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You can view or download copies of the practice guide from our website at www.gov.uk/land-registry in English or Welsh. Alternatively, you can telephone Customer Support on 0300 006 0411 (0300 006 0422 for a Welsh-speaking service).

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Sam Clarke
Covenky
Stamp 6/-

Please note as produced under Income Act 1931



THIS LEASE is made the *Nineteenth* day of *January* One thousand nine hundred and sixty-five ⁵¹⁰⁰ BETWEEN THE LORD MAYOR ALDERMEN AND CITIZENS OF THE CITY OF COVENTRY (hereinafter called "the Corporation") of the one part and THE EAST MIDLANDS ELECTRICITY BOARD whose Principal Office is situate at Mapperley Hall in the City of Nottingham (hereinafter called "the Board") of the other part _____

WITNESSETH as follows:-

1. In consideration of the rent and covenants hereinafter reserved and contained the Corporation hereby demises unto the Board ALL THAT property described and comprised in the First Schedule hereto TO HOLD the same unto the Board from the First day of January One thousand nine hundred and sixty-five for a term of Seventy-five years unless determined as hereinafter provided PAYING therefor the yearly rent of FOUR POUNDS by equal yearly payments on the First day of January in each year without any deduction except for Landlords Property Tax _____
2. The Board hereby covenants with the Corporation to perform and observe the obligations and conditions contained in the Second Schedule hereto _____
3. The Corporation hereby covenants with the Board in the terms set out in the Third Schedule hereto _____
4. The term hereby created is also subject to the provisos and stipulations contained in the Fourth Schedule hereto _____
5. The Board shall on the execution hereof pay to the Corporation the sum of Five guineas towards the cost of preparing this Lease and also the stamp duty if any on this Lease and on a duplicate thereof _____

IN WITNESS whereof the Corporation and the Board have caused their respective Corporate and Common Seals to be hereunto affixed the day and year first before written _____

THE FIRST SCHEDULE

Particulars of the land hereby let as referred to in Clause 1 hereof and hereinafter called "the said land"

ALL THAT piece of land containing an area of Thirty square yards or thereabouts and situate on the east side of Stoneleigh Road in the City of Coventry which said piece of land is more particularly shown on the plan annexed hereto and thereon coloured pink TOGETHER with a right of way at all times and for all reasonable and proper purposes in connection with the land hereby demised over the land coloured brown on the said plan TOGETHER ALSO



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with full right and liberty for the Board to lay and maintain electric cables and lines and conduits or pipes for containing the same where necessary under across and over the said land coloured brown and along the courses indicated by red lines on the said plan and to break up the surface thereof as far as may be necessary from time to time for the purpose of laying relaying repairing and maintaining the said electric cables and lines and conduits or pipes doing as little damage as possible and restoring the surface as soon as may be after the completion of the works for which the same has been broken up as aforesaid _____

THE SECOND SCHEDULE

Covenants on the part of the Board referred to in Clause 2 hereof

1. To pay the said rent hereby reserved at the times and in manner aforesaid _____
2. To pay all existing and future rates taxes assessments and outgoings (if any) payable by law in respect of the said land either by the owner or occupier thereof except Landlords Property Tax _____
3. At all times during the said term to keep any building or other erection on the said land in good and substantial repair and condition _____
4. Not to do or suffer to be done on the said land anything which may be or become a nuisance to the Corporation or to the owners or occupiers of any adjoining or neighbouring property _____
5. Not to assign underlet or part with possession of the said land or any part thereof _____
6. Not without the written consent of the Corporation to use or permit to be used the said land or any part thereof for any purpose other than as the site of an electricity sub-station but nothing herein contained shall be deemed to imply any representation or warranty on the part of the Corporation that the said land may be used for the said purpose _____
7. To obtain at its own expense all necessary planning consents and bye-law permissions before any work is commenced on the said land _____
8. To obtain the approval of the City Architect and Planning Officer for the time being of the Corporation of the design of the substation and site layout before any building work commences _____
9. To erect and maintain along the boundaries of the said land (except within the walls of the substation building form such boundaries) a fence or fence of a height type and design to be approved by the City Architect and Planning Officer _____



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Officer for the time being of the Corporation in accordance with the
requirements of and at such time as shall be reasonably stipulated by
the said City Architect and Planning Officer.

