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DATED

30 November

1990

LEASE

- BETWEEN -

TILBURY HOMES LIMITED (1)

OLIVE CHALMERS (2)

RE: APARTMENT F24 DOVE COURT SHERWOOD ROAD NORTH BERSTED

BOGNOR REGIS WEST SUSSEX

MOORE & BLATCH

Solicitors

LYMINGTON SOUTHAMPTON RINGWOOD TOTTON

CHANDLERS FORD MILFORD-ON-SEA

HAMPSHIRE

STANDARD FORM OF LEASE

Land Registry Title Number: WSX 69033

Date of Lease: 30 November 1997

Lessee(s): OLIVE CHALMERS of "Maryden" West Loats Lane Bognor

Regis West Sussex

Estate: DOVE COURT SHERWOOD ROAD NORTH BERSTED BOGNOR REGIS

WEST SUSSEX

(in which the Landlord's interest is freehold)

Purchase Price: FIFTY FIVE THOUSAND POUNDS (£55,000.00)

Dwelling: APARTMENT F24

The Term: 99 years from the 11th November 1988

Initial Service Charge: £716 per annum

Initial Period: The period ending on the Service Charge

Year End next following the date hereof

The Service Charge Proportion: 4%

The Service Charge Year End: 30th September in each year

The Sinking Fund Contribution Proportion: 2.64%

THIS LEASE made on the date stated in the Particulars BETWEEN
TILBURY HOMES LIMITED whose registered office is at Tilbury House
Ruscombe Park Twyford Reading Berkshire RG10 9JU (hereinafter
called "the Landlord") of the one part and THE LESSEE (which
expression includes where the context so admits the successors in
title and assigns of the Lessee) of the other part

WITNESSETH as follows:-

1. Definitions
 - 1.1 "the Particulars" means the particulars on the
preceding page headed Standard Form of Lease and the
expression defined in the Particulars bear the same
meaning in this Lease
 - 1.2 "the Estate" means the Landlords' Estate referred to in
the particulars and includes the gardens and grounds
thereof and all buildings erected thereon
 - 1.3 Where the Lessee consists of two persons all covenants
shall be construed as joint and several and where the
context admits "the Lessee" shall include the survivor
of such persons
 - 1.4 "the Landlord" includes successors in title of the
Landlord
 - 1.5 "the Specified Age" means state pensionable age as
referred to in a Section 52 Agreement dated the
Fifteenth day of May 1987 and made between Arun
District Council (1) and James Cornwell (2)
 - 1.6 "An Approved Occupier" means a person or persons of the
Specified Age (where such persons are husband and wife
only one need be of the Specified Age and may be the

surviving spouse below the said age) first approved by the Landlord such approval not to be unreasonably withheld in the case of a person or persons of the Specified Age who complies with the Landlord's usual criteria as set out in the Fifth Schedule hereto

- 1.7 "The current service charge" means the service charge payable under the provisions of clauses 3.1 and 3.2 hereof
- 1.8 "The Sinking Fund Contribution" means the service charge payable under the provisions of clauses 3.4 and 3.5 hereof
- 1.9 "The Resident Manager's Accommodation" means the flat being part of the Estate and provided for the occupation of a Resident Manager
- 1.10 "The Dwelling" means the flat forming part of the Estate described in the particulars and for the purpose of identification shown edged red on the plan attached hereto

2. The Lease of the Dwelling

In consideration of the Purchase Price paid by the Lessee to the Landlord (the receipt whereof the Landlord hereby acknowledges) and the Lessee's covenants herein contained the Landlord as beneficial owner HEREBY DEMISES to the Lessee ALL THAT the Dwelling TOGETHER with the rights set out in the First Schedule EXCEPTED AND RESERVED as set out in the Second Schedule TO HOLD the same from the date hereof for the Term YIELDING AND PAYING therefor by way of rent firstly the current service charge in accordance with the provisions of clauses 3.1 and 3.2 hereof and

secondly the Sinking Fund Contribution in accordance with clauses 3.4 and 3.5 hereof

3. Service Charge

3.1 The Lessee covenants to pay to the Landlord the current service charge as a contribution towards the costs and expenses of running the Estate and the maintenance thereof and the other matters more particularly specified in Part I of the Third Schedule and any Value Added Tax payable thereon or on any part thereof

