

PRESCRIBED CLAUSES

LR1. Date of Lease

6th December 2011

LR2. Title Number(s)

LR2.1 Landlord's title number(s)

SGL156750

LR2.2 Other title number(s)

LR3. Parties to this lease

Landlord

THE MAYOR AND BURGESSES OF THE ROYAL BOROUGH OF KINGSTON UPON THAMES of Guildhall, High Street, Kingston upon Thames, Surrey KT1 1EU

Tenant

MINIMA YACHT CLUB LIMITED 48a High Street Kingston upon Thames Surrey England KT1 1HN Company No: 07773971

Other Parties

None.

LR4. Property

In the case of a conflict between this clause and the remainder of this lease then, for the purposes of registration, this clause shall prevail.

See the definition of "Premises" in the Particulars, paragraph 4. of this lease

LR5. Prescribed Statements etc.

None.

LR6. Term for which the Property is leased

The term is as follows:
50 years from the date of this Lease

LR7. Premium

One hundred and ten thousand pounds (£110,000.00)

LR8. Prohibitions or restrictions on disposing of this lease

This lease contains a provision that prohibits or restricts dispositions.

LR9. Rights of acquisition etc.

LR9.1 Tenant's contractual rights to renew this lease, to acquire the reversion or another lease of the Property, or to acquire an interest in other land

None.

LR9.2 Tenant's covenant to (or offer to) surrender this lease

None.

LR9.3 Landlord's contractual rights to acquire this lease

None.

LR10. Restrictive covenants given in this lease by the Landlord in respect of land other than the Property

None.

LR11. Easements

LR11.1 Easements granted by this lease for the benefit of the Property

See First Schedule of this Lease.

LR11.2 Easements granted or reserved by this lease over the Property for the benefit of other property

See Second Schedule of this Lease

LR12. Estate rentcharge burdening the Property

None.

LR13. Application for standard form of restriction

None.

LR14. Declaration of trust where there is more than one person comprising the Tenant

Not applicable.

DATED

6th December

2011

THE MAYOR AND BURGESSES OF THE
ROYAL BOROUGH OF KINGSTON UPON THAMES (1)

Landlord

- and -

MINIMA YACHT CLUB LIMITED

Tenant

LEASE

- of -

48A High Street
Kingston upon Thames
in the Royal Borough of Kingston upon Thames

Commencing:	6 th December	2011
Term of Years:		<u>50</u>
Expires:	5 th December	<u>2061</u>
Premium:	£110,000	
Rent:	One peppercorn (if demanded)	

Ref: AMGS/24760

LEASE

PARTICULARS

1.	DATE OF LEASE	6 th December	2011
2.	LANDLORD	THE MAYOR AND BURGESSES OF THE ROYAL BOROUGH OF KINGSTON UPON THAMES of Guildhall High Street Kingston upon Thames Surrey KT1 1EU	
3.	TENANT	MINIMA YACHT CLUB LIMITED company number 07773971 of 48A High Street Kingston upon Thames Surrey KT1 1HN	
4.	PREMISES	ALL THAT piece or parcel of land on the west side of High Street Kingston upon Thames and known as 48A High Street Kingston upon Thames (KT1 1HU) and shown edged red on the Plan and the buildings thereon	
5.	PREMIUM	One hundred and ten thousand pounds (£110,000.00)	

PART ONE: DEFINITIONS AND INTERPRETATION

1. DEFINITIONS

Where in this deed the following underlined words commence with capital letters they have the following meanings unless the context otherwise requires:

1.1 Landlord

The Mayor and Burgesses of the Royal Borough of Kingston upon Thames of Guildhall High Street Kingston upon Thames Surrey KT1 1EU and any person for the time being entitled to the reversion immediately expectant on the Determination of the Term.

1.2 Tenant

MINIMA YACHT CLUB of 48a High Street Kingston upon Thames Surrey (KT2 6RL) and any person in whom the Term is from time to time vested.

