

Title Number : MX354519

This title is dealt with by HM Land Registry, Wales 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 15 JUL 2017 at 16:34:32 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	: MX354519
Address of Property	: The Gaumont Cinema and land adjoining Cricklewood Lane
Price Stated	: £14,600,000 exclusive of VAT
Registered Owner(s)	: CENTRE EAST PROPERTIES LTD (incorporated in British Virgin Islands) of Trident Chambers, P O Box 146, Wickham's Cay 1, Road Town, Tortola, British Virgin Islands and care of Glazers, 843 Finchley Road, London NW11 8NA.
Lender(s)	: None

## Title number MX354519

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 15 JUL 2017 at 16:34:32. 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.

#### BARNET

- 1 (20.01.1958) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being The Gaumont Cinema and land adjoining Cricklewood Lane.
- 2 The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 3 (27.03.2017) 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 (16.01.2017) PROPRIETOR: CENTRE EAST PROPERTIES LTD (incorporated in British Virgin Islands) of Trident Chambers, P O Box 146, Wickham's Cay 1, Road Town, Tortola, British Virgin Islands and care of Glazers, 843 Finchley Road, London NW11 8NA.
- 2 (16.01.2017) The price stated to have been paid on 6 January 2017 for the land in this title and in NGL641475 was £14,600,000 exclusive of VAT.
- 3 (16.01.2017) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

### C: Charges Register

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

- 1 A Transfer dated 1 February 1960 made between (1) Gaumont British Limited and (2) Town Sites (Properties) Limited contains the following covenants:-
  - (1) Not at any time or times hereafter to use or permit or suffer to be used the said property hereby transferred or any part thereof or any buildings hereafter erected thereon or on any part thereof (and either alone or in conjunction with other property) for the purpose of a Cinematograph Theatre or for a 'live' or variety theatre or for a Dance Hall Dance Club or School for Dancing or for the exhibition or operation of television thereat or for the purpose of any other exhibitions or entertainments whatsoever and
  - (2) Not at any time or times hereafter at the said property hereby transferred or any part thereof or any buildings now or hereafter

## C: Charges Register continued

erected thereon or on any part thereof to trade in or make use of the names "Rank" "Gaumont" or "Odeon" used by companies comprised in the Organisation or group of Companies commonly known as "the Rank Organisation" of which the Vendors are members or let any of such names appear on any invoice label trade mark bill or advertisement or advertisements or on any other document or paper writing whatsoever or hold himself or themselves out as in any way connected with such Organisation or Group of Companies.

- 2 The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto and to such rights of way and other rights as are granted by those leases.
- 3 The land tinted blue is subject for the term of 60 years from 15 November 1963 granted by a Lease of Easements dated 31 December 1979 made between (1) Threadneedle Property Company Limited and (2) The Eastern Electricity Board.

*NOTE: Copy filed.*

## Schedule of notices of leases

1	24.01.1964 1 (part of)	Ground and First Floor Shop	17.01.1964 63 years from 25.12.1963	MX464678
2	12.02.1964 2 (part of)	Electricity Sub-Station in the Basement	31.12.1963 60 years from 15.11.1963	MX465510
3	21.02.1995 6	3 Cricklewood Lane (Ground Floor Shop and First Floor Flat Roof)	25.10.1994 From 25.10.1994 to 24.12.2026	NGL725859
4	21.02.1995 5	5 Cricklewood Lane (Ground Floor Shop and First Floor Flat Roof)	25.10.1994 From 25.10.1994 to 24.12.2026	NGL725859
5	21.02.1995 8	Forecourt in front of 1 Cricklewood Lane	25.10.1994 From 25.10.1994 to 24.12.2026	NGL725859
6	08.05.2007 3 (part of ) : 8	9 Cricklewood Lane (Ground Floor Shop)	01.03.2002 20 years from 25 March 2002	AGL167532
7	27.03.2017 edged blue	9a and 9b Cricklewood Lane	10.03.2017 5 years from and including 10 March 2017	

*NOTE: The lease comprises also other land*

End of register