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(107)

- LR1. **Date of lease** 14 July 2008
- LR2. **Title number(s)** ON38096
- LR3. **Parties to this lease**
Landlord
Stanford in the Vale Parish Council
Tenant
Joan Greenwood of 3 Warwick Close, Stanford in the Vale, Faringdon SN7 8LT,
Hubert Preston Beaumont of Stanford House, Stanford in the Vale, SN7 8LE,
Bryan Burls of 1 Holly House, Upper Crale, Stanford in the Vale, SN7 8HP and
Emma Brooks of 8 Church Path, Stanford in the Vale, SN7 8LS
- 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.
Please see Clause 1.2 of the Lease by way reference.
- LR5. **Prescribed statements etc**
None
- LR6. **Term for which the Property is leased**
25 years from 25 December 2007
- LR7. **Premium**
Nil
- LR8. **Prohibitions or restrictions on disposing of this lease**
- LR9. **Rights of acquisition etc**
None
- 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**
- LR11. **Easements**
 - LR11.1 **Easements granted by this lease for the benefit of the Property**
 - LR11.2 **Easements granted or reserved by this lease over the Property for the benefit of other property**
- LR12. **Estate rent charge burdening the Property**
 - None
- LR13. **Application for standard form of restriction**
 - Yes
- LR14. **Declaration of trust where there is more than one person comprising the Tenant**
 - The Tenant is more than one person. They are to hold the Property on trust for themselves as tenants in common in equal shares.

HM LAND REGISTRY
LAND REGISTRATION ACT 2002

Administrative area	Gloucester
Title number out of which lease is granted	ON38096
Property let	Stanford in the Vale Village Hall Stanford in the Vale Faringdon Oxfordshire

THIS LEASE is made the 14th day of July 2008

BETWEEN:

- (1) The Stanford in the Vale Parish Council ('the Landlord') and
- (2) Joan Greenwood, Hubert Preston Beaumont, Bryan Burls and Emma Brooks
all care of Crowdy & Rose, 2 Market Place, Faringdon, SN7 7HW
who are together the Trustees of the Stanford in the Vale Village Hall
Management Committee ('the Tenant')

NOW THIS DEED WITNESSES as follows:

1 DEFINITIONS AND INTERPRETATION

For all purposes of this Lease the terms defined in this clause have the meanings specified.

1.1 Interpretation of 'this Lease'

Unless expressly stated to the contrary, the expression 'this Lease' includes any document supplemental to or collateral with this document or entered into in accordance with this document except the Previous Lease.

1.2 'The Premises'

'The Premises' means all that land being the site of the Stanford in the Vale Village Hall which is part of the land comprised in Title Number ON38096 measuring in depth from the southern boundary of that land 43 metres together with the land edged in red on the attached plan.

1.3 'The Previous Lease'

'The Previous Lease' means a lease dated 5 May 1983 and made between (1) The Stanford in the Vale Parish Council as Landlord and (2) The Trustees of the Stanford in the Vale Village Hall Management Committee as Tenant by which the Premises were leased to the Tenant for a term of 25 years from 25 December 1982 at a rental of one peppercorn per annum.

1.4 'VAT'

'VAT' means value added tax or any other tax of a similar nature and unless otherwise expressly stated all references to rents or other sums payable by the Tenant are exclusive of VAT.

2. RECITALS**2.1 Vesting of the Premises and the reversion**

The Premises are still vested in the Tenant and the reversion immediately expectant on the expiry of the term granted by the Previous Lease is still vested in the Landlord.

2.2 Request for renewal

The Tenant has requested the Landlord to grant a further lease of the Premises to it on the terms appearing below.

3. DEMISE/LEASE

The Landlord lets the Premises to the Tenant, excepting and reserving to the Landlord the matters excepted and reserved by the Previous Lease, to hold the Premises to the Tenant together with the rights granted by the Previous Lease for a term of 25 years from 25 December 2007 subject to all rights, easements, privileges, restrictions, covenants and stipulations of whatever nature affecting the Premises including any matters contained or referred to in the Previous

Lease, yielding and paying to the Landlord the annual rental of a peppercorn (if demanded) on the 25th December in each year.

4 TERMS OF THIS LEASE

This Lease is made upon the same terms and subject to the same covenants, provisos and conditions as are contained in the Previous Lease except the covenant for renewal and the term of years granted.

5 COVENANTS

5.1 The Tenant's Covenants

The Tenant covenants with the Landlord to observe and perform all the covenants and conditions on its part contained in the Previous Lease.

5.2 The Landlord's Covenants

The Landlord covenants with the Tenant to observe and perform all the covenants and conditions on its part contained in the Previous Lease.

6. NEW LEASE

This Lease is a new tenancy for the purposes of the Landlord and Tenant (Covenants) Act 1995 Section 1.

7. CAPACITY OF TENANTS

It is declared that the persons comprising the Tenant hold the Premises as respective trustees for and on behalf of the Stanford in the Vale Village Hall Management Committee.

IN WITNESS of which the parties to this document have executed it as a Deed

SIGNED as a Deed by
Joan Greenwood in the presence of:

J. Greenwood

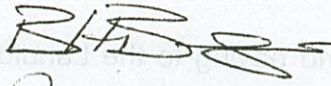
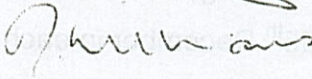
Betty Norris

SIGNED as a Deed by
Hubert Preston Beaumont in the presence of:

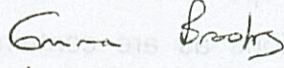
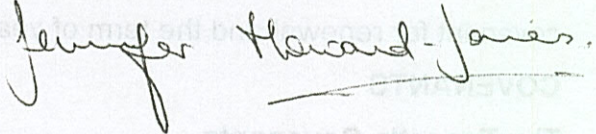
Hubert Preston Beaumont

Margaret E. Houghton

SIGNED as a Deed by
Bryan Burls in the presence of:

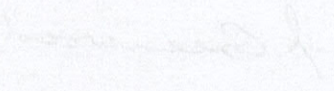




SIGNED as a Deed by
Emma Brooks in the presence of:


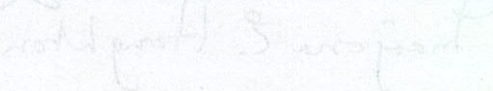



Management Committee.
It is declared that the persons comprising the Tenant hold the Premises as
respective trustees for and on behalf of the Stamford in the Vale Village Hall
Management Committee.
7. CAPACITY OF TENANTS
(Covenants) Act 1985 Section 1
This Lease is a new tenancy for the purposes of the Landlord and Tenant
Act 1954.
8. NEW LEASE
9. The Landlord covenants with the Tenant to observe and perform all the
covenants and conditions on its part contained in the Previous Lease.
10. The Landlord covenants with the Tenant to observe and perform all the
covenants and conditions on its part contained in the Previous Lease.
11. The Tenant covenants with the Landlord to observe and perform all the
covenants and conditions on its part contained in the Previous Lease.

IN WITNESS of which the parties to this document have executed it as a Deed

SIGNED as a Deed by
Joan Greenwood in the presence of:

SIGNED as a Deed by
Hubert Preston in the presence of:

CLASSIFIED IN THE TITLE INDEX
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JOYCE'S ROAD

PARK

HUNTERS FIELD

MANOR CRESCENT

Manor Green

NEVILL WAY

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Handwritten signature and date: 01/2/75

TITLE No. ON 38096

