

Dated

4/6/21
2021

19 November 2021

**TOM RALSTON AND HANNAH RALSTON AS
TRUSTEES FOR T.R. VENTURES SSAS**

DEED OF COVENANT

relating to a Transfer of Part of

**Unit 4, S. Park Business Park, Martel Court,
Stockport and parking space (SK1 2AF)**

Deed of Covenant

This Deed of Covenant is made
Between

19 November 2021

Covenantor: Tom Ralston and Hannah Ralston as trustees for T.R. Ventures SSAS both of 7a Northern Grove, Manchester W20 3WL

Management Company Stockport Gateway Management Company Limited (Co No 06586366) whose registered office is at 35 Hay's Mews London W1J 5PY

Now this Deed witnesses as follows:

1. Definitions

"Transfer" a transfer of part dated 25 September 2015 and made between (1) Chancerygate (Uxbridge) Limited and (2) T.R. Ventures Limited.

"Property" the property known as Unit 4, S. Park Business Park, Martel Court, Stockport and parking space (SK1 2AF) at the Land Registry under title number MAN257362.

2. This Deed is supplemental to the Transfer.

3. The Covenantor has taken a transfer of the freehold interest in the Property.

4. The Covenantor covenants with the Management Company that it will from the date of this Deed:

4.1 comply with the New Positive Covenants (as defined in the Transfer) Provided always that the Covenantor shall not be personally liable for any breach occurring after it shall have parted with its interest in the Property or the part in respect of which such breach occurs but without prejudice to any antecedent claim or breach.

4.2 not transfer or grant a lease or otherwise dispose of the Property (or any part of it) (excluding a lease for a term of 25 years or less which is not granted for a premium or reverse premium and excluding a mortgage or legal charge of the Property and excluding the grant of an easement, wayleave or licence over any part of the Property for the purposes of the supply of Main Services) except to a person who has first executed and delivered unconditionally a deed expressed to be made in favour of the Management Company and the registered proprietor for the time being of the estate registered at the date of the disposition under title numbers GM204626, MAN194453, GM907294 and MAN166018 by which that person covenants in the terms of clause 12.5.3 and clause 12.5.2 of the Transfer

5. The liability of Tom Ralston and Hannah Ralston as trustees for the T.R. Ventures SSAS (and any other person appointed as trustee for the T.R. Ventures SSAS from time to time) arising out of this Deed or matters in connection with it shall at all times be limited to the value of the assets of T.R. Ventures SSAS in their possession from time to time. No personal liability whatsoever will attach to Tom Ralston and Hannah Ralston (or other person appointed as trustee for the T.R. Ventures SSAS from time to time) by virtue of this Deed.

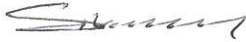
This Deed has been executed as a deed and is delivered and takes effect on the date set out at its beginning.

SIGNED AS A DEED by **TOM RALSTON**



in the presence of:

Signature of witness



Name (in BLOCK CAPITALS) **SAM MARSHALL**

Address 105 GREG STREET
STOCKPORT
CHESHIRE
SK5 7LN

SIGNED AS A DEED by **HANNAH RALSTON**



in the presence of:

Signature of witness



Name (in BLOCK CAPITALS) **SAM MARSHALL**

Address 105 GREG STREET
STOCKPORT
CHESHIRE
SK5 7LN