security.

3. VALUATION:

We have read the Valuation Survey Report dated 01.02.19 prepared by Cushman & Wakefield ("**Valuation**") a copy of which has been supplied by us to the Borrower's conveyancer and we confirm that:-

- a. there are no discrepancies between the Valuation, the title documentation and the results of our searches save as disclosed in this Report.
- b. we are satisfied that the Lender will obtain a legal mortgage over the whole of the land shown edged red on the Title Plan and
- c. we are satisfied that the current use is authorised by the planning permissions revealed in this Report. We have referred the discrepancy between reference to Use Class B2 and B1 to the valuer who has confirmed that this does not impact on his valuation.
 - Valuation: B2 General Industrial – Two adjoining workshop bays
 - Planning Permission: Use Class B1 (Business) - Light Industrial
 - Tenant Current Use: Bed/Mattress manufacturing within Use Class B1 (Business) - Light industry.
- d. a copy of this Report has been sent to the valuer for confirmation that the contents do not have an adverse impact on the Valuation.

4. PURCHASE CONTRACT:

- a. Purchase Price: £N/A
 - ii. Property: £N/A
 - iii. Fixtures and Fittings: £N/A

5. SECURITY DOCUMENTATION:

The following security documentation has been properly executed and witnessed (where required) and copies are held by ourselves. *NB: The originals are held by the Borrower's conveyancer save for the Board Resolution and Personal Guarantee which enact will hold and date on completion.*

- a. Legal Mortgage The Legal Mortgage will be dated upon completion
- b. Debenture The Debenture will be dated upon completion
- c. Guarantee The Guarantee will be dated upon completion - £100,000 given by the sole director being Mohammad Waqas Afzal Qureshi.
- d. Board Resolution The Resolution will be dated before completion.

6. COMPLETION ARRANGEMENTS

We now request you to pay to us the Advance Amount and undertake that if you pay to us the said sum we shall use the same only to forward funds to the Borrower's conveyancer to effect the refinance of the Property by the Borrower.

As agreed with the Borrower's conveyancer, we shall deduct our fees and disbursements from the Advance Amount before forwarding the balance to the Borrower's conveyancer to complete the refinance.

We confirm we hold an irrevocable undertaking from a firm of conveyancers that following completion they will send a completed AP1 in respect of the refinance of the Property and registration of the Lender's Legal Mortgage, any necessary supporting documentation, and any title documents that are received from the Borrower's conveyancer will be sent to you as required following completion of registration.

We understand that you require 7 working days notice for release of the Advance Amount to us.

Our banking details are:

Account Name	enact Conveyancing Limited
Account Number	57131910
Bank	National Westminster Bank plc
Branch	Leeds City Centre
Sorting Code No	60 60 05
Completion date	To be agreed.

SCHEDULE

RESTRICTIVE COVENANTS/ ADVERSE INTERESTS/RIGHTS

NB: The Borrower has confirmed that so far as they are aware: The covenants to which the Property is subject have not been breached and the rights to which the Property is subject do not have an adverse impact on the existing use.

1. Title Matters

(a) Charges

To be redeemed by the Borrower's conveyancer on completion in accordance with their undertaking x2 Charges both dated the same date:

Date	Lender	Borrowers' Conveyancer confirmed amounts outstanding
04.11.16	The Co-Operative Bank PLC	Red Stat Dated 19.02.19 confirms £345,318.17

(b) Price Paid

- The price stated to have been paid on 29.05.15 for the Property was £400k.
- Valuation confirms a MV of £620k.

NB: We have queried with the Borrower's conveyancer about the £220k difference and they have confirmed via email dated 15.02.19:

"I acted when my client first purchased. The property was acquired for a good price, on the basis that we were buying from receivers, who were keen to dispose of it. We think its value at the time, on a 90 day sale, would have been in the 500K region....if any claim were to be made that it was sold then at an undervalue, it is the receivers who would be vulnerable, and one would have expected any such claim to have been made well before now."