3.2 The current service charge shall be paid quarterly in advance on the usual quarter days in each year as follows:-

- (a) From the date of commencement hereof the Initial Service Charge until the end of the Initial Period
- (b) From the end of the Initial Period and from each succeeding anniversary thereof the Service Charge Proportion of the Landlord's estimate of the costs and expenses of providing the said services during the year to which the current service charge relates Such estimate shall be based on the actual costs and expenses of providing the said services for the previous year ending on the Service Charge Year End (with due allowance being made for any excess or shortfall in service charge actually paid in the previous year) together with provision for any expected increase or decrease of costs for the succeeding year The Landlord shall so far as practicable endeavour to equalise the amount from

year to year of the service charge by charging against the costs and expenses in each year of providing the services and carrying out its obligations such sums as it considers reasonable by way of provision for future expenses and liabilities and shall carry such amount in a property repairs reserve fund for expending in subsequent years

- 3.3 The Landlord will supply to the Lessee a copy of audited accounts showing the computation of the current service charge payable or paid for the year to which such computation relates
- 3.4 The Lessee hereby further covenants with the Landlord to pay to the Landlord the sinking fund contribution to provide a sinking fund for depreciation and the costs and anticipated costs of renewal and replacement of the lift (if any) and plant within the Estate and of upgrading and improving the Estate and other future or contingent capital expenditure so far as not included within the current service charge and as more particularly specified in Part II of the Third Schedule
- 3.5.1 The sinking fund contribution shall (subject to clause 3.5.4) be paid on completion of every assignment or disposition (except a devolution on death) of the whole of the Dwelling permitted under clause 4.6 and upon the expiry or sooner determination of the Term
- 3.5.2 The amount of the sinking fund contribution (on the occasion of an assignment by the original Lessee or (if

the original Lessee is more than one person) by the survivor of them or his personal representatives) shall be the Sinking Fund Contribution Proportion of the amount paid by any assignee on his acquisition of the Dwelling

3.5.3 If the amount paid by any assignee on his acquisition of the Dwelling is less than the then open market value thereof or if the assignment or disposition to him is not by way of sale the sinking fund contribution shall be calculated by reference to such open market value and if such open market value is not agreed between the Landlord and the Lessee it shall be determined by an independent valuer acting as an expert and not as an arbitrator agreed upon between the Lessee and the Landlord and the Lessee or in default of agreement appointed on the application of either party by the President of the Royal Institution of Chartered Surveyors

3.5.4 On the assignment or disposition of the Dwelling by the Lessee (who is in this clause 3.5.4 referred to as "the assignor") to his/her spouse or the personal representatives of the assignor to his/her spouse no payment of the sinking fund contribution shall then be made but on the next following assignment (or on the sooner expiry or determination of the Term) the sinking fund contribution shall be calculated by reference to the date of acquisition of the Dwelling by the assignor or (if that acquisition was by virtue of the grant of

this Lease) since his earlier occupation of the Dwelling

- 3.5.5 The Landlord may prior to any disposition of the Dwelling by notice in writing to the Lessee adjust the Sinking Fund Contribution Proportion upwards and downwards to reflect the Landlord's estimate of the sinking fund requirements at that time (but any upwards adjustment to the Sinking Fund Contribution Proportion shall not at any time exceed 5%) and on every occasion after that assignment on which the sinking fund contribution is payable the sinking fund contribution shall be calculated by reference to the sinking fund contribution as adjusted pursuant to this clause

- 3.6 The Landlord will maintain separate accounts in respect of payments made to the Landlord in respect of the sinking fund referred to in clauses 3.4 and 3.5 hereof and will account for interest thereon

4. Covenants by the Lessee

The Lessee covenants with the Landlord as follows:-

- 4.1 to pay the current service charge quarterly and the sinking fund contribution at the times stipulated in clauses 3.4 and 3.5
- 4.2 to pay rates and other assessments of an annual or periodically recurring nature in respect of the Dwelling either direct to the appropriate Authorities (where the Dwelling is separately assessed) or by way of reimbursement to the Landlord of an appropriate proportion attributable to the Dwelling

