

Title Number : TGL138835

This title is dealt with by Land Registry, Telford 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 5 JUL 2014 at 16:15:37 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: TGL138835
Address of Property	: ABC Cinema, London Road
Price Stated	: £935,000
Registered Owner(s)	: EXEMPT PROPERTY UNIT TRUSTEES LIMITED (Co. Regn. No. 3202930) of 45 Portland Street, Cheltenham, Gloucestershire GL52 2NX.
Lender(s)	: None

Title number TGL138835

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 5 JUL 2014 at 16:15:37. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

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A: Property Register

This register describes the land and estate comprised in the title.

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- 1 (15.05.1928) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being ABC Cinema, London Road.
- 2 The land has the benefit of the covenant set out below contained in a Conveyance on sale thereof dated the 19 April 1928 and made between (1) The Right Honourable Henry William Baron Forster (2) Arthur Francis Forster and Samuel Eustace Forster (3) Georgiana Moodie (4) Sydney Chick and (5) The City and Suburban Cinemas Limited (thereinafter called the Purchaser) and is subject to the Exceptions and Reservations also set out below contained in the same conveyance.

THE COVENANT

"The said Georgiana Moodie for herself her executors administrators and assigns hereby covenants with the Purchaser not to carry on or permit to be carried on on the piece of land at the rear of the land hereby conveyed and coloured blue on the plan drawn hereon any Cinema performance or any partly Cinema performance nor to do or permit to be done anything which may be noxious noisy offensive or objectionable to the Purchaser or the persons deriving title under the Purchaser".

The land coloured blue on the plan to the said Conveyance is the part Nod.4 on the filed plan

The Exceptions and Reservations

"EXCEPT AND Reserving unto Lord Forster and his successors in title and the occupiers for the time being of any other buildings or land belonging to him or them (a) the free passage of water and soil coming from such other buildings or land through the channels sewers drains and watercourses for the time being belonging to or running under the hereditaments hereby conveyed and (but in relation only to the hereditaments known as 13 and 15 London Road and shown by the colours pink and brown on the plan drawn heron) (b) the full and free right of user by Lord Forster and all others entitled by through or under him of any adjoining land for building or other purposes whether any doors windows or lights to be set up in any buildings now erected or henceforth to be erected on the land hereby conveyed and shown by the colours pink and brown on the plan drawn hereon be obstructed or not".

NOTE: The land coloured pink and brown on the plan to the said conveyance is the parts Nod 2 and 1 respectively on the filed plan.

- 3 (25.06.2014) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of land on the south-west side of 23, 25 and 27 London Road dated 14 April 2014 made between (1) Douglas Philip Woolf, Anne Gillian Woolf and Ronald Edward Downhill and (2) Square Development (London) Limited.

NOTE: Copy filed under LN9147.

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 (15.01.2003) PROPRIETOR: EXEMPT PROPERTY UNIT TRUSTEES LIMITED (Co. Regn. No. 3202930) of 45 Portland Street, Cheltenham, Gloucestershire GL52 2NX.
- 2 (15.01.2003) The price stated to have been paid on 23 December 2002 was £935,000.
- 3 (15.01.2003) RESTRICTION: No disposition by a sole proprietor of the land (not being a trust corporation) under which capital money arises is to be registered except under an order of the registrar or of the Court.

C: Charges Register

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

- 1 The land is subject to the Covenant by the Purchaser a copy of which is set out below contained in the Conveyance dated the 19 April 1928 referred to in the Property Register.

"The Purchaser hereby covenants with Lord Forster for the benefit of such part or parts of the Forster Estate in the Borough of Lewisham in the county of Kent or London as shall for the time being remain unsold or shall be sold by Lord Forster or his successors in title with the express benefits of such covenant and so as to bind the owner and owners for the time being of the land hereby conveyed to observe and perform the stipulations and restrictions mentioned in the Third Schedule hereto.

THE THIRD SCHEDULE above referred to

1. NOT to use the premises for any noisy or offensive trade or business or do or permit anything thereon which may be or grow to be a nuisance or annoyance to Lord Forster or any persons claiming under him but this shall not prevent the erection of a Theatre for the purpose of giving cinematograph performances and theatrical variety and dramatic entertainments.
 2. NOT to erect or permit or suffer to be erected any advertisements or advertisement hoardings on the premises except advertisements of the business carried on on the permises.
 3. NOT to erect any building on the premises or any part thereof or to make any structural alterations or additions thereto or to the existing premises until proper plans of such new buildings additions or structural alterations shall first have been submitted to and have been approved by Lord Forster or his Agent and a fee of Ten guineas paid for the approval of each different plan or set of plans so submitted in respect of a new building or Two guineas in respect of any plan or set of plans in respect of any additon or structural alteration but the aforesaid approval shall not be unreasonably withheld.
- 2 The part Nod.1 on the filed plan is subject to the right of way granted as follows:-

"The Purchaser as beneficial owner hereby grants unto the said Georgiana Moodie and the persons deriving title under her full right and liberty at all times hereafter (provided that no objection shall be raised thereto by any licensing or other Authority) but only on foot to pass and repass over and along a passage having a width of not less than ten feet on the piece of land coloured brown on the plan drawn".

NOTE: The land numbered 1 on the filed plan is the same as that

C: Charges Register continued

coloured brown referred to on the Conveyance dated 19 April 1928 referred to in the property register.

- 3 A Transfer of the land in this title dated 6 December 1965 made between (1) Odeon Associated Theatres Limited and (2) Associated British Corporation Limited contains restrictive covenants.

NOTE: Original filed under 356251.

- 4 A Transfer of the land in this title dated 31 October 1973 made between (1) E.M.I & Theatre Corporation Limited and (2) Romulas Estates Limited contains restrictive covenants.

NOTE: Original filed under SGL167334.

- 5 By a Deed dated 9 August 1976 made between (1) EMI Film & Theatre Corporation Limited and (2) Romulus Estates Limited the covenants referred to in the Transfer dated 31 October 1973 referred to above were expressed to be varied.

NOTE: Original filed under SGL167334.

- 6 (26.01.2001) Lease dated 21 December 2000 of the former Cinema, 11/21 London Road for 25 Years from 29 September 2000.

NOTE 1: Lessee's title registered under TGL184598

NOTE 2: By a Deed dated 25 June 2001 the terms of the lease were varied. (Original Deed filed under TGL 184598)

- 7 (16.04.2003) The land is subject to the rights granted by a Deed of easement dated 20 February 2003 made between (1) Exempt Property Unit Trustees Limited and (2) Romulus Construction Limited.

NOTE: Original filed under LN9147.

- 8 (22.02.2010) By a Deed dated 25 November 2009 made between (1) Exempt Property Unit Trustees Limited and (2) J D Wetherspoon PLC the terms of the lease dated 21 December 2000 referred to above were varied.

NOTE: Copy Deed filed under TGL184598.

End of register