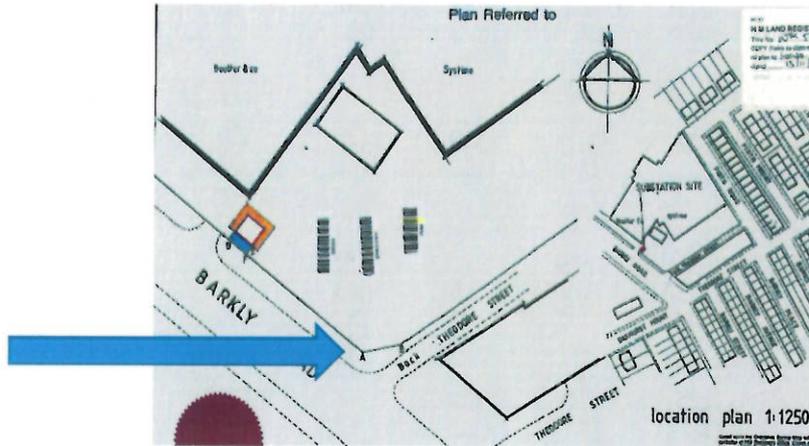
(c) Other

- (i) The mines and seams of coal are reserved.
- (ii) The reference edged and numbered 1 in blue on the title plan is no longer of any significance and should be ignored since the entry in the register which gave rise to this reference has been cancelled.
- (iii) A Conveyance of the land in this title and other land dated 01.03.1898 between (1) H M Carter (2) E O Wooler and (3) City Brick Company Leeds Ltd contains the following **covenants by the company which bind the Property:**

To form make and construct the streets and sewers thereunder and to fence off the said plot of land thereby conveyed from the said proposed new streets as therein particularly set out AND to pay a due proportion of the expense of forming making and completing the said proposed new streets AND that the Company would not at any time thereafter carry on or permit or suffer to be carried on upon the said plot of land thereby conveyed or in or upon any building erected or to be erected thereon the trade or business of a horse slaughterer tallow chandler melter of tallow soap maker or boiler fellmonger

manure merchant dye distiller or seller of intoxicating liquors either by wholesale or retail.

- (iv) The parts of the land affected thereby are **subject to the following rights** granted by the Lease of an electricity sub-station site dated 13.11.95 registered with Title Number: WYK581128 for 60 yrs.



- (A) to the intent that the same shall be appurtenant to the demised land at all times and for all purposes with or without vehicles and equipment to pass and repass:
- (a) through the gates marked A-B on the plan as shown by a blue arrow and over and along the Lessors adjoining land to the demised land and
 - (b) over the land shown coloured brown and blue on the said plan and key plan (hereinafter together called "the **Access Land**") and
- (ii) to the intent that the same shall be appurtenant to the demised land and the electricity distribution system of Yorkshire Electricity
- (a) to enter upon break open and excavate in the land shown **coloured blue** on the said plan and key plan (hereinafter called "the **underground cable land**") and to lay place use inspect repair maintain renew replace remove or render unusable underground electric lines therein and thereunder
 - (b) to enter upon the land of the Lessor adjoining the underground cable land as may be necessary for any of the purposes aforesaid and
 - (c) to enjoy the benefit of support for the underground electric lines from the subjacent and adjacent land of the Lessor

NB: In this Lease the expression "electric lines" shall have the meaning (in the plural) assigned to the expression "electric line" by Section 64 of the Electricity Act 1989 or any subsisting statutory modification or re-enactment thereof and shall be interpreted and construed accordingly and shall also include all joint boxes and apparatus ancillary to underground electric lines"

2. Occupational Interests

(a) Please see the Occupational Lease Schedule below.

3. Searches

Date	Search	Material Matters Revealed
11.02.19	Local	<p>Roads Adopted</p> <ul style="list-style-type: none"> • Barkly Road Access – Yes and the main entrance is shown on the extract below • Firth Road Access – Yes- as marked by a blue arrow below • Theodore Street – Yes. • Back Theodore Street – No  <p>The valuation notes in respect of access: <i>Externally the premises benefit from a yard area with access immediately off Barkly Road providing good onsite turning and vehicle parking.</i></p> <p><i>The premises are located on the eastern side of Barkly Road at its junction with Oakhurst Mount and Theodore Street approximately 500m from the intersection with the A653 Dewsbury Road.</i></p> <p><i>The site is irregular in shape although broadly level throughout. Entrance for vehicles is via a gateway to the southern tip which connects to Barkly Road. A second smaller entrance point is provided to the east of the yard via a gateway connecting with Firth Road.</i></p> <p>Planning/Local Land Charges</p> <ul style="list-style-type: none"> • Smoke Control Order (SCO: No: 77, LLC Ref: 23439) operative. Date of reg: 16/05/69. • 21/266/92/FU Change of use of warehouse to light industrial. Approved conditionally, 20/10/92. • 20/10/92 - 21/314/92/FU Recladding and new entrance. Approved conditionally, 15/12/92. • 15/12/92 - 21/262/93/FU Single storey side extension to works. Approved conditionally, 28/10/93. • H21/442/76 6819.10 Litres (1500 gallons) fuel tank to works premises. Approved conditionally, 06/09/76.