- 4.3 to pay for all gas and electricity which shall be supplied to the Dwelling and the amount of all charges for the installation and use of the telephone (if any) at the Dwelling
- 4.4 to keep the interior of the Dwelling and the fixtures and fittings therein (except the separate heating installation and the gas and water pipes drains and electric cables and wires within the Dwelling and except the windows and external doors of the Dwelling and the glass in them locks handles catches and iron mongery generally on external doors and windows water taps and electrical switches batten holders and power points) in good repair and decorative order (damage by fire or other insured risk excepted) and to yield up the Dwelling on the determination of this Lease (howsoever the same may be determined) in good repair and decorative order
- 4.5.1 not to make any alterations or additions in the exterior of the Dwelling
- 4.5.2 not to make any structural alterations or additions to the interior of the Dwelling nor to cause any damage to the Dwelling or to the Estate or the fixtures and fittings therein respectively
- 4.5.3 not without the Landlord's prior written consent to make any non-structural alterations to the Dwelling nor to change the layout thereof
- 4.6.1 (a) Not to underlet or part with or share possession of any part of the demised premises (as distinct from the whole)

(b) Not to assign underlet or part with possession of the demised premises as a whole without first:-

- (i) procuring the consent of the Landlords to any assignment or underletting on the terms as hereinafter mentioned (such consent not to be unreasonably withheld in respect of occupation by an Approved Occupier) and in such licence to be prepared by the Landlords at the expense of the Tenant procuring that the assignee or underlessee enters into a direct deed of covenant with the Landlords to observe and perform the covenants on the Tenant's part to be observed and performed and in particular (but without prejudice to the generality of the foregoing) to observe the restriction to use the demised premises only as a private residence of an Approved Occupier and
- (ii) paying to the Landlords such sum as may be due and owing at the date of assignment or underletting in respect of arrears of the service charge and
- (iii) paying to the Landlords the sinking fund contribution

(c) The parties hereto apply to the Chief Land Registrar for the entry on the Register of the Title to this Lease of the following restriction:-

"Except under an order of the Registrar no disposition or Charge by the proprietor of the land or assent by his personal representatives is to be registered unless a certificate is given by a Director of or the

- Secretary or Solicitor to the Landlords or by or on behalf of its successors that the provisions of Clause 4.6.1 of the registered lease have been complied with"
- 4.6.2 within one month of any assignment or other devolution of the Term to give notice thereof in writing to the Landlord or its solicitor and if required deliver to the Landlord a certified copy of any assignment or other document effecting or evidencing such assignment or devolution and to pay a registration fee in respect thereof being not less than £10 plus VAT (if applicable)
- 4.7 to allow the Landlord on reasonable notice (except in case of emergency) to enter the Dwelling for the purpose of (a) viewing the Dwelling (b) carrying out maintenance and repairs to the heating installation and the gas and water pipes drains and electric cables and wires in the Dwelling and (c) carrying out repairs and works to the Estate and the service pipes and wires therein but causing as little inconvenience to the Lessee as practicable and making good any damage caused
- 4.8 to observe the regulations contained in the Fourth Schedule hereto and such other regulations as may be made by the Landlord and notified in writing to the Lessee from time to time for the better management of the Estate or for the general benefit of the lessees of the dwellings in the Estate
- 4.9 not to do or permit to be done in the Dwelling or the remainder of the Estate any act matter or thing whereby

any insurance effected by the Landlord may be rendered void or voidable or whereby the rate of premium thereunder may be increased

4.10 to pay to the Landlord on demand a reasonable sum as determined by the Landlord in respect of the Landlord's expenses incurred in the registration of any devolution of the Term and in supplying information or copies of documents at the request of the Lessee and in expressing any opinion pursuant to Clause 4.6.2 which shall not in any event exceed a sum equal to one per cent of the consideration for that assignment and if the said sum shall not be paid within seven days of the completion of the said assignment then it shall be due and payable by the assignee

4.11 to pay to the Landlord on demand all costs charges and expenses (including solicitors counsels and surveyors and other disbursements professional costs and fees) incurred by the Landlord for the purpose of or incidental to the preparation and service of a Notice under S.146 or 147 of the Law of Property Act 1925 (notwithstanding forfeiture may be avoided otherwise than by relief granted by the Court) and to keep the Landlord fully and effectively indemnified against all costs and expenses claims demands whatsoever in respect of the said proceedings and also to pay such costs and expenses incurred by the Landlord in respect of the preparation and service of all Notices and Schedules relating to wants of repair at any time during the term of this Lease

- 4.12 Not to use the Dwelling other than as a place of residence and private dwelling for an Approved Occupier or to do or permit or suffer to be done in or upon the Dwelling or any part thereof anything which may be or become a nuisance or annoyance or cause damage or inconvenience to the Landlord or its other Lessees

