

These are the notes referred to on the following official copy

Title Number TGL63890

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Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Dated

19th December

2006

250 MILKWOOD ROAD LIMITED

and

MEKON PRODUCTS LIMITED

We Certify that this
is a true copy of the
within-written Deed
of Variation

Lovell Son & Pitfield

LOVELL SON & PITFIELD
SOLICITORS

9 GRAY'S INN SQUARE,
GRAY'S INN,
LONDON, WC1R 5DT

20 DEC 2006

DEED OF VARIATION

relating to

UNIT 25, 250 MILKWOOD ROAD, LONDON, SE24 0UG

asb law
Innovis House
108 High Street
Crawley
West Sussex
RH10 1AS

Tel: 01293 861216
Fax: 01293 603666
Ref: BP1/475284/1

Date: 19th December 2006

HM Land Registry

Landlord's title number: SGL402294

Tenant's title number: TGL63890

Administrative area: Lambeth

B E T W E E N

- (1) **250 MILKWOOD ROAD LIMITED** incorporated and registered in England and Wales with company number 2517451 whose registered office is at Units 22/23 Bessemer Park, 250 Milkwood Road, London, SE24 0HG (the Landlord).
- (2) **MEKON PRODUCTS LIMITED** incorporated and registered in England and Wales with company number 1649590 whose registered office is Turnberry House, 1404-1410 High Road, Whetstone, London, N20 9BH (the Tenant).

RECITALS

This Deed is supplemental and collateral to the Lease

The Landlord and the Tenant have agreed to vary the Lease on the terms set out in this Deed

The Landlord is entitled to the immediate reversion to the Lease

The residue of the term granted by the Lease is vested in the Tenant

IT IS AGREED THAT

1 INTERPRETATION

1.1 The definitions in this clause apply in this Deed

"Lease"	a lease of the Property dated 8 August 1991 and made between (1) GLE Properties Limited, (2) GLE Property Developments Limited, (3) the Landlord and (4) the Tenant
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"New Use"	use for an Ambulance Station under sui generic use (provided any necessary planning permission and other consents are first obtained) with offices
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ancillary thereto

"Property"

Unit 25, 250 Milkwood Road, London, SE24 0HG
as more particularly described in and demised by
the Lease

- 1.2 References to the "Landlord" include a reference to the person entitled for the time being to the immediate reversion to the Lease. References to the "Tenant" include a reference to its respective successors in title and assigns
- 1.3 A reference to the Lease includes any deed, licence, consent, approval or other instrument supplemental to it
- 1.4 References to the Guarantor include a reference to the personal representatives of any individual who comprises the Guarantor
- 1.5 A reference to laws in general is to all local, national and directly applicable supra-national laws in force for the time being, taking account of any amendment, extension, application or re-enactment and includes any subordinate laws for the time being in force made under them and all orders, notices, codes of practice and guidance made under them
- 1.6 A "person" includes a corporate or unincorporated body
- 1.7 Each of the expressions "landlord covenant" and "tenant covenant" have the meaning given to them by the Landlord and Tenant (Covenants) Act 1995
- 1.8 Unless the context otherwise requires, a reference to the "Property" is to the whole and any part of it
- 1.9 Except where a contrary intention appears, a reference to a clause or Schedule, is a reference to a clause of, or Schedule to, this Deed and a reference in a Schedule to a paragraph is to a paragraph of that Schedule
- 1.10 Clause, Schedule and paragraph headings do not affect the interpretation of this Deed

- 1.11 Except to the extent that they are inconsistent with the definitions and interpretations in clause 1 of this Deed, the definitions and interpretations in clause 1 of the Lease shall apply to this Deed

2 CONSENT TO CHANGE USE AND VARIATION OF THE LEASE

2.1 Variations made

From and including the date hereof, the Landlord consents to the Property being used for the New Use

2.2 Lease remains in force

The Lease shall remain fully effective as varied by this Deed and the terms of the Lease shall have effect as though the provisions contained in this Deed had been contained in the Lease with effect from the date hereof

3 TENANT'S COVENANT

The Tenant covenants to observe and perform the tenant's covenants in the Lease as varied by this Deed

4 REGISTRATION OF THIS DEED

4.1 Application for registration

Promptly following the completion of this Deed, the shall apply to register this Deed at the Land Registry against the Tenant's registered title number (TGL63890)

4.2 Requisitions

The Tenant shall ensure that any requisitions raised by the Land Registry in connection with an application for registration are dealt with promptly and properly.

4.3 Official copies

Within one month after completion of the registration, the Tenant shall send to the Landlord official copies of the respective registered title

5. NO WARRANTY BY THE LANDLORD

5.1 No representative or warranty is given or shall be implied by the Landlord entering into this Licence or by any step taken by or on behalf of the Landlord in connection with it as to:

5.1.1 the suitability of the Property for the New Use, or

5.1.2 whether or not the New Use may be lawfully carried out at the Property

5.2 The Tenant acknowledges that it is not relying on, and shall have no remedy in respect of, any representation that may have been made by or on behalf of the Landlord before the date of this Licence as to any of the matters mentioned in clause 5.1

5.3 Nothing in this clause shall, however, operate to limit or exclude any liability for fraud

6 COSTS

On completion of this Deed the Tenant shall pay the reasonable costs and disbursements of the Landlord and its solicitors in connection with this Deed limited to £800.00 plus VAT and disbursements

7 EXECUTION

This document has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it

8 APPLICABLE LAW

This Deed shall be governed by and construed in accordance with the law of England and Wales

9 CONTRACTUAL RIGHTS OF THIRD PARTIES

No term of this Deed shall be enforceable under the Contracts (Rights of Third Parties) Act 1999 by a third party

Dated 19th December 2006

EXECUTED AS A DEED BY 250
MILKWOOD ROAD LIMITED
acting by

Director

Director/Secretary

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