		<p>Building Regulation 9-21/48/94/REG Office extension. Date received, 14/03/94. Approved.</p> <p>Charging Schedule in place: Yes The Community Infrastructure Levy (CIL) is a charge that local authorities can set on new development in order to raise funds to help fund the infrastructure, facilities and services - such as schools or transport improvements - which are needed to support new homes and businesses in the areas.</p>
08.02.19	Water	<p>Mains Water connected: Yes Foul water connected: Yes Surface water connected: Yes Public sewer within the Property: Yes but not within the boundaries.</p>
07.02.19	Environmental	<div style="border: 1px solid black; padding: 5px;">  Contaminated Land FURTHER ACTION </div> <p>Plausible contaminant linkages have been identified at the site. As such, potential liabilities have been identified under the relevant contaminated land legislation. Please refer to the next section for further information.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;">  Energy & Infrastructure Screen IDENTIFIED </div> <p>A screening of Energy & Infrastructure projects has identified a project/s at or close to the property. You should purchase a SiteSolutions Energy & Infrastructure report to better understand the potential impact on the property. Please refer to the next section for further information.</p> <p><u>NB: The Borrower is looking to obtain a "Passed" certificate from the environmental consultants, however, as this is not available at present the Borrower has supplied an Undertaking to obtain "best endeavours" to obtain this otherwise it will be considered to be an "event of default".</u></p>
N/A	Chancel	N/A acquired for value after 2013 and no chancel entry.
28.01.19	Company	<p>Blackstone Estates (Yorkshire) Ltd</p> <p>Purpose: Buying and selling of own real estate.</p> <p><i>NB: The Coop charges will be discharged on completion by the Borrower's conveyancer.</i></p> <p>(a) Coop Charges:</p> <ul style="list-style-type: none"> • 55 Barkly Road x2 dated 04.11. 16 <p>(b) Shawbrook Bank Ltd Charges x3:</p> <ul style="list-style-type: none"> • 17.10.17 - Darley Cottages, 2 Ring Road • 27.09. 17 - 10 & 12 Westbourne Mount, Leeds • 07.08.17 - 245 Beeston Road, Leeds <p><i>NB: The Borrower's conveyancer is to supply a letter of non crystallisation for the Shawbrook charges.</i></p>
14.02.19	Company	<p>Tenant: Myer Adams (UK) Ltd Active: Yes Purpose: Manufacture of mattresses Director: Afiyah Hussain</p>

		Charge: Skipton Business Finance Ltd <i>NB: This appears to be a debenture over all freehold and leasehold property of this company and all plant and machinery. However the lease does not permit charging without the consent of the Landlord "Not without the consent of the Landlord not to be unreasonably withheld or delayed." The Borrower's conveyancer has confirmed that consent was given.</i>
Expires: 11.03.19	Bankruptcy	Mohammad Waqas Afzal Qureshi - Clear
Expires: 01.04.19	Priority	WYK527931 in favour of Proplend Security Limited
13.02.19	Lender Exchange Check	Clear against Borrower's conveyancer bank details.
13.02.19	SRA Check	Clear against Borrower's conveyancer.
07.02.19	Coal Mining Report	Past underground coal mining The property is in a surface area that could be affected by underground mining in 1 seam of coal at 90m to 100m depth, and last worked in 1863. Any movement in the ground due to coal mining activity associated with these workings should have stopped by now. Future underground coal mining Reserves of coal exist in the local area which could be worked at some time in the future. No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence. Mine entries There are no known coal mine entries within, or within 20 metres of, the boundary of the Property. There may however be mine entries/additional mine entries in the local area which the Coal Authority has no knowledge of.
/	CPSEs	The Borrower has confirmed: <ul style="list-style-type: none"> • The Deeds are silent as to maintenance of boundaries, however, they are all regarded as the Borrower's responsibility. • The boundary of the Property is believed to abut the adopted highway. • Existing use always been light industrial as far as the Borrower is aware.
	Other	The Property has not been opted to tax.