5. The Landlord's Covenants

The Landlord covenants with the Lessee as follows:-

- 5.1 Subject to payment by the Lessee of the current service charge and the sinking fund contribution in accordance with this Lease the Landlord will

- (a) maintain repair decorate and renew (i) the main structure of the Estate (including the Dwelling) and the roof(s) foundations and exterior thereof (ii) all (if any) main entrances passages landings lifts staircases corridors and other parts of the Estate used in common by the Lessee with the owners and occupiers of other dwellings in the Estate and (iii) the gas and water pipes drains and electric cables and wires in under or upon the Dwelling or the remainder of the Estate or any part thereof
- (b) so far as practicable keep clean and reasonably lighted the passages landings and staircases (if any) used by the Lessee as aforesaid and clean all outside surfaces of windows of the Estate including those of the Dwelling and so far as practicable keep the forecourts and driveways in

good condition and keep the gardens and grounds neat and tidy and cultivated

- (c) maintain and keep in good order the lifts (if any) in the Estate and the separate heating installation within the Dwelling and the external doors and windows of the Dwelling and the glass in them locks handles catches and ironmongery generally on the external doors and windows of the Dwelling and the water taps and electrical switches batten holders and power points in the Dwelling
- (d) employ a Resident Manager for general supervision of the Estate and provide an alarm system and call service for the answering during the night of emergency calls of the Lessee
- (e) insure the Estate against loss or damage by fire and other perils within the usual comprehensive policy of the insurers to the full cost of rebuilding plus professional fees in some reputable insurance office and will include insurance for the cost of reasonable alternative accommodation necessarily incurred by the Lessee in the event of the Dwelling being made uninhabitable by an insured risk for an amount not exceeding 20% of the sum insured in respect of the Dwelling and will also take out a policy of insurance covering the Landlord's liability for injury to persons in the Estate the Landlord will

if so requested provide copies of such insurance policies and evidence of payment of premiums thereon

(f) if the Estate should be destroyed or damaged by fire or other insured risk the Landlord will rebuild and reinstate it in accordance with planning and building regulations and hereby agrees that any money received in respect of the insurance of the Estate shall be applied so far as it extends in so rebuilding or reinstating the Estate

(g) that (if so required by the Lessee) enforce the covenants similar to those mentioned in Clause 4 hereof and the regulations in terms similar to those contained in the Fourth Schedule hereto on the part of lessees or occupiers of the other dwellings comprised in the Estate on the Lessee indemnifying the Landlord against all costs and expenses as the Landlord may reasonably require Provided that if so required by the Landlord the Lessee shall first deposit with the Landlord such sum as the Landlord shall specify as security for full costs and expenses arising in or in connection with such enforcement

PROVIDED THAT the Landlord may for the better management of the Estate add to or vary any of the above services and PROVIDED ALSO that the Landlord shall not be liable for any temporary breakdown or withdrawal of the above services for causes beyond the Landlord's reasonable control

5.2 That the Lessee paying the current service charge and the sinking fund contribution and observing the Lessee's obligations hereunder shall peaceably hold and enjoy the Dwelling during the term of this Lease without interruption by the Landlord

6. Agreement by Lessee in case of special medical attention

Whilst the Landlord agrees in accordance with clause 5.1 (d) to employ a Resident Manager for general supervision of the Estate and to provide an alarm system for the answering during the night of emergency calls of the Lessee neither the Landlord nor the Resident Manager can accept responsibility for medical or other care of the Lessee and the Lessee agrees that he will at his own expense make his own arrangements for all such attention and care as may be necessary

7. Provisos for re-entry; insurance of alternative accommodation; letting of remainder of Estate

7.1 If the current service charge shall be unpaid for 21 days after becoming due (whether legally demanded or not) or if the Lessee shall assign or purport to assign the Dwelling as a whole except in accordance with the provisions of clause 4.6 or in the event of breach of any covenant on the part of the Lessee herein contained then the Landlord may re-enter the Dwelling and the term hereby granted shall thereupon determine without prejudice to any other rights of the Landlord the Lessor or the Lessee hereunder PROVIDED ALWAYS that the Landlord will not re-enter the Dwelling or commence

proceedings for forfeiture of the Lease without first giving written notice to a mortgagee or chargee of the Lessee of whom the Landlord has received notice pursuant to clause 4.6.2

