A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

CITY OF WESTMINSTER

1 (30.09.1977) The Leasehold land demised by the lease referred to below which lies within the area edged red on the title plan of the above Title filed at the Registry and comprises the ground, first, second, third, fourth and fifth floors and the lift pit and roof being part of 5, 6 and 7 Dover Street, London (W1X 3PJ).

2 (30.09.1977) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
   Date : 5 September 1977
   Term : 99 years from 25 December 1971
   Rent : £23200 subject to review
   Parties : (1) The London Transport Executive
             (2) Langham House Developments Limited
             (3) Maybrook Properties Limited

3 There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.

4 (29.03.1994) By a Deed dated 24 February 1994 made between (1) London Underground Limited and (2) West End Ventures Limited the terms of the registered lease were expressed to be varied.

   NOTE: Copy Deed filed.

5 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

6 The landlord's title is registered.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

1 (11.11.1999) PROPRIETOR: TAURUS ESTATES LIMITED (incorporated in British Virgin Islands)(UK Regn. No. Y) of PO Box 6, 23/25 Broad...
Title number NGL313238

B: Proprietorship Register continued

Street, St Helier, Jersey JE4 8ND.


3 (11.11.1999) A Transfer of the land in this title dated 12 October 1999 made between (1) Mayfair Apartments (London) Limited and (2) Taurus Estates Limited contains purchaser’s personal covenant(s) details of which are set out in the schedule of personal covenants hereto.

Schedule of personal covenants

1 The following are details of the personal covenants contained in the Transfer dated 12 October 1999 referred to in the Proprietorship Register:–

"The Transferee hereby covenants with the Transferor to observe and perform the covenants and obligations contained or referred to in entries number 1 and 2 of the Charges Register of title number NGL313238 and to indemnify and keep indemnified the Transferor in respect of all costs, claims or demands arising out of any future non-performance non-observance or breach thereof."

C: Charges Register

This register contains any charges and other matters that affect the land.

1 The land is subject to the provisions of an Agreement affecting the freehold estate in the land in this title and other land dated 14 July 1905 made between (1) The Great Northern Piccadilly and Brompton Railway Company (2) John Murray and (3) The said John Murray and Alexander Henry Hallam Murray for the protection of the right to light and air of the owners of the adjoining property at the back thereof known as 50 and 50A Albemarle Street.

NOTE: Copy filed under 105133(NGL)


PROVIDED ALWAYS that the Transferee covenants with the Transferor that the Transferee shall:

(1) indemnify the Transferor fully and effectually and keep the Transferor fully and effectually indemnified in respect of any obligation of the Transferor as Landlord relating to the Underlease dated the 27 April 1994 and made between the Transferor (1) and Mariner Watts PLC (2) the future breach non-observance or non-performance of which would expose the Transferor to liability notwithstanding completion of the sale of the Property to the Transferee

(2) grant and reserve to the Transferor the right to enter upon the property and (at the expense of the Transferee) to do anything necessary to minimise or fulfil any liability of the Transferor but without any obligation of the Transferor to do so and without prejudice to the indemnity contained in this covenant in the event that the Transferor does not do so.

3 (04.07.2011) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.

Schedule of notices of leases

1 22.12.2015 Part Ground and part first floor 5-7 Dover Street 08.12.2015 NGL956391 From and including
Title number NGL313238

Schedule of notices of leases continued

End of register