OTHER

1. Buildings Insurance

Insurer	Property	Sum Insured	Reinstatement Figure confirmed in Valuation	Insured	Policy Number	Expiry
Salvation Army General Insurance Corporation	55 Barkly Road	£1.4M	£1.4M	The Borrower.	NOU/PO /0117/00 313	25.08.19

NB: The policy notes the interest of the Lender.

2. Fire Risk Assessment /Asbestos Report/Access Audit/Energy Performance Certificate

Date	Report	Contents
24.10.16	EPC – expires 23.10.2026	 <p><u>NB: The Borrower has supplied an undertaking confirming that they undertake to carry out the Action Plan as recommended by the valuer within three months of completion of the loan.</u></p>
28.03.17	Fire Risk Assessment	<p>We are not qualified to comment on the contents.</p> <p><u>NB: The Borrower has confirmed that the recommendations have been complied with. The valuer has confirmed that the contents do not have an adverse impact on the valuation.</u></p>
13.10.16	Asbestos Report	<p>The summary confirms:</p> <ul style="list-style-type: none"> • Asbestos Containing Materials (“ACM”) was presumed on the roofing sheeting used on the RH side of the property along with two former boiler flue cowlings, again, on the RH side of the property. Access to both these areas was not possible with the access equipment available on the day of the audit and this was compounded by the roof being marked as fragile. Details on the type of asbestos and recommendations appropriate to the asbestos materials presumed to be present during the survey are shown in Appendix A. Appendix B contains the Summary of Survey Results and Asbestos Register for the site. <p>Ext Roof of RH side of building-corrugated roof sheeting: Blue Asbestos. Manage in situ, undertake periodic inspections to monitor condition – consider renewing painted surface on internal side.</p> <p>Ext Roof of RH side of building-boiler flue cowling: Blue asbestos. Manage in situ, undertake periodic inspections to monitor condition.</p> <ul style="list-style-type: none"> • From the 8 samples taken around the property, none tested positive for and 8 tested negative for the presence of asbestos fibres. Recommendations are given in the comment section of each positive item. See page 10 onwards. • • Any person undertaking work on the site should be told of the presence of asbestos. • It should be noted that any proposed work liable to result in damage and/or disturbance to ACMs may require an assessment and method statement before the work can proceed. • A Refurbishment and Demolition Survey shall be necessary prior to any major refurbishment or demolition work.

		<u>NB: The Borrower has confirmed that the recommendations have been complied with.</u> <u>The valuer has confirmed that the contents of the report and do not have an adverse impact on the Valuation.</u>
N/A	Access Audit	N/A

3. ID - Mohammad Waqas Afzal Qureshi – Certified copies

- Gas Bill dated 20.12.18
- Driving Licence expires: 06.06.21

4. Valuation

We have noted from the sighting paper the following:

- **Strategy during Term:** There is a planning play with this property, as the property sits within a residential area and lends itself to residential development.
- The client wishes to continue to borrow to allow time for a residential development scheme to be worked up on the site.
- **Exit Strategy:** Once planning is passed for such the site value is likely to significantly increase to upwards of £700k.
- The Borrower will then seek refinance to enable him to fund the new scheme.

Material points raised:

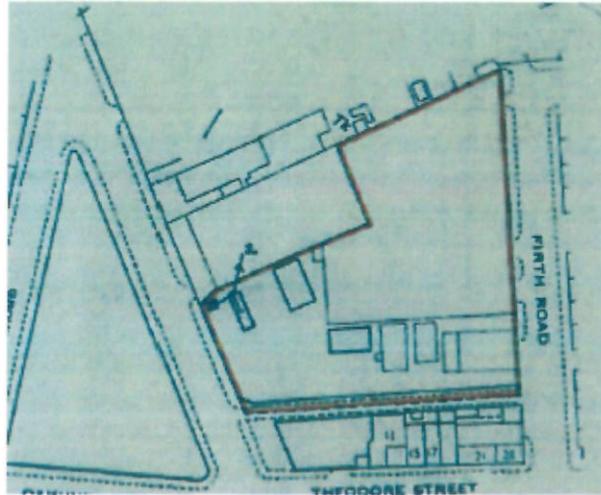
MV	£620k
VP	£575K
MR	£68,250
Reinstatement	£1,400,000
Asbestos	<ul style="list-style-type: none"> • Need an asbestos report • The roof of the building is partially clad with asbestos and we recommend an asbestos survey is ascertained in this respect. • Obtain an asbestos report to assess the condition of the asbestos containing materials at the building. <p><u>NB: The Borrower has confirmed that the recommendations have been complied with.</u> <u>The valuer has confirmed that the contents of the report and do not have an adverse impact on the Valuation.</u></p>
FRA	<u>NB: The Borrower has confirmed that the recommendations have been complied with.</u> <u>The valuer has confirmed that the contents of the report and do not have an adverse impact on the Valuation.</u>
AA	N/A
EPC	<p>E120 The EPC rating of E-120 is deemed poor although is technically compliant with MEES at present.</p> <p>Investigate whether the EPC rating can be improved on a cost effective basis.</p> <p>-Where the Property's EPC rating falls within E, F or G, we would recommend that you ensure</p>

