

DATED 6th June

2010

<u>LICENSOR:</u>	THE RT HON LORD PHILIP LOWARD OF PENRITH, WILLIAM WALTER RALEIGH KERR and THE LADY SARAH CLUTTON as Trustees of THE ANGMERING PARK ESTATE TRUST (1958 RESERVE FUND)
<u>LICENSEE:</u>	MR AND MRS WEBB

GARDEN LICENCE
OF
LAND ADJOINING 12 PENFOLDS PLACE, ARUNDEL WEST SUSSEX

PARTICULARS

Date

Licensor

The Rt Hon Lord Philip Howard of Penrith, William Walter Raleigh Kerr and The Lady Sarah Clutton as Trustees of The Angmering Park Estate Trust by their duly authorised Agent Nigel Gordon Helm Draffan care of Angmering Park Estate, The Estate Office, Upper Broomhurst Farm, Crossbush Lane, Arundel, West Sussex BN18 9PQ

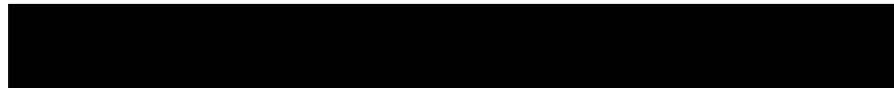
Licensee

Mr and Mrs Webb, 12 Penfolds Place, Arundel, West Sussex BN18 9SA

The Premises

The land known as Land Adjoining 12 Penfolds Place, Arundel, West Sussex extending to approximately 0.076 acres shown for identification purposes bordered red on the attached plan

Licence Fee



Licence Period

The Licence shall commence from the 1st June 2010 for one year and shall continue subject to agreement of the Licence Fee Payable annually in advance on the 1st day of June 2010 until the property is required by the Licensors and be determinable by three months Notice on either side.

(1) The Licensee **HEREBY AGREES** with the Licensor as follows:

- I. the land shall be used as a private garden but not as an allotment garden within the meaning of the Allotment Act 1922;
- II. [REDACTED]
- III. to pay any rates and outgoing that may become payable in respect of the Property by reason of the Licensee's occupation and use thereof;
- IV. not to use The Premises as an agricultural holding or market garden or for any purpose other than as a private domestic garden;
- V. not to permit or allow any damage nuisance or illegal act to be committed at The Premises;
- VI. not to remove any soil or gravel from The Premises nor to erect any buildings whatsoever thereon;
- VII. to keep all hedges properly trimmed and all fences and gates in good repair;
- VIII. to keep the grass on the Premises regularly mown and otherwise in a neat and tidy condition.
- IX. to indemnify and keep indemnified the Licensor against all actions costs claims damages and expenses arising out of or by reason of the Licensee's occupation of The Premises;
- X. to give the Licensor sole exclusive vacant possession of The Premises when the Licensor in their discretion so require;
- XI. to comply with the terms of any Statutory Notices served on The Premises during the Licence; and
- XII. not to deposit or permit to be deposited any waste rubbish or refuse on The Premises.
- XIII. To remove all fences and gates, erected by the Licensee, at the end of the Licence, if so requested.

