

Title Number : WYK454722

This title is dealt with by HM Land Registry, Nottingham Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 20 DEC 2017 at 08:05:37 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: WYK454722
Address of Property	: Land and Buildings on the West side of Stanley Road, Wakefield
Price Stated	: £1,660,000
Registered Owner(s)	: LEATHBOND LIMITED (Co. Regn. No. 01704168) care of Michael Simkins LLP, Lynton House, 7-12 Tavistock Square, London WC1H 9LT.
Lender(s)	: National Bank Of Greece S.A.

Title number WYK454722

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 20 DEC 2017 at 08:05:37. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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A: Property Register

This register describes the land and estate comprised in the title.

WEST YORKSHIRE : WAKEFIELD

- 1 (03.11.1989) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land and Buildings on the West side of Stanley Road, Wakefield.
- 2 The mines and minerals together with ancillary rights of working are excepted from the land tinted yellow on the filed plan.
- 3 The land edged and lettered A in red on the title plan added to the title on 3 June 1991.
- 4 (21.01.2009) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (14.10.2015) PROPRIETOR: LEATHBOND LIMITED (Co. Regn. No. 01704168) care of Michael Simkins LLP, Lynton House, 7-12 Tavistock Square, London WC1H 9LT.
- 2 (14.10.2015) The price stated to have been paid on 1 October 2015 was £1,660,000.
- 3 (14.10.2015) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the charge dated 1 October 2015 in favour of National Bank of Greece S.A., London Branch referred to in the charges register or their conveyancer.
- 4 (14.10.2015) The Transfer to the proprietor contains a covenant to observe and perform the covenants by the landlord contained in the leases referred to in the Schedule of Notice of Leases and of indemnity in respect thereof.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 The land tinted pink on the filed plan is subject to such restrictive covenants and easements as may have been imposed thereon before 5 February 1920 and are still subsisting and capable of being enforced.
- 2 A Conveyance of the land tinted brown on the filed plan dated 29 December 1943 made between (1) The Mayor Aldermen and Citizens of the City of Wakefield (Corporation) and (2) Eric William Pearman (Purchaser) contains the following covenants:-

C: Charges Register continued

"THE Purchaser for himself and his successors in title owner or owners for the time being of the property hereby conveyed hereby covenants with the Corporation:-

(1) That no buildings shall at any time be erected by the Purchaser or his successors in title on the land hereby conveyed

(2) That he and his successors in title (owner or owners as aforesaid) will maintain in a good and satisfactory state of repair the fences at present erected on the Westerly and Southerly boundaries of the land hereby conveyed and that after the cessation of the present hostilities he the Purchaser or his successors in title (owner or owners as aforesaid) will at his or their own expense and to the satisfaction of the City Engineer for the time being of the Corporation erect and for ever hereafter maintain a nine inch wall with four and a half inch buttresses on the Westerly boundary of the said land."

3 The land tinted blue on the filed plan is subject to such restrictive covenants and easements as may have been imposed thereon before 2 September 1900 and are still subsisting and capable of being enforced.

4 (21.01.2009) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto. The leases grant and reserve easements as therein mentioned.

5 (06.10.2009) The parts of the land thereby affected are subject to the rights granted by a Lease of the land edged and numbered 1 in blue on the title plan dated 30 September 2009 referred to in the schedule of leases hereto.

The said deed also contains restrictive covenants by the grantor.

NOTE: Copy lease filed under WYK910329.

6 (14.10.2015) REGISTERED CHARGE dated 1 October 2015.

7 (14.10.2015) Proprietor: National Bank Of Greece S.A. (incorporated in Greece)(an unlimited company) of London Branch, 75 King William Street, London EC4N 7BE.

8 (14.10.2015) The proprietor of the Charge dated 1 October 2015 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

Schedule of notices of leases

1	17.03.2009 edged and numbered 2 in blue(part of)	Unit 2, Stanley Road (Ground Floor only)	27.02.2009 from and including 15.12.2008 to and including 14.12.2023	WYK900646
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2	02.10.2009 edged and numbered 3 (part of)	Unit 1 Stanley Road (ground floor only)	08.01.2009 from and including 11.12.2008 to and including 10.12.2023	WYK910189
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3	07.10.2009 Edged and nod. 1 in blue NOTE 1: The lease contains a right of pre-emption.	Electricity sub station, Stanley Road	30.09.2009 60 years from 15/1/2009	WYK910329
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NOTE 2: See entry in the Charges Register relating to the rights granted by this lease.

4	30.03.2012 Edged and numbered 5 in	Unit 3 Stanley Road (ground floor)	07.11.2011 10 years beginning on,	YY2635
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Title number WYK454722

Schedule of notices of leases continued

	blue (part of)		and including 7.11.2011 and ending on and including 6.11.2021	
5	17.07.2017 4 (part of) and 6 (part of)	Unit 4 Stanley Road (ground floor)	07.07.2017 10 years from 7 /7/2017	YY87419

End of register