

Title Number : SGL789971

This title is dealt with by HM Land Registry, Croydon Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 10 MAY 2019 at 15:02:50 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: SGL789971
Address of Property	: Unit 5, Greenlea Park, Prince Georges Road, London (SW19 2JD)
Price Stated	: Not Available
Registered Owner(s)	: RAINBOW PRODUCTIONS LIMITED (Co. Regn. No. 01936160) of Unit 3, Greenlea Park, Prince Georges Road, London SW19 2JD.
Lender(s)	: None

Title number SGL789971

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 10 MAY 2019 at 15:02:50. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

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.

MERTON

- 1 (26.02.2018) The Leasehold land demised by the lease referred to below which lies within the area shown edged with red on the plan of the above Title filed at the Registry and being Unit 5, Greenlea Park, Prince Georges Road, London (SW19 2JD).
- 2 (26.02.2018) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 24 May 1983 referred to in the Charges Register.
- 3 (26.02.2018) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 14 December 2017
Term : 10 years beginning on and including 14 December 2017 and ending on and including 13 December 2027
Parties : (1) Douglas James Grant, Glenda Doreen Grant and Daniel James Grant
(2) Rainbow Productions Limited
- 4 (26.02.2018) The Lease prohibits or restricts alienation.
- 5 (26.02.2018) 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 (26.02.2018) PROPRIETOR: RAINBOW PRODUCTIONS LIMITED (Co. Regn. No. 01936160) of Unit 3, Greenlea Park, Prince Georges Road, London SW19 2JD.

C: Charges Register

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

- 1 (26.02.2018) A Conveyance of the freehold estate in the land in this title and other land dated 26 August 1919 made between (1) Robert Tucker Pain (2) Arthur Cadlick Pain (3) Coard Squarey Pain (4) The said Robert Tucker Pain and others (Vendors) and (5) Baynes and Partners Limited (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

C: Charges Register continued

- 2 (26.02.2018) A Deed of Grant of Licence dated 21 March 1951 made between (1) James Ferguson and Sons Limited and (2) Fry'd Diecastings Limited relating to the foundations of adjacent buildings and other projections extending under or over the land in this title.
- NOTE: Copy filed under SGL333769.
- 3 (26.02.2018) A Transfer of the freehold estate in the land in this title dated 24 May 1983 made between (1) Lansdown Industrial Properties Limited and (2) Anton Francis Manuel, Margaret Manuel and Anton Francis Manuel contains restrictive covenants.
- NOTE: Copy filed under SGL377911.
- 4 (26.02.2018) The land is subject to any rights that are reserved by clause LR11.2 of the registered lease dated 14 December 2017 and affect the registered land.

Schedule of restrictive covenants

- 1 (26.02.2018) The following are details of the covenants contained in the Conveyance dated 26 August 1919 referred to in the Charges Register:-

"The Purchaser Doth hereby for itself and its successors and assigns and to the intent and so as to bind not only itself but also so far as practicable the hereditaments hereby assured and all persons deriving title thereto from or under the Purchaser Covenant with the Vendors and with each of them their and his heirs and assigns the Owners or Owner for the time being of the adjoining lands That the Purchaser and its assigns will at all times hereafter observe and perform the stipulations and restrictions in relation to the said lands and premises hereby assured which are contained in the First Schedule hereto.

THE FIRST SCHEDULE

Stipulations and Restrictions

1. TO pay to the Vendors on demand one moiety of the cost of extending Princes Road with the Sewer thereunder so far as the same abuts on the property assured by the above written Indenture when required by the Vendors but this is not to be put in force until their other land to the South of the property assured by the above written Indenture is sold or leased for building purposes.
2. TO properly fence in the property assured by the above written Indenture within four months and to maintain the fences in proper condition thereafter.
3. NOT to erect the first buildings on the property assured by the above written Indenture except in accordance with plans previously approved by the Vendors Surveyors whose fee of Five pounds and five shillings for such approval shall be paid by the Purchaser And that no erection other than temporary erections or railway sidings shall at any time during the period of Twenty years mentioned in the Second Schedule be placed or made on the piece of land coloured blue on the said plan
4. That the opening of windows or other lights in any building on the property assured by the above written Indenture over or towards the adjoining property of the Vendors shall not confer or be deemed to confer any right or easement of light and/or air from or over such adjoining property And that no steam or water shall at any time be discharged from the property assured by the above written Indenture or any building thereon over or on such adjoining property.
5. THAT no noisy noxious or offensive trade manufacture or business whatever be at any time used exercised carried on or permitted in or upon the property assured by the above written Indenture or any part thereof or any building thereon.

Title number SGL789971

Schedule of restrictive covenants continued

6. THAT No public house beer house beer shop hotel or licensed premises be at any time erected and that no beer ale wines spiritous liquors or other intoxicants be at any time sold in or upon the property assured by the above written Indenture or any part thereof or any building thereon but this provision shall not preclude the Purchaser from having a canteen for the benefit of its employees engages in or upon the property assured by the above written Indenture."

NOTE: The period of twenty years expired on 25 August 1939. The land coloured blue is numbered 1 on the title plan so far as it affects the land in this title.

End of register