

DATED

23rd August

2022

PETER RUSSELL JONES AND MAIRWEN JONES
as Landlord

NATIONAL GRID ELECTRICITY TRANSMISSION PLC
as Tenant

LEASE

relating to land at Y Traeth Minffordd, Penrhyndeudraeth, Gwynedd

BRYAN
CAVE
LEIGHTON
PAISNER 

Bryan Cave Leighton Paisner LLP

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LR1. Date of Lease	23 rd August 2022
LR2. Title number(s)	LR2.1 Landlord's title number(s)
	WA963738
	LR2.2 Other title numbers
	None
LR3. Parties to this Lease	Landlord
	PETER RUSSELL JONES and MAIRWEN JONES of Erw Deg, Minffordd, Penrhyndeudraeth, Gwynedd, LL48 6HN
	Tenant
	NATIONAL GRID ELECTRICITY TRANSMISSION PLC a company registered under the Companies Acts in England and Wales with company no 02366977 and having its registered office at 1-3 Strand London WC2N 5EH
LR4. Property	In the case of a conflict between this Clause and the remainder of this Lease then, for the purposes of registration, this Clause shall prevail
	As specified in Clause 1.1 of this Lease and defined in this Lease as the " Property "
LR5. Prescribed statements, etc	LR5.1 <i>Statements prescribed under rules 179 (dispositions in favour of a charity), 180 (dispositions by a charity) or 196 (leases under the Leasehold Reform, Housing and Urban Development Act 1993) of the Land Registration Rules 2003</i>
	None

	LR5.2 This Lease is made under, or by reference to, provisions of:
LR6. Term for which the Property is leased	The term as specified in this Lease at Clause 1.1
LR7. Premium	None
LR8. Prohibitions or restrictions on disposing of this Lease	This Lease does not contain a provision that prohibits or restricts dispositions
LR9. Rights of acquisition, etc	LR9.1 Tenant's contractual rights to renew this Lease, to acquire the reversion or another lease of the Property, or to acquire an interest in other land
	As specified in Clause 12 of this Lease
	LR9.2 Tenant's covenant to (or offer to) surrender this Lease
	None
	LR9.3 Landlord's contractual rights to acquire this Lease
	None
LR10. Restrictive covenants given in this Lease by the Landlord in respect of land other than the Property	None
LR11. Easements	LR11.1 Easements granted by this Lease for the benefit of the Property
	As specified in Schedule 1 of this Lease
	LR11.2 Easements granted or reserved by this Lease over the Property for the benefit of other property
	As specified in Schedule 2Part 1 of this Lease
LR12. Estate rentcharge burdening the Property	None

LR13. Application for standard form of restriction	None
LR14. Declaration of trust where there is more than one person comprising the Tenant	None

DATED  23rd August 2022

PARTIES

- (1) **PETER RUSSELL JONES** and **MAIRWEN JONES** Erw Deg, Minffordd, Penrhyndeudraeth, Gwynedd, LL48 6HN (the "**Landlord**" which expression shall include successors in title to the Property (after defined) and assignees)
- (2) **NATIONAL GRID ELECTRICITY TRANSMISSION PLC** a company registered under the Companies Acts in England and Wales with company no 02366977 and having its registered office at 1-3 Strand London WC2N 5EH (the "**Tenant**" which expression shall include its successors and assignees)

OPERATIVE PROVISIONS

1 DEFINITIONS AND INTERPRETATION

1.1 In this Lease:

"**Act**" means the Acquisition of Land Act 1981.

"**Agricultural Land Drain**" means a drain for the passage and running of water.

"**Application**" means an application by or on behalf of the Tenant for the grant of a Compulsory Purchase Order in relation to the Project under and pursuant to the Act and any and all variations, amendments and ancillary documents to such application and any subsequent application in relation to the Project from time to time.

"**Authority**" means any statutory, public, local or other authority or any court of law or any government department (including for the avoidance of doubt an electricity regulator) or any of their duly authorised officers.

"**Compulsory Purchase Order**" means an order authorising compulsory purchase under and pursuant to the Act in respect of the Project on terms and conditions acceptable to the Tenant.

"**Conduits**" means sewers drains pipes wires cables ducts gutters fibres and any other medium for the passage or transmission or soil water steam gas electricity air smoke light data information or other matters and includes where relevant ancillary equipment meters and structures.

"**Determination**" means the end of the Term however that occurs.

"**Enactment**" means:

- (a) any Act of Parliament; and
- (b) any European Community or other supra-national legislation or decree having the force of law in the United Kingdom,

and references (whether specific or general) to any Enactment or any statute or statutory provision include:

- (i) any subordinate legislation made under it;

- (ii) any provision which it has suspended or re-enacted (whether with or without modification); and
- (iii) any provision superseding or re-enacting it (whether with or without modification).

"Environment" means all or any of the following media, namely air, water or land (including without limitation such media within buildings or other natural or man-made structures, above, on or below ground) and any living organisms (including without limitation human beings) or ecosystems supported by such media.

"Environmental Claim" means any (a) lawful requirements by any competent regulatory authority for clean-up, removal, treatment, containment, investigation, response, remedial or other action pursuant to Environmental Law or (b) legally sustainable claim by any third party pursuant to Environmental Law which relate to the migration of Historic Contamination from the Property or New Contamination.

"Environmental Law" means European Community legislation, legislation of the United Kingdom or any part of the United Kingdom, common law relating to the protection of the Environment and/or the remedying of any harm or damage to the Environment, and/or the disposal, spillage, release, emission or migration of any Hazardous Substances and any legally binding code of practice whether or not the same has been enacted or is in force at the date of this Lease.

"Environmental Losses" means any losses, penalties, damages, costs and expenses (including reasonