

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

Wishon de Rey

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

Berwin Leighton Paisner LLP
Berwin Leighton Paisner LLP
Adelaide House
London Bridge
London EC4R 9HA

Land Registry

TR1

If you need more room than is provided for in a panel, use continuation sheet CS and attach to this form.

1. Stamp Duty

Land Registry
Official Copy
This copy may not be the same size as the original

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 to the Stamp Duty (Exempt Instruments) Regulations 1987

It is certified that the transaction effected does not form part of a larger transaction 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 virtue 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
21st September 2006

5. Transferor *Give full names and company's registered number if any.*
The Mary Street Estate Limited (company number 42579)

6. Transferee for entry on the register *(Give full names and company's registered number if any. For Scottish companies use an SC prefix and for limited liability partnerships use an OC prefix before the registered number, if any. For foreign companies give territory in which incorporated.*
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 English 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 Companies Acts.

7. Transferee's intended address(es) for service (including postcode) for entry on the register *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 other addresses can be any combination of a postal address, a box number at a UK document exchange or an electronic address.*
9 Myrtle Street, Douglas, Isle of Man

Transferor transfers the property to the Transferee.

consideration (Place "X" in the box that applies. State clearly the currency unit if other than sterling. If none of the boxes apply, insert 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)

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)

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)**

Date	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)

- 13. 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

<p>Sign here</p>  <p align="right">Director</p>  <p align="right">Secretary/Director</p>
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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.

<p>Sign here</p>
