Land Registry



25 March 2015

Your ref NONE

Our ref SGL500495/OC/248

Land Registry
Durham Office
Southfield House
Southfield Way
Durham
DH1 5TR

DX60200 Durham 3 Tel (0300) 006 0010 Fax (0300) 006 0030 Email durham.office@ landregistry.gsi.gov.uk www.landregistry.gov.uk

Official copy/copies

The official copy/copies of the document(s) you applied for is/are enclosed.

Please contact the Land Registry office named if you have any questions about the enclosed official copy/copies.

The fee taken for this application is £7.00

We hereby certify this to be a true copy of the original

der of whole Berwin Leighton Paisner LLP
Leighton Paisner LLP
London Bridge
London EC4R 9HA
Lorgroom than is provided for in a panel, use continuation sheet CS and attach to this form.

If you need more room than is provided for in a panel, use continuation sheet CS and attach to this form.	
1. Stamp Duty	
Official Copy	
This copy may not be the	
This copy may not he the same size as the original Place "X" in the box that applies and complete the box in the appropriate certificate.	
Place "X" in the box that applies and complete the box in the appropriate certificate.	
It is certified that this instrument falls within category in the Schedule t	to the Stamp Duty
(Exempt Instruments) Regulations 1987	
This contified that the transaction office to 1.1	
It is certified that the transaction effected does not form part of a larger transaction	n or of a series of
transactions in respect of which the amount or value or the aggregate amount or value	of the
consideration exceeds the sum of	
It is certified that this is an instrument on which stamp duty is not chargeable by virtu	e of the provisions
of section 92 of the Finance Act 2001	
2. Title Number(s) of the Property Leave blank if not yet registered.	
SGL500495	
3. Property	
The land being Elephant Road Industrial Estate, 1 to 7 (odd) Elephant Road, London	
4. Date	
21 n September 2006	
Transferor Give full names and company's registered number if any.	
The Mary Street Estate Limited (company number 42579)	
The Mary Substitute Emilied (company number 42379)	
Transferee for entry on the register (Give full names and company's registered number if any. For Sci	ottish companies use an
SC prefix and for limited liability partnerships use an OC prefix before the registered number, if any. For foreign con which incorporated.	npanies give territory in
Eadon Estates Limited, a company incorporated and registered in the Isle of Man under company	number 113846C
Unless otherwise arranged with Land Registry headquarters, a certified copy of the transferee's constitution (in En	glish or Welsh) will be
required if it is a body corporate but is not a company registered in England and Wales or Scotland under the Company	ies Acts.
Transferee's intended address(es) for service (including postcode) for entry on the re-	gister You may give
up to three addresses for service one of which must be a postal address but does not have to be within the UK. The any combination of a postal address, a box number at a UK document exchange or an electronic address.	other addresses can be
- 5 1 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -	
9 Myrtle Street, Douglas, Isle of Man	

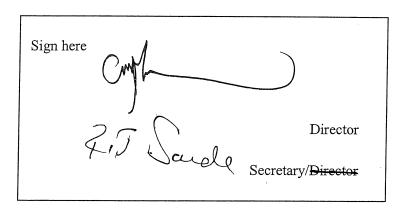
	Fansieror transfers the property to the Transferee.
	sideration (Place "X" in the box that applies. State clearly the currency unit if other than sterling. If none of the boxes carried an appropriate memorandum in the additional provisions panel.)
	The Transferor has received from the Transferee for the Property the sum of (in words and figures)
1	Eight Million Five Hundred Thousand Pounds (£8,500,000) together with VAT of One Million Four Hundred and Eighty Seven Thousand Five Hundred Pounds (£1,487,500)
	(insert other receipt as appropriate)
	The transfer is not for money or anything which has a monetary value
10.	The Transferor transfers with (place "X" in the box which applies and add any modifications)
X	full title guarantee limited title guarantee
11.	Declaration of trust Where there is more than one transferee, place "X" in the appropriate box.
	The Transferees are to hold the Property on trust for themselves as joint tenants
	The Transferees are to hold the Property on trust for themselves as tenants in common in equal shares
	The Transferees are to hold the Property (complete as necessary)
12.	Additional provisions Insert here any required or permitted statements, certificates or applications and any agreed covenants, declarations, etc.
1.	Unless the right of enforcement is expressly granted it is not intended that a third party should have the right to enforce a provision of this Transfer under the Contracts (Rights of Third Parties) Act 1999.
2.	For the purposes of s.6 (2) of the Law of Property (Miscellaneous Provisions) Act 1994 all matters now recorded in registers open to public inspection are deemed to be within the actual knowledge of the Transferee.
3.	
3.1	The Transferee covenants with the Transferor to perform the following obligations in so far as the Transferor remain bound by them after the date of this Transfer.
3.2	The Transferee hereby covenants with the Transferor that is shall indemnify the Transferor against any liability for future breaches of any matters and obligations contained and arising under documents listed at Schedule 1.

SCHEDULE 1 (Documents)

te	Document	Parties
13 October 1986	Lease	The London Residuary Body (1) The Mayor and Burgesses of the London Borough of Southwark (2)
27 August 1987	Underlease	The Mayor and Burgesses of the London Borough of Southwark (1) City Electrical Factors Limited (2)

Execution The Transferor must execute this transfer as a deed using the space below. If there is more than one Transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains Transferee's covenants or declarations or contains an application by the Transferee (e.g. for a restriction), it must also be executed by the Transferee (all of them, if there is more than one).

Signed as a deed by The Mary Street Estate Limited acting by two director/ a director and secretary



Signed as a deed on behalf of EADON
ESTATES LIMITED a company
Incorporated in the Isle of Man, by
and being persons who in
accordance with the laws of that territory,
are acting under the authority of the company.

Sign here				

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