1.3 Contractual Term

A term of 50 years from the Term Commencement Date.

1.4 Authority

Any statutory, public, local or other competent authority or a court of competent jurisdiction.

1.5 Clause

A clause of this deed.

1.6 Conduits

Any pipe, drain, culvert, sewer, flue, duct, gutter, wire, cable, conduit, channel and other medium for the passage or transmission of water, soil, gas, air, smoke, electricity, light, or other matter and all ancillary equipment or structures.

1.7 Determination Of The Term

The determination of the Term by re-entry notice surrender or otherwise.

1.8 Insured Risks

Fire lightning explosion aircraft (including articles dropped from aircraft) riot civil commotion malicious persons earthquake storm tempest flood bursting and overflowing of water pipe tanks and other apparatus and impact by road vehicles subsidence landslip and heave, terrorists acts two (2) years' loss of Rent.

1.9 Interest

Interest at the Interest Rate (both before and after any judgment) calculated on a daily basis from the date on which interest becomes chargeable on any payment pursuant to any provision of the Lease to the date upon which such payment is made.

1.10 Interest Rate

2% p.a. above the base lending rate from time to time of National Westminster Bank plc (or of such other reputable bank operating in the United Kingdom as the Landlord may give notice from time to time).

1.11 Lease

This lease as from time to time varied or supplemented whether by deed, licence or otherwise.

1.12 Party

The Landlord or the Tenant.

1.13 Parties

The Landlord and the Tenant.

1.14 Permitted Uses

1.14:1 Yacht Club

1.14:2 if required, subject to the grant of planning permission authorising the following uses:

- (a) other boating and water-based activities and other ancillary sports and/or activities
- (b) meetings, receptions and similar functions but only so long as the specified in Clauses 1.14:1 and 1.14:2(a) remain the predominant user of the Premises

1.15 Plan

The plan annexed to this deed and numbered EM5696.

1.16 Rent

One peppercorn (if demanded)

1.17 Term Commencement Date

6th December 2011

1.18 Landing Stage

Landing stage adjacent to the river bank and in the position shown coloured blue on the Plan as authorised by the Licence

1.19 Licence

A licence granted to the Landlord by the Conservators of the River Thames, and by agreement, dated 22nd September 1971

1.20 Accessway

The accessway shown coloured brown on the Plan.

1.21 Schedule

A schedule to this deed.

1.22 Planning Acts

The Town and Country Planning Act 1990 and all other statutes, statutory instruments, regulations and orders included by virtue of Clause 2.7.

1.23 VAT

Value Added Tax or other tax of a similar nature.

2. INTERPRETATION

The provisions of the Lease shall unless the context otherwise requires be construed as follows:

- 2.1 Obligations and liabilities of a Party comprising more than one person are obligations and liabilities of such persons jointly and severally.
- 2.2 Words importing one gender include all other genders.
- 2.3 The singular includes the plural and vice versa.
- 2.4 A covenant by the Tenant or the Landlord not to do something shall be construed as including a covenant not to permit or knowingly to suffer it to be done by a third party.
- 2.5 A consent or approval to be given by the Landlord or the Tenant is not effective for the purposes of the Lease unless it is in writing and signed by or on behalf of the Landlord.
- 2.6 A right or power granted to the Landlord may be enjoyed by any person properly authorised by the Landlord.
- 2.7 Reference to a statute includes any amendment modification extension consolidation or re-enactment of it and any statutory instrument regulation or order made under it which is for the time being in force.
- 2.8 Headings to clauses, schedules or parts of the Lease do not affect the interpretation or construction of the Lease.
- 2.9 Any reference to a clause, paragraph or schedule is to one in the Lease so numbered or named.
- 2.10 A reference to 'Rents' is to the Rent and the insurance rent payable by the Tenant under Clauses 3.5:2 and 6.2
- 2.11 A reference to the 'Term' is to the Contractual Term and any agreed or statutory continuation of this Lease.