7.2 If the Dwelling should at any time be rendered unfit for occupation and use by reason of the happening of any of the risks against which the Landlord insures hereunder (and provided that payment of the insurance money is not refused because of the Lessee's act or default) the Landlord will pay over to the Lessee such sum as the Landlord receives in respect of the Dwelling from the insurers under the insurance mentioned in clause 5.1 (e) above effected to provide for the cost to the Lessee of reasonable alternative accommodation necessarily incurred whilst the Dwelling is unfit for occupation

7.3 The Landlord intends to let the other dwellings in the Estate except the Resident Manager's accommodation and the relief manager's accommodation to elderly persons and to impose upon such lessees or tenants obligations of substantially the same effect as the regulations contained in the Fourth Schedule to this Lease

8. Notices

Any Notice under this Lease shall be in writing and in the case of Notice by the Landlord to the Lessee may be served by leaving it at the Dwelling or sending it by Recorded Delivery post to the Dwelling and in the case of a notice to be served by the Lessee on the Landlord it shall be delivered to or sent by Recorded

Delivery post to the Landlord's registered office and in the case of a notice to be served by the Landlord on a mortgagee or chargee of the Lessee it shall be delivered to or sent by Recorded Delivery post to the Lessee's mortgagee's head office

THE FIRST SCHEDULE

Rights included for the Lessee

1. The right in common with the Landlord and the lessees of all other dwellings in the Estate and all others having the like right to use for purposes only of access to and egress from the Dwelling all such parts of the Estate including any entrances corridors staircases and lifts as afford access thereto and also to use and enjoy any sitting out areas in the corridors the communal lounge the laundry room and relief manager's accommodation for overnight visitors and the dustbin area PROVIDED THAT such accommodation exists and subject to the Landlord's regulations relating to the use of the same intended for the common use and enjoyment of the lessees and occupiers of all the dwellings in the Estate and their visitors
2. The right to use in common with the lessees and the occupiers of all other dwellings in the Estate and their visitors the car parking spaces garden grounds drives paths and forecourts subject to such reasonable rules and regulations for the common enjoyment thereof as the Landlord may from time to time prescribe
3. The right in common with all others entitled thereto to the free passage and running of water and soil gas and electricity and other services through the drains and sewers

gas and water pipes and electric cables wires and other conduits now or within eighty years from the date hereof (which is the perpetuity period for the purposes of the Perpetuities and Accumulations Act 1964) laid in under or through the Estate

4. All rights and easements and benefits now enjoyed or intended to be enjoyed by the Dwelling

THE SECOND SCHEDULE

Rights excepted to the Landlord and lessees and occupiers of other dwellings

1. The right to the free passage and running of water and soil gas electricity and other services through the drains and sewers gas and water pipes and electric cables wires and other conduits now or within eighty years from the date hereof laid in or under or through the Dwelling
2. All other rights and easements and benefits now enjoyed or intended to be enjoyed by any other part of the Estate over the Dwelling
3. Such rights of access to and entry upon the Dwelling by the Landlord as are necessary for the proper performance of its obligations and exercise of its rights hereunder or under covenants relating to other dwellings similar to the covenants herein contained

THE THIRD SCHEDULE

Part I of this Schedule relates to the costs and expenses of running and maintaining the Estate in respect of which the current service charge is payable

Part II of this Schedule relates to costs and expenses of a capital nature (including provision for renewal of plant in the Estate) which are not included in the current service charge but which are to be met by a sum payable upon assignment of this Lease in accordance with clauses 3.4 and 3.5

The allocation of expenses between Part I and Part II shall be in the sole determination of the Landlord

Part I

Costs expenses outgoings and matters in respect of which the Lessee is to contribute by way of the current service charge

1. The costs and expenses incurred by the Landlord in carrying out its obligations (except renewal or replacement) in clauses

5.1(a) (maintenance repair and decoration of the exterior; common parts of the Estate; maintenance of services)

5.1(b) (cleaning and lighting and heating (where applicable) of common parts of the Estate; cleaning of outside windows; maintaining driveways forecourts gardens and grounds)

5.1(c) (regular maintenance (but not renewal) of the lifts (if any) and maintenance and repair (but not renewal) of the heating installation within the dwellings and external doors and windows and fittings)

