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P. Jackson  
DIRECTOR LEGAL SERVICES  
SYCOMORE HOUSE  
TOWN HALL  
FOREST ROAD, E. 17.



SHAW & SON LTD.  
Law Stationers &c.  
FETTER LANE,  
LONDON, E.C.4.

# This Lease

is made the thirteenth day of April

One thousand nine hundred and sixty-eight

BETWEEN THE MAYOR ALDERMEN AND BURGESSES OF THE LONDON BOROUGH OF WALTHAM FOREST in the County of Greater London (hereinafter called "the Corporation") of the one part and THE LONDON ELECTRICITY BOARD whose office is at 46 New Broad Street in the City of London (hereinafter called "the Board") of the other part

WITNESSETH as follows:-

1. IN consideration of the rent hereinafter reserved and of the covenants by the Board hereinafter contained the Corporation hereby demise unto the Board ALL THOSE premises situate within the new Stage 2 Extension at the rear of the South West Essex Technical College Walthamstow in the London Borough of Waltham Forest and having an area of 133.25 square feet or thereabouts delineated and more particularly described on the plan No. B994/1 annexed hereto and thereon coloured pink (hereinafter called "the said premises") TOGETHER with the right for the Board their servants and agents (in common with the Corporation their servants and agents and all persons authorised by the Corporation and all other persons having the like right) to pass and repass at all times over and along the pieces of land coloured brown and brown hatched green on the said plan with or without materials and vehicles for the purpose of gaining access to the said premises AND TOGETHER ALSO with the right for the Board to lay use maintain remove and renew electric cables with any conduits or pipes and other appurtenances thereto under the piece of land coloured brown hatched green and under the piece of land coloured green on the said plan TO HOLD the same unto the Board from the Twenty-third day of November One thousand nine hundred and sixty-six for the term of sixty years YIELDING AND PAYING therefor during the said term the yearly rent of FIVE POUNDS such rent to be paid without any deduction on the Twenty-third day of November in each year the first of such payments to be deemed to have fallen due on the Twenty-third day of November One thousand nine hundred and sixty-seven

2. THE Board hereby covenants with the Corporation as follows:-

(i) To pay the rent hereby reserved on the days and in the manner aforesaid and to keep the Corporation indemnified from liability for any rates taxes and other outgoings which may now or hereafter be separately assessed charged or imposed upon the said premises or the owner or occupier in respect thereof Provided that the Corporation shall have given to the Board due notice of the receipt by them of any demand for rates in respect of the said land and of any proposal for the separate assessment thereof whether made by the Corporation or any other person or persons

(ii) Not to carry on or permit to be carried on any trade or business upon the said premises or on any part thereof nor do or permit to be done thereon anything which may be or become a nuisance or annoyance to the Corporation or to the owners or occupiers of any neighbouring property but to use the said premises only for purposes in connection with the erection and use of an electricity transformer chamber

(iii) To erect the said electricity transformer chamber in all respects to the reasonable satisfaction of the Borough Architect for the time being of the Corporation (hereinafter called "the Borough Architect") and in full conformity with plans for the same to be first approved by the Corporation

(iv) To make good at the expense of the Board and to the satisfaction of the Borough Engineer and Surveyor for the time being of the Corporation any damage which may be caused in any way whatsoever in the exercise of any of the rights granted to the Board by virtue of this Lease to any sewers drains pipes channels or mains now or hereafter existing under the said premises or under the said pieces of land coloured brown and green and brown hatched green or to the respective surfaces thereof

(v) To indemnify the Corporation against all costs claims or proceedings in respect of any injury (whether fatal or not) or damage to any person or any property real or personal (except such as may be due to caused by or arise out of the negligence wrongful act or default of the Corporation their servants or agents) which may arise in any way whatsoever out of the exercise of any of the rights granted to the Board by virtue of this Lease

(vi) To maintain the said premises in good decorative repair and order during the said term to the reasonable satisfaction of the Borough Architect Provided that the Board's liability shall not extend to repairs of a structural nature and in such condition (subject to the provisions of Clause 4(iii) hereof) to deliver up the same to the Corporation at the expiration or sooner determination of the said term

(vii) Not to assign underlet or part with the possession of the said premises or any part thereof

(viii) To permit the Corporation their servants and agents at all reasonable times during the said term but accompanied by a servant of the Board to enter into and upon the said premises or any building erected thereon to examine the state and condition thereof

(ix) To pay any increase in the rate of premium for fire insurance of the said premises payable to the Corporation's Insurance Company by reason of the erection and maintenance of the said electricity transformer chamber

(x) To pay the stamp duty on this Lease and the counterpart thereof together with the Corporation's legal costs incurred in the preparation thereof

3. THE Corporation hereby covenant with the Board that the Board paying the rent hereby reserved and observing and performing the covenants and the stipulations herein on their part contained shall peaceably enjoy the said premises without any interruption by the Corporation or any person lawfully claiming under them

4. PROVIDED ALWAYS and it is hereby agreed as follows:-

(i) That if any part of the rent hereby reserved shall at any time be in arrear for twenty-one days (whether formally demanded or not) or if the Board shall fail to observe or perform any of the covenants or stipulations on their part herein contained then the Corporation may at any time thereafter re-enter upon the said premises and thereupon this Lease shall absolutely determine but without prejudice to the rights of the Corporation in respect of any antecedent breach of any of the covenants or stipulations herein contained

(ii) That the Board will at the expiration or sooner determination of the term hereby granted at their own expense remove all their equipment and apparatus from the said land —

(iii) That it shall be lawful for the Board at any time to remove and take away any building or structures fences transformers switch gear or other plant electric lines conduits pipes or other accessories or apparatus which may at any time have been placed by the Board upon or under the said premises or under the said pieces of land coloured brown hatched green and green the Board in exercising such rights to cause as little damage as possible to the said land and to the said pieces of land coloured brown hatched green and green and to restore the respective surfaces thereof as far as practicable to their former condition to the reasonable satisfaction of the Borough Architect —

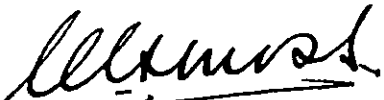
(iv) Nothing herein contained shall detract from the Corporation's right at any time to lay any sewers drains pipes channels or mains under the said land or under the said pieces of land coloured brown hatched green and green and to carry out any works of repair or maintenance to any sewers drains pipes channels or mains now or hereafter existing thereunder —


(v) Any notice given under this Lease shall be deemed duly given in the case of notices to be served on the Corporation if sent to or left at the Town Hall Forest Road E.17 and in the case of notices to be served on the Board if sent to or left at 46 New Broad Street aforesaid —

I N W I T N E S S whereof the parties hereto have hereunto caused their respective Common Seals to be affixed the day and year first before written —

THE COMMON SEAL of THE LONDON ELECTRICITY  
BOARD is hereunto affixed and is  
authenticated by:— }

6854

  
Deputy Chairman

  
Deputy Secretary

DATED 22nd April 1968

THE MAYOR ALDERMEN AND BURGESSES  
OF THE LONDON BOROUGH OF WALTHAM  
FOREST

- and -

THE LONDON ELECTRICITY BOARD

*Lease*

- of -

Proposed Transformer Chamber Site  
at rear of South West Essex  
Technical College

Kind. ref. 19

C/TE 442

SP1 66/68 2573/68