PART TWO: DEMISE

3. DEMISE

In consideration of the Premium (receipt of which the Landlord hereby acknowledges) and the covenants herein on the part of the Tenant the Landlord, demises the Premises to the Tenant:

- 3.1 together with the rights set out in the first schedule.
- 3.2 except and reserving to the Landlord as set out in the second schedule.
- 3.3 to hold the same to the Tenant for the Contractual Term.
- 3.4 subject to all existing rights, easements, quasi-easements, restrictions, covenants and liabilities affecting the Premises.
- 3.5 yielding and paying to the Landlord
 - 3.5:1 the Rent, if demanded; and
 - 3.5:2 as further rent the premiums which the Landlord shall from time to time pay for keeping the Premises insured against the Insured Risks on the next quarter day after payment by the Landlord subject to the Tenant receiving written demand for payment

4. TITLE GUARANTEE

This Lease is demised with full title guarantee but the covenant set out in Section 3(1) of the Law of Property (Miscellaneous Provisions) Act 1994 does not extend to any charge, encumbrance, right or other matter which the Landlord does not know about.

PART THREE: TENANT'S COVENANTS

5. INTRODUCTION

With effect from the commencement of the Contractual Term the Tenant covenants with the Landlord as set out in this part of the Lease.

6. RENT

- 6.1 The Tenant shall pay the Rent (if demanded)
- 6.2 The Tenant shall pay the 'insurance rent' as provided in Clause 3.5:2
- 6.3 The Tenant shall reimburse the Landlord the annual fee that it pays to the Environment Agency for the Landing Stage

7. OUTGOINGS

- 7.1 The Tenant shall pay and indemnify the Landlord against all rates, taxes, assessments, impositions, duties, charges and outgoings now or at any time during the Contractual Term payable by the owner or occupier of or otherwise due in respect of the Premises (except any tax assessed on the Landlord in respect of its ownership of, rental income from or any dealing with its reversionary interest).
- 7.2 The Tenant shall pay and keep the Landlord indemnified against all VAT which may from time to time be charged on any monies (except the Premium) payable by the Tenant under the Lease except to the extent that the Landlord or other person obtains credit for such VAT under the Value Added Tax Act 1994.
- 7.3 The Tenant shall pay all charges relating to electricity, gas, water and other services at the Premises.

8. REPAIR DECORATION AND MANAGEMENT

- 8.1 The Tenant shall (subject to the provisions relating to insurance set out in Part Four of this Lease):
- 8.2 keep the Premises, including all buildings, structures, fixtures and fittings, in good repair;
- 8.3 decorate the outside parts (and any additions) of the Premises in every seventh year of the Term and also in the last year of the Term, all such decoration to be carried out in a good and proper manner using good quality materials that are appropriate to the Premises and shall include all appropriate preparatory work;
- 8.4 so often as necessary and also for the last year of the Term decorate the inside parts of the Premises, all such decoration to be carried out in a good and proper manner using good quality materials that are appropriate to the Premises and shall include all appropriate preparatory work;
- 8.5 within three months (or sooner in an emergency) of receipt of notice from the Landlord of any breach of Clause 8.2 and/or Clause 8.3 and/or Clause 8.4 to commence, carry out and diligently proceed with the repair cleaning or decoration required to remedy the breach and if the Tenant fail to comply with such notice and the Landlord enters the Premises to carry out such work the Tenant shall upon demand pay to the Landlord all costs which the Landlord so properly incurs.

9. ALTERATIONS

9.1 The Tenant shall not without the Landlord's consent (such consent not to be unreasonably withheld or delayed): alter the exterior or structural parts of any buildings or structures on the Premises

9.2 The Tenant shall not alter the layout of or obstruct the Accessway.

10. SIGNS

The Tenant shall not display any signage except (i) a sign at the entrance to the Premises to the effect that the Premises are the property of the Tenant and/or (ii) reasonable corporate signage of the Tenant and of any sponsors of the Tenant at the Premises (iii) such signs and notices as shall be required by law and (iv) such other signs and notices as previously approved by the Landlord in writing (such written approval not to be unreasonably withheld).