	<p>an 'Action Plan' is put in place by the Borrower. An 'Action Plan' would set out how the Borrower is going to ensure compliance with MEES regulations through an energy efficiency improvement programme. The process would highlight opportunities to implement works during void periods or lease breaks, or as part of the on-going maintenance and plant renewal programme. We recommend you monitor the implementation of this Plan over the period of the loan.</p> <p>-The rating is considered poor although this is expected when having regard to the age and nature of the building. The rating is however compliant with MEES at present. We recommend the rating is investigated to see if cost effective energy improvement works could be undertaken.</p> <p><u>NB: An undertaking has been supplied by the Borrower in respect of compliance with an Action Plan.</u></p>
Use	<p>Manufacture of beds - B2 General Industrial</p> <ul style="list-style-type: none"> • Comprising an irregular shaped former engineering works which is nowadays occupied for the production and distribution of beds. The building is understood to date back to the 1950s and is basic in specification throughout – although quite suitable for its continued use. The building benefits from a generous sized, secure service yard area. • Irregular shaped dated former engineering works which we understand for many years was occupied as a cardboard box production factory. It appears to date back to the 1950's and it essentially forms two adjoining workshop bays divided by a central blockwork wall with interlinking section. The two sections were clearly developed at different times and have very different external appearances. One section is surmounted by a timber framed traditional north light roof structure with slate cladding – whilst the other is surmounted by a pitched, steel frame asbestos clad roof.

OCCUPATIONAL LEASE SCHEDULE

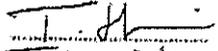
NB: The valuer has seen a copy of the Lease.

The Borrower's conveyancer has confirmed that so far as their client is aware the terms of the Lease have not been breached by either party and there are no disputes with all rent and payments due being paid up to date. Tenant holds the original fully signed Lease.



Premises	55 Barkly Road Leeds LS11 7EN
Property	Property: All that land and building situate at and known as 55 Barkly Road Leeds LS11 7EN shown edged red on the attached plan the freehold of which is registered at HMLR under Title no. WYK527931.
Date	01.08.16
Parties	Blackstone Estates (Yorkshire) Ltd Myer Adams (UK) Ltd
Current tenant	Myer Adams (UK) Ltd (This has been confirmed by the Borrower's conveyancer)
Length of the term, commencement date and expiry date	7yrs from the date of the Lease to and including 31.07.2023
Is the Letting Document contracted out of the LTA 1954?	The Borrower's conveyancer has confirmed that the Lease is not contracted out. <u>NB: The valuer has confirmed that this does not impact on the valuation.</u>
Current rent and rent payment dates	£68,250 pa plus VAT and as determined under LTA 1954
Rent review dates and date of last review	Rent is payable from 01.11.16 on 25.03, 24.06, 29.09 and 25.12 in advance by four equal instalments on or before the above rent payment dates. 2.3 The grant is made with the Tenant paying the following as rent to the Landlord: (a) the Annual Rent and all VAT in respect of it; (b) the Insurance Rent; and (c) all interest payable under this lease; and (d) all other sums due under this lease. The rent is to be reviewed on each Review date to equal: (a) the Annual Rent payable immediately before the relevant Review Date or if greater (b) the open market rent agreed or determined pursuant to this clause The OMR can be agreed between the parties at any time before it is determined by a surveyor taking into account assumptions and disregards.
Rent review	01.08.21 and every 5 th anniversary of that date – Memorandum to be entered into recording the review which is to be attached to the Lease.
Forfeiture	- Rent unpaid 21 days after due. - Breach of condition. - Tenant/guarantor insolvency.