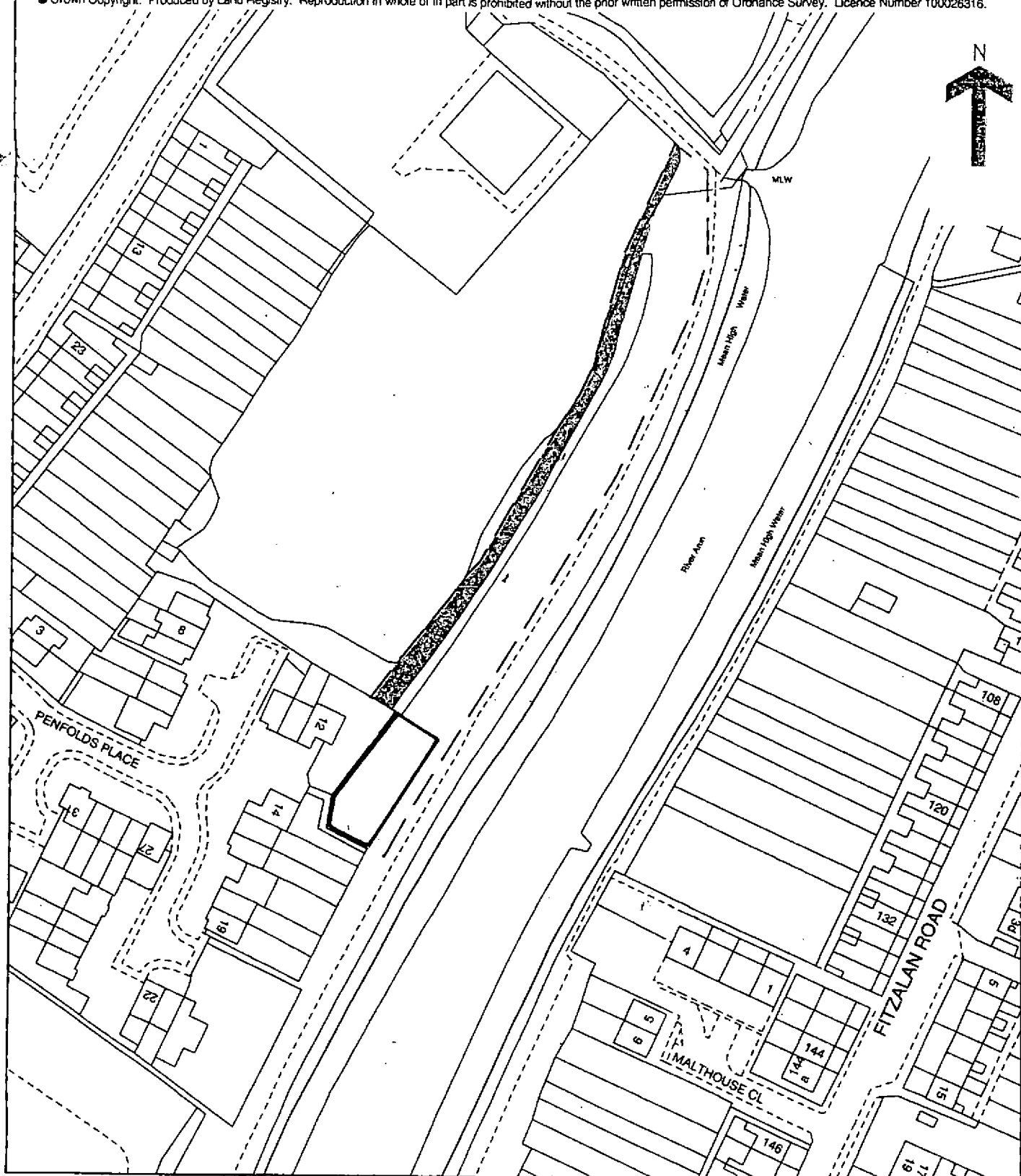
(2) Any Notice required to be served under this Licence shall be deemed to be served on the Licensor if sent by pre-paid post addressed to them c/o Angmering Park Estate, The Estate Office, Upper Broomhurst Farm, Crossbush Lane, Arundel, West Sussex BN18 9PQ, and any Notice required to be served by the Licensor hereunto shall be sufficiently served if sent by pre-paid post addressed to the Licensee at 12 Penfolds Place, Arundel, West Sussex BN18 9SA.

(3) **NOTHING** herein contained shall be construed as creating a legal demise of any greater interest in the Licence than Licensee on the terms hereinbefore provided.

(4) IT is expressly agreed that this Licence which is personal to the Licensee is not transferable and if the Licensee shall commit any breach of the obligations herein contained this Licence shall absolutely determine but without prejudice to any right of action remedy of the Licensor in respect of any antecedent breach of any of the Licensee's obligations herein contained.



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This plan should be read in conjunction with result Q03NLJB.

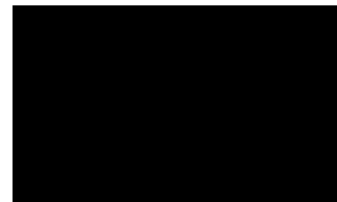
This plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.



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SIGNED on behalf of the Licensor with his
authorisation by his agents **Angmering Park Estate:**

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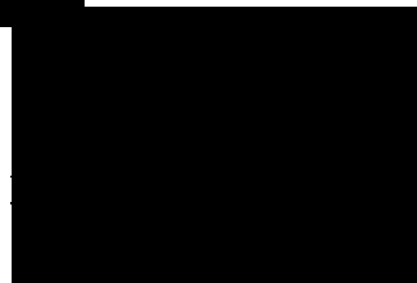


in the presence of:

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SIGNED by the Licensee
MR AND MRS WEBB



in the presence of:

