

H.M. LAND REGISTRY

LAND REGISTRATION ACTS 1925 to 1988

County and District:  
(or London Borough)                      The City of Westminster

Freehold Title Number:                      NGL 358769

Leasehold Title Number:                      [ ]

New Title Number  
allocated to this Deed:                      [ ]

Property:    [ ]

**THIS DEED OF EXTENSION AND VARIATION** is made the [ ] Day of [ ] Two  
Thousand and One

**1. PARTICULARS**

- 1.1 Lessor:                                      [38/41 CHG Residents Company Limited  
(Company Registration Number 3881786) of  
Flat 18, 39 Craven Hill Gardens, London  
W2 3EA]
- 1.2 Lessee:    [ ]
- 1.3 The Lease:    [ ]
- 1.4 Term:    99 years from 25th March 1976
- 1.5 Yearly Rent:                                      £50 rising

**2. RECITALS**

- 2.1 This Deed is supplemental to the Lease by which the  
Property was demised for the term subject to the payment  
of the rent reserved by and observance and performance of  
the covenants on the Lessee's part and the conditions  
contained in the Lease.
- 2.2 The reversion immediately expectant on the determination  
of the Term (Registered at H.M. Land Registry under Title  
Number NGL 358769) of which the Lessor is the Registered  
Proprietor is vested in the Lessor and the unexpired  
residue of the term is vested in the Lessee.

3. The parties hereto agree that the Lease will as from the date  
hereof be varied by deleting the Term and Yearly Rent  
specified in the Lease and substituting the provisions  
contained in the Schedule hereto and making the further  
amendments referred to in the Schedule hereto and the Lease

shall henceforth take effect and be read and construed accordingly.

4. The Lessor and the Lessee agree to immediately lodge at H. M. Land Registry their respective Land Certificates to meet the application for the registration of this Deed and hereby jointly apply to the Chief Land Registrar to make the necessary entries on their respective title numbers in order to give effect to the variation in this Deed.
5. It is hereby certified that this Deed is not entered into pursuant to an Agreement for Lease.
6. It is hereby certified that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds £60,000.
7. The parties to this Lease do not intend that any of its terms will be enforceable by virtue of the Contracts (Rights of Third Parties) Act 1999.

IN WITNESS whereof these presents have been executed the day and year first before written

**THE SCHEDULE  
before referred to**

1. Term: 999 years from the 25th of December 2000
2. Yearly Rent: One Peppercorn (if demanded)
3. The Lease shall be varied to incorporate the following two additional clauses as clauses 12 and 13 to the Fifth Schedule  

"12. The cost of employing a Solicitor and/or Barrister in connection with the management of the Building and the pursuing of service charge arrears or other breaches of covenant or in connection with any other matter whatsoever reasonably incurred by the Lessor in relation to the management of the Building.

13. The costs of administering the Lessor and of complying with the requirements of the Company Acts."

Executed as a Deed  
by  
**38/41 CHG Residents Company Limited**  
acting by a Director and Secretary  
or two Directors

Director .....

Secretary/Director .....