Permitted use and any restrictions on use	Permitted Use: Bed manufacturing within Use Class B1 of the Town and Country Planning (Use Classes) Order 1987 as at the date this lease is granted or such other use as the Landlord acting reasonably shall permit
Repair and decoration	Tenant to keep the Property in good repair and condition. Tenant to decorate outside and inside of the Property as often as reasonably necessary and in the last 3 months of the term.
Insurance	<p>Insurance Rent: the aggregate in each year of the gross cost of the premium before any discount or commission for the insurance of:</p> <ul style="list-style-type: none"> (a) the Property, other than any plate glass, for its full reinstatement cost (taking inflation of building costs into account) against loss or damage by or in consequence of the Insured Risks, including costs of demolition, site clearance, site protection and shoring-up, professionals' and statutory fees and incidental expenses, the cost of any work which may be required under any law and VAT in respect of all those costs, fees and expenses, (b) loss of Annual Rent of the Property for three years, and (c) any insurance premium tax payable on the above. <p>Landlord to insure the Property other than plate glass for the full reinstatement value.</p> <p>Tenant to pay on demand the Insurance Rent to the Landlord.</p> <p>If it is insured with other land then a fair proportion is payable.</p>
Alterations	<p>External/structural: No</p> <p>Internal, non-structural alteration: Not without the consent of the Landlord such consent not to be unreasonably withheld or delayed.</p>
Alienation	<p>Assignment</p> <p>Whole: Not without the consent of the Landlord not to be unreasonably withheld subject to a condition that the assignor enters into an AGA</p> <p>Part: No</p> <p>Underletting</p> <p>Whole: Not without the consent of the Landlord not to be unreasonably withheld.</p> <p>There are conditions on underletting at Clause 19.4 and 19.5.</p> <p>Part: No</p> <p>Group Company Sharing</p> <p>Yes provided no landlord and tenant relationship is established.</p> <p>Charging</p> <p>Whole: Not without the consent of the Landlord not to be unreasonably withheld or delayed.</p> <p>Part: No</p> <p><i>NB: There appears to be a debenture over all freehold and leasehold property of the tenant company and all plant and machinery. However, the lease does not permit charging without the consent of the landlord, which the Borrower's conveyancer has since confirmed was given.</i></p>
Service charge	The Tenant to pay a fair proportion of all costs payable for the maintenance, repair, lighting and cleaning and renewal of all

	Service Media structures and other items capable of being used by the Property in common with other property.
Tenant Rights	No material rights granted.
Landlord Rights	<p>4.1 The following rights are excepted and reserved from this lease to the Landlord (the Reservations):</p> <ul style="list-style-type: none"> (a) the right to erect scaffolding at the Property and attach it to any building or structure on the Property in connection with any of the Reservations; (b) the right to build on or into any boundary wall of the Property in connection with any of the Reservations; and (c) the right to re-route any Service Media at or serving the Property or re-route any means of access to or egress from the Property; <p>notwithstanding that the exercise of any of the Reservations or the works carried out pursuant to them result in a reduction in the flow of light or air to the Property or loss of amenity for the Property provided that they do not materially affect the use and enjoyment of the Property for the Permitted Use.</p> <p>4.2 The Landlord reserves the right to enter the Property:</p> <ul style="list-style-type: none"> (a) to repair, maintain or replace any Service Media or structure relating to any of the Reservations; and (b) for any other purpose mentioned in or connected with: <ul style="list-style-type: none"> (i) this lease; (ii) the Reservations; and (iii) the Landlord's interest in the Property.
Rent deposit/ Licence for Alterations	N/A
Lease execution	<p><i>The execution clause refers to a "Paul Long" as the signatory, however, Tafazal Hussain has signed. This was obviously an error but in any event the Lease has been signed by a director of the tenant company so we do not consider this to be an issue.</i></p> <p>Executed as a deed by MYER ADAMS (UK) LTD acting by PAUL LONG a director, in the presence of:</p> <p style="text-align: right;">  Tafazal Hussain Director </p> <p>WITNESS</p> <p>Name Address Occupation</p> <p style="text-align: right;">  Safina Hussain 40 OLD MILL VIEW DEWARBY WF12 9QS DIRECTOR </p>

TITLE PLAN

VALUATION PLAN

NB: There is a slight discrepancy with the boundary line which has been referred to the valuer as indicated by the blue arrows.



Signed by	<i>Sarah Louise Creasey</i>
Signature Name:	Sarah Louise Creasey
Position:	Conveyancer
authorised to sign for and on behalf of:	enact Conveyancing Limited
Date	21.02.2019