10. To indemnify the Corporation from and against any damages claims
demands or expenses which they may sustain incur or be put to by reason
of the occupation and user of the said land by the Board

11. At the expiration or sooner determination of the term hereby created
the Board shall at its own expense unless released by the Corporation
from compliance with this covenant remove any building or erection
constructed thereon and reinstate and make good the said land and restore
the same to its state and condition prior to the commencement of the term
hereby created

12. To lay out and construct at their own expense the access road on the
land coloured brown on the said plan to the specification and
satisfaction of the City Engineer and Surveyor for the time being of
the Corporation

THE THIRD SCHEDULE

Covenant on the part of the Corporation referred to in Clause 3 hereof

That the Board paying the rent hereby reserved and observing and performing
the covenants and conditions in this Lease contained and on the Board's
part to be observed and performed shall and may peaceably and quietly
possess and enjoy the said land during the said term without any
interruption from or by the Corporation or any person rightfully claiming
from or under it

THE FOURTH SCHEDULE

Provisions and Stipulations to which the Demise is subject referred to in Clause 4 hereof

1. If the rent hereby reserved or any part thereof shall be in arrear
and unpaid for twenty-one days after becoming payable (whether legally
demanded or not) or if any obligation on the part of the Board contained
in this Lease shall not be performed or observed then and in any of the said
cases it shall be lawful for the Corporation at any time thereafter to
re-enter upon the said land or any part thereof in the name of the whole
and thereupon the term hereby created shall absolutely determine but
without prejudice to the right of action of the Corporation in respect of
any breach or non-observance or non-performance of any of the covenants
and obligations on the part of the Board herein contained



2. If any dispute difference or question shall at any time arise between the parties hereto touching the construction meaning or effect of these presents or any clause or thing therein contained or the rights of liabilities of the said parties hereto under these presents or otherwise howsoever in relation to the said land such dispute difference or question shall be referred to arbitration in accordance with the provisions of the Arbitration Act 1950 or any statutory modification or re-enactment thereof for the time being in force _____

3. The provisions of Section 196 of the Law of Property Act 1925 shall apply to all notices required or authorised to be served or given under the terms of this Lease _____

The Corporate Seal of THE LORD MAYOR
ALDERMEN AND CITIZENS OF THE CITY OF
COVENTRY was hereunto affixed in the
presence of:-

W. P. P. P.
Lord Mayor

W. P. P. P.
Town Clerk



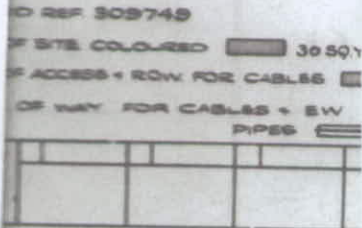
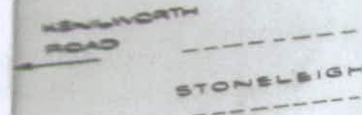
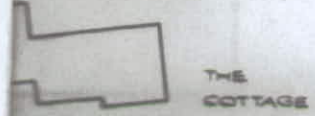
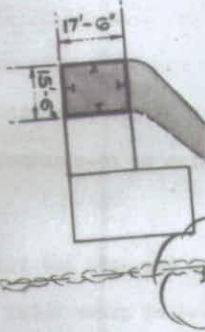
The Common Seal of THE EAST MIDLANDS
ELECTRICITY BOARD was hereunto
affixed in the presence of:-