11. USER

11.1 The Tenant shall not use the Premises otherwise than for the Permitted Uses.

11.2 The Tenant shall not use the Premises for any dangerous noxious noisome illegal or immoral activity or in any manner which might become a nuisance to the occupiers (or any of them) of adjoining or neighbouring land in the ownership of the Landlord but for the avoidance of doubt the reasonable and lawful exercise of the Permitted Use will not be a breach of this covenant.

11.3 The Tenant shall not use the Premises in a manner which shall be materially detrimental to adjoining or neighbouring land in the ownership of the Landlord or which may be or become or cause a nuisance, disturbance, injury or damage to the Landlord or any other person but for the avoidance of doubt the reasonable and lawful exercise of the Permitted Use will not be a breach of this covenant.

11.4 The Tenant shall not permit to be discharged through the Conduits any oil or grease or any deleterious objectionable dangerous poisonous or explosive matter or substance and to ensure that any effluent discharged into the Conduits will not be corrosive or otherwise harmful to the Conduits or cause obstruction or deposit in them.

11.5 The Tenant shall not store any inflammable or explosive materials or substances on any part of the Premises

11.6 The Tenant shall comply with all relevant health and safety legislation, relating to the Premises and the Permitted User.

11.7 The Tenant shall not knowingly permit any new right easement or encroachment of any kind on or on to the Premises

12. PARTY COSTS

The Tenant shall pay to the Landlord a fair and proper proportion (being calculated according to actual user) of the costs reasonably and properly incurred by the Landlord in keeping the Accessway in good and substantial repair and condition and any dispute under this Clause shall be referred to arbitration under the provisions of Clause 30.

13. ASSIGNMENT, UNDERLETTINGS etc.

13.1 The Tenant shall not assign part or parts (as opposed to the whole) of the Premises;

13.2 The Tenant shall not assign the whole of the Premises without the Landlord's prior written consent, such consent not to be unreasonably withheld or delayed;

13.3 The Tenant shall not underlet or part with possession of (except by assignment of the whole) the whole of the Premises or any part or parts of the Premises PROVIDED ALWAYS that nothing contained in this Clause (but subject nevertheless to the provisions of Clause 15 and Clause 16) shall prevent the Tenant from hiring out the Premises or any part or parts of the Premises.

14. NOTIFICATION

The Tenant shall within twenty eight (28) days of any charge or devolution of its leasehold interest in the Premises give notice of that event to the Landlord's solicitor, produce for registration the original or a certified copy of the document effecting or evidencing such devolution and pay such reasonable registration fee as the Landlord's solicitor may require being not less than £30 (plus VAT).

15. LEGAL OBLIGATIONS

In this clause "Legal Obligation" means any present or future statute statutory instrument or byelaw or any present or future regulation order notice direction code of practice or requirement of any Authority insofar as it relates to the Premises or to their occupation or use but irrespective of the person on whom such obligation is imposed.

15.1 The Tenant shall comply with all Legal Obligations.

15.2 The Tenant shall not do or omit to do in relation to the Premises or their use or occupation anything by reason of which the Landlord may incur any liability to an Authority whether for costs, a penalty, damages, compensation or otherwise.

15.3 The Tenant shall not cause or permit a nuisance on or in relation to the Premises and if a nuisance occurs the Tenant shall as soon as reasonably practicable take all reasonable action to abate it.

PLANNING

16.1 The provisions of this clause supplement the general obligations imposed by Clause 15.

16.2 The Tenant shall not commit a breach of planning control (as defined in section 171A(1) of the Town and Country Planning Act 1990) in relation to the Premises and in particular (without limitation) shall not without obtaining planning permissions, if required, hire out the Premises to commercial organisations more than 28 times in any one year of the Term.

