

Lease submitted to tribunal - Not club lease

DATED 6th January 1996

ACREPOST LIMITED

- and -

ESQ

Lease filed by
Ms Hathaway with
the 7 August 2002
Application to the
Leasehold Valuation
Tribunal - on
behalf of Steel
Services

COUNTERPART LEASE

of Flat 22 on the Second floor
of Jefferson House, 11 Basil Street
London, SW3

Walker Martineau
64 Queen Street
LONDON
EC4R 1AD

TEL: (071) 236 4232

REF: 13.clh

DOC REF: 9clh.2C.ASC.029

H M LAND REGISTRY

LAND REGISTRATION ACTS 1925-1988

LEASE OF PART

Greater London Borough : Royal Borough of Kensington and
Chelsea
Title Number : NGL 373333
Property : Jefferson House, 11 Basil Street

THIS UNDERLEASE is made the _____ day of _____ One
thousand nine hundred and ninety-five

BETWEEN ACREPOST LIMITED whose registered office is situate at
39 South Street, London, W1 (hereinafter called "the Lessor")
of the one part and _____ I: _____ of Flat 22,
Jefferson House, 11 Basil Street, London, SW3 (hereinafter
called "the Lessee") of the other part

WHEREAS

- (1) The Lessor is registered at H M Land Registry under the
Title Number above-mentioned as proprietor with Absolute
Title of the Leasehold property known as Jefferson House
11 Basil Street in the Royal Borough of Kensington and
Chelsea (hereinafter called "the Building") and is
desirous of letting parts of the Building as flats
- (2) It is the intention of the Lessor (in so far as this has
not already been done) to demise flats comprised in the

hereinafter provided and payable at the times and in the manner hereinafter mentioned

- (b) For the purpose hereof the expression "financial year" in relation to the Lessor means the period from the 1st day of January to the 31st day of December in each year or such other annual period as the Lessor may in its discretion from time to time determine as being that for which the accounts of the Lessor relating to the Building shall be made up and the expression "relevant financial year" in relation to the determination of the Service Charge means the financial year of the Lessor for which the amount of the Service Charge is being determined

- (c) (i) the amount of the Service Charge payable by the Lessee for each financial year of the Lessor shall be a fair proportion (to be determined by and at the sole discretion of the Lessor) of the aggregate amount of the costs expenses and outgoings incurred by the Lessor during such financial year in respect of the heads of expenditure particulars whereof are set out in the Fourth Schedule hereto (hereinafter called "the Fourth Schedule Expenditure")
- (ii) The Lessor will use its best endeavours to maintain the annual service charge at the lowest reasonable figure consistent with the due performance and observance of its obligations herein
- (iii) PROVIDED ALWAYS and it is HEREBY AGREED that the costs charges and expenses incurred by the Lessor and in respect of which a proportion of the cost is