P. Sydney

DEPUTY
Chairman

J. J. J. J.

Secretary



DATED 19th January

1965

THE LORD MAYOR ALDERMEN AND
CITIZENS OF THE CITY OF COVENTRY

- to -

THE EAST MIDLANDS ELECTRICITY
BOARD

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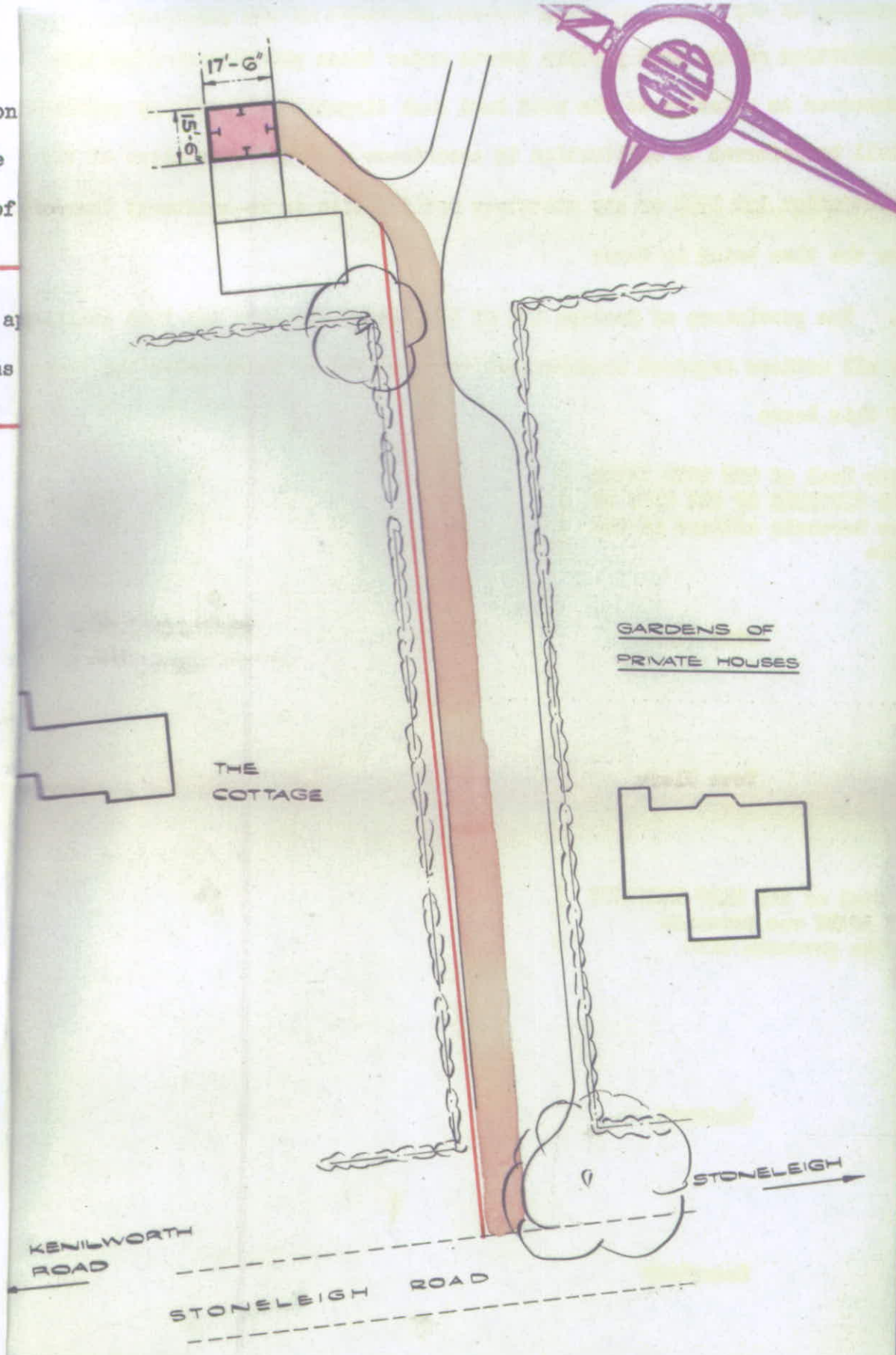
of land at Stoneleigh Road
in the City of Coventry for
the erection of a substation

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the rights of
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difference or question
the provisions of the
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Act 1925 shall apply
given under the terms



D REF 309749
SITE COLOURED 30 SQ.YDS. APPROX.
ACCESS + ROW. FOR CABLES
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PIPES

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| THE EAST MIDLANDS ELECTRICITY BOARD | |
| COVENTRY AREA | |
| S.G. WOOD A.M.I.E.E. AREA MANAGER | |
| WAINBODY WOOD SCHOOL, STONELEIGH ROAD. | |
| DRAWN BY | |
| TRACED BY | D.H. 9-7-63 |
| CHECKED BY | |
| APPR'D BY | |
| SCALE: 1: 500 FT. | |
| DRG NO | |
| S.S. 1217A | |