17. DEFECTIVE PREMISES

The Tenant shall promptly give notice to the Landlord of any defect of which it is aware in the Premises in respect of which the Landlord may have a liability or duty of care under the Lease, the Defective Premises Act 1972 or otherwise.

18. LANDLORD'S RIGHTS

18.1 The Tenant shall permit the Landlord and persons authorised by it to exercise any rights excepted and reserved by the Second Schedule and in addition the right to enter the Premises at all reasonable times after not less than five days' notice (except in emergency) with tools and equipment (if appropriate):

18.1.1 to inspect the Premises to ascertain whether the Tenant is complying with the Lease or to view their state and condition or for any other reasonable purpose;

18.1.2 to execute works following the Tenant's failure to comply with a notice served under sub-clause 8.5 (without prejudice to any other remedy available to the Landlord);

18.1.3 to abate a nuisance if the Tenant does not do so;

18.1.4 to comply with a Legal Obligation if the Tenant does not do so.

18.1.5 to inspect or execute works of repair maintenance decoration demolition construction alteration improvement or otherwise to other property

- the person or persons exercising such rights causing as little damage and disturbance as is reasonably practicable and making good as soon as practicable any physical damage caused to the Premises.

18.2 The Tenant will permit the Landlord and persons authorised by it to carry out any works of investigation, demolition, construction, development, improvement, alteration, repair or otherwise to or use in any way any other property and to erect scaffolding notwithstanding interference with the access of light or air to the Premises or temporary interference with any other right or easement provided that supplies of water, gas and

electricity and drainage will be maintained at all times and the person or persons exercising such rights causing as little damage and disturbance as is reasonably practicable and making good as soon as practicable any physical damage caused to the Premises.

19. COSTS

The Tenant shall pay and indemnify the Landlord against all reasonable and proper fees, costs, charges, disbursements and expenses incurred in connection with, incidental to and consequent upon:

- 19.1 an application for the Landlord's consent required by the provisions of the Lease (whether or not the consent is given or the application is withdrawn unless the consent is unlawfully withheld or delayed or otherwise granted subject to any unlawful condition);
- 19.2 a schedule of dilapidations served on the Tenant during the Contractual Term or within three months after the Determination Of The Term;
- 19.3 notice pursuant to section 146 of the Law of Property Act 1925 and proceedings under that section even if forfeiture is avoided otherwise than by relief granted by the court;
- 19.4 the recovery of sums payable under the Lease;
- 19.5 the enforcement of any covenant or obligation of the Tenant under the Lease;
- 19.6 abating a nuisance which the Tenant fails to abate; and
- 19.7 complying with a Legal Obligation if the Tenant does not do so.

20. INTEREST

Without prejudice to any other right or remedy of the Landlord the Tenant shall pay to the Landlord Interest on any sum (and VAT) which is not paid to the Landlord by the later of the date it is due and the date twenty-one (21) days after a demand for payment is made.

21. INDEMNITY

The Tenant is responsible for and shall indemnify and keep the Landlord indemnified against all claims, demands, actions, or proceedings made or brought and all losses damages, costs, expenses and liabilities incurred, suffered or arising directly or indirectly out of any act, omission or negligence of the Tenant or any persons at the Premises expressly or impliedly with their authority and under their control and for the avoidance of doubt this indemnity shall not apply to acts omissions or negligence of the Council or anyone on the Premises in exercise of the right reserved by paragraph 1 of the Second Schedule

YIELDING UP

Upon the Determination Of The Term the Tenant shall yield up the Premises in a state and condition consistent with due compliance by the Tenant with their covenants and obligations under the Lease.

PART FOUR: INSURANCE

23. LANDLORD'S INSURANCE COVENANTS

23.1 The Landlord covenants with the Tenant from and including the Term Commencement Date to insure and keep insured the Premises against all Insured Risks in the full reinstatement value (including professional fees and expenses included in the reinstatement of the Premises) and causing all money received by virtue of such insurance (subject to obtaining all necessary consents and approvals (which the Landlord shall use its reasonable endeavours to obtain) and subject always to matters beyond the control of the Tenant) to be laid out as soon as reasonably possible in reinstating that part of the Premises in respect of which it is received.

23.2

The Landlord shall :

- (a) at the request of the Tenant provide the tenant with full details of the insurance policy
- (b) procure that the Tenant is informed of any change in the scope level or terms of cover as soon as reasonably practicable after the Landlord becomes aware of the change
- (c) use all reasonable endeavours to procure that the Landlord's insurer waives its right to subrogation against the Tenant and any occupiers of the property and that the insurance policy contains a non-invalidating provision in favour of the landlord in respect of any act or default of the Tenant and (d) procure that the interest of the Tenant is noted on the policy of insurance either specifically or by way of a general noting of tenants interest in conditions of the insurance policy

PART FIVE: LANDLORD'S COVENANTS

24. QUIET ENJOYMENT

24.1 The Landlord covenants with the Tenant from and including the Term Commencement Date until the Determination Of The Term to permit the Tenant peaceably and quietly to hold and enjoy the Premises without any interruption or disturbance from or by the Landlord or any person claiming under or in trust for the Landlord.

24.2 In relation to the Licence the Landlord covenants

- (a) not to terminate the Licence

- (b) if the licensor terminates the Licence to immediately notify the Tenant
- (c) not to allow or consent to any person other than the Tenant using the Landing Stage

PART SIX: MISCELLANEOUS PROVISIONS

25. USER

The Landlord does not warrant that the Premises may lawfully be used for any purposes authorised under the Lease.

26. EASEMENTS

26.1 The Tenant is not entitled to and the Premises do not enjoy any right of light or air which might restrict or interfere with the free use of any adjoining property belonging to the Landlord for building or any other purpose.

26.2 The operation of Section 62 of the Law of Property Act 1925 is excluded from the Lease and the only rights granted with the Premises are those expressly granted in the Lease.

26.3 A person exercising any right of entry granted or reserved under the Lease in order to carry out works must:

26.3.1 give reasonable prior notice to the relevant Party (except in emergency);

26.3.2 exercise the right in a manner which causes as little damage and inconvenience as is practicable in the circumstances; and

26.3.3 make good any physical damage caused as soon as is reasonably practicable to the Tenant's satisfaction.

27. COVENANTS

27.1 Nothing contained or implied in the Lease gives the Tenant the benefit of or the right to enforce or to prevent the release or modification of any covenant agreement or condition relating to other property.

27.2 Each covenant in the Lease by the Tenant remains in full force at law and in equity notwithstanding any waiver or release temporarily or permanently revocably or irrevocably of any other covenant in the Lease or of any covenant affecting other property.

28. LIABILITY

In the absence of negligence on its part the Landlord is not responsible to the Tenant or to anyone in the Development with the Tenant express or implied authority for any accident injury damage or loss.

29. NOTICES

A notice by one Party ("the sender") to another ("the recipient") is duly served if in writing and either delivered to the recipient or sent by recorded delivery post addressed to the recipient at its address as stated in this deed or its then registered office or as from time to time notified to the sender in writing.

30. ARBITRATION

Any matter which the Lease requires to be decided by arbitration is to be referred to a single arbitrator under the Arbitration Acts whose appointment will either be agreed by the Landlord and the Tenant or (in default of such agreement) be made by the President (or failing him the Vice-President) of the Royal Institution of Chartered Surveyors on the application of either Party.

31. NEW OR OLD LEASE

The Lease is a new tenancy for the purposes of Section 1 of the Landlord and Tenant Act 1995.

PART SEVEN: FORFEITURE (etc.)

32. FORFEITURE

32.1 If any event set out in sub-clause 32.2 occurs, the Landlord may forfeit the Lease and re-enter the Premises. The Contractual Term will then end, but without prejudice to any claim which the Landlord may have against the Tenant for any failure to comply with the terms of the Lease.

32.2 EVENTS GIVING RISE TO THE LANDLORD'S RIGHT OF RE-ENTRY

32.2:1 The Tenant has failed to pay the Rents within 21 days of the date when they fall due under the provisions of the Lease.

32.2:2 The Tenant has failed to perform or otherwise comply with the other material terms of the Lease.

FIRST SCHEDULE (Rights)

The Tenant and those deriving title through or otherwise authorised by the Tenant shall have the following rights during the Term in common with the Landlord and others

1. The right at all times of access on foot only over and along the Accessway for all purposes connected with the Premises and the permitted Uses..
2. The right to use the Landing Stage subject to with the terms of the Licence and subject to complying with all requirements under the Planning Acts and of the Environment Agency (or its administrative successors) in relation to such use.

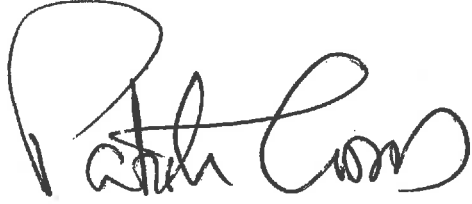
3. The right to use the Conduits which serve the Premises together with a right of access thereto with workmen at all reasonable times to inspect clean repair maintain and renew the same
4. rights of support and protection for the premises from any adjoining property of the Landlord

SECOND SCHEDULE
(Exceptions and Reservations)

The following rights are excepted and reserved to the Landlord and others:

1. The right to use the Premises on not more than 25 occasions (each such occasion to comprise an 8-hour session or day) in any one year of the Term and at no cost subject as follows and to such other terms and conditions as the Tenant may reasonably require.
 - 1.1 the Landlord shall give the tenant not less than 28 days prior written notice of the date or dates on which it wishes to exercise this right
 - 1.2 if any date specified by the Landlord shall not be convenient to the tenant it shall notify the Landlord with 10 days and the parties acting reasonably shall agree on alternative dates
 - 1.3 the Landlord shall indemnify the tenant against all claims demands actions proceedings made or brought and all losses, damages costs expenses and liabilities incurred suffered or arising directly or indirectly out of any act omission or negligence of the Council or anyone on the premises in connection with such use
2. All the Landlord's rights as specified in Clauses 18.1 and 18.2.
3. The right of passage of all services through any Conduits in through and under the Premises and to connect into those Conduits.
4. The right to enter the Premises with workmen and others and appliances as appropriate at all reasonable times for the purposes of:-
 - (1) inspecting repairing and altering any Conduits;
 - (2) reviewing, repairing or altering the structure of the building/s on any adjoining land in the ownership of the Landlord whether or not the light or and enjoyed by the Tenant is diminished;
 - (3) showing the Premises during the last six (6) months of the Contractual Term to prospective tenants and erecting advertisements;

EXECUTED as a Deed by the said)
THE MAYOR AND BURGESSES OF)
THE ROYAL BOROUGH OF KINGSTON)
UPON THAMES by affixing its Common)
Seal in the presence of:-)