5.1(d) employing a Resident Manager

2. The expenses of any insurance effected by the Landlord pursuant to clause 5.1(e) and of insurance of the parts used

in common and such contents as are for use in common by all Lessees

3. The cost of providing accommodation in the Estate (including the heating thereof and any rates or taxes payable in respect thereof) for the Resident Manager
4. All rates (including water rates) taxes and outgoings (if any) payable in respect of any part of the Estate and its grounds and gardens other than those payable solely in respect of the Dwelling or the other dwellings let in the Estate
5. The costs of management which shall not exceed the sheltered management allowance permitted from time to time by the Department of the Environment
6. The fees and disbursements paid to any accountant or other professional person in relation to the preparation auditing or certification of any accounts of the costs expenses outgoings and matters referred to in this Schedule
7. All other expenses (if any) incurred by the Landlord in and about the maintenance and proper and convenient management and running of the Estate and the garden and grounds thereof and of the roads and footpaths drains and services serving the Estate
8. Any value added tax or tax of a similar nature payable in respect of any costs expenses outgoings or matters falling within any paragraph of this Schedule
9. Such sum as shall be estimated by the Landlord to provide a property repairs fund to meet any of the costs expenses outgoings and matters mentioned in the foregoing paragraphs of a cyclical nature

Part II

Costs expenses outgoings and matters in respect of which a contribution is made by the Lessee upon assignment or disposition of this Lease to provide a sinking fund All costs and expenses incurred (or anticipated to be incurred in the future) by the Landlord in fulfilment of its obligations under clause 5 of this Lease and in so far as such expenditure is not included in the service charge and relates to depreciation and the costs of renewal or replacement or major overhaul of any and every part of the Estate and the plant (including the lifts (if any) and the heating of the common parts of the property installation in the dwellings) and the appurtenances thereof including any expenses incurred in rectifying or making good any inherent structural defect within the Estate; the renewal or replacement of heating apparatus ducts service pipes and wires within the Estate; and interest paid on any money borrowed by the Landlord to defray any expenses incurred; All costs and expenses for future liabilities expenses or payments for renewing upgrading or improving the Estate and whether certain or contingent and whether obligatory or discretionary

THE FOURTH SCHEDULE

Regulations as to use of the Dwelling and facilities within the Estate

- (i) not to keep pets in the Dwelling except with the prior written consent of the Landlord which consent may be withdrawn at any time if such pet causes a nuisance or

annoyance to the Landlord or other occupiers of the Estate

- (ii) not to do anything in the Dwelling or within the Estate or make a noise which may be of annoyance or nuisance to lessees and occupiers of other dwellings in the Estate or in the neighbourhood and in particular not to play a wireless or television or other noise making equipment or instruments so as to be audible outside the Dwelling between the hours of 11 pm and 7 am
- (iii) not to use the Dwelling for improper purposes or purposes injurious to the reputation of the Landlord or the Estate
- (iv) not to encumber with boxes or otherwise or leave rubbish anywhere in the parts of the Estate used in common with the lessees and occupiers of other dwellings of the Estate
- (v) not to affix advertisements nameplates or signs on any part or parts of the Estate except a nameplate giving the name of the Lessee in the place or places provided by the Landlord
- (vi) not to use the Dwelling otherwise than for private residential use in the occupation an Approved Occupier
- (vii) not to park or allow to be parked any vehicle including those of the Lessee's visitors otherwise than in the car parking spaces (if any) provided for the use of the Lessee or for the use of the Lessee's visitors
- (viii) not to hang or allow to be hung any clothes or other articles on the outside of the Dwelling (otherwise than in the drying area provided)

- (ix) not to block or permit to be blocked any waste pipe in the Dwelling and not to overload the electrical circuits and installations therein
- (x) not to fix a television radio or similar aerial to the exterior of the building of which the Dwelling forms part

THE FIFTH SCHEDULE

Criteria for the approval of assignees

- (a) The accommodation is provided specially for retired persons of pensionable age and a Lessee or any other persons wishing to take up residence must be of retirement age, normally over 60 years
- (b) Lessees are expected to be capable of living an independent life and in particular to manage their own housekeeping even if some help and support is necessary. If more help is required the Landlord's staff will enlist the support of relatives friends or statutory and voluntary services. Personal or nursing care is not provided although assistance will be offered in an emergency
- (c) The ability of a potential lessee or assignee to buy a dwelling within a reasonable period is taken into account if there are a number of possible lessees or assignees for a dwelling

THE COMMON SEAL of TILEBURY HOMES
LIMITED was hereunto affixed in the
presence of:-

Director

~~Secretary~~

Director



KEY
 ① PLOT NO
 ② PLOTAL NO

PLAN

A	REF	DESCRIPTION	BY	DATE

Tilbury