Mayor



Head of Legal Services



ROYAL BOROUGH OF
KINGSTON UPON THAMES

NO. IN SEALING
REGISTER

3/39941

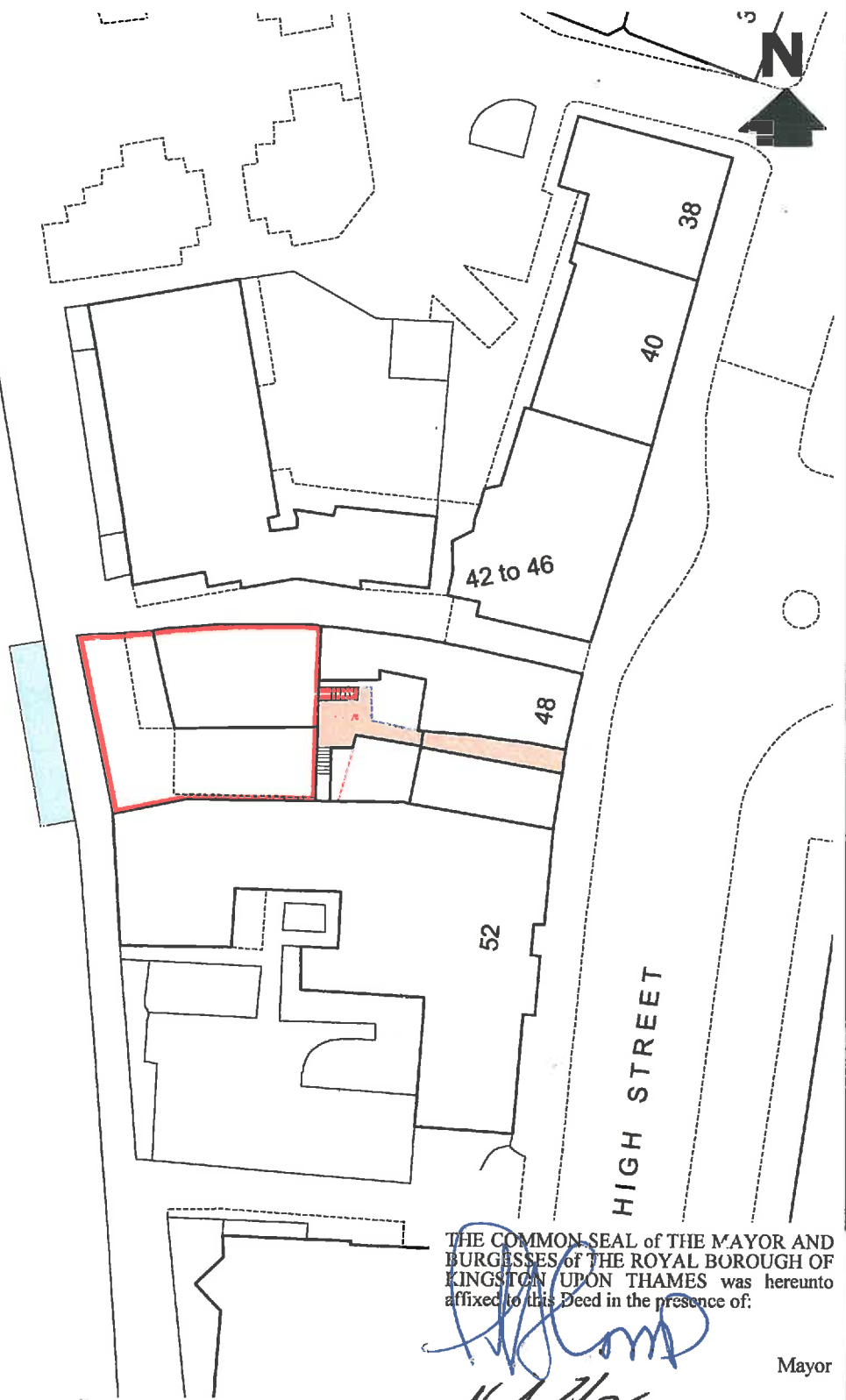
ORDER TO
BE SEALED

)
Min.
No.

87/03/02

K.C.S.

River Thames



THE COMMON SEAL of THE MAYOR AND BURGESSES of THE ROYAL BOROUGH OF KINGSTON UPON THAMES was hereunto affixed to this Deed in the presence of:

[Handwritten signature]
N.A. [Handwritten initials]

Mayor

Head of Legal Services

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**LEASE OF PART OF 48 HIGH STREET
TO MINIMA YACHT CLUB,
KINGSTON UPON THAMES**



Borough Valuer
Guildhall, Kingston upon Thames
Surrey KT1 1EU

Plan No: **EM5696**

Scale: **1/500**

Drawn: **VR**

Date: **28.6.11**

File Ref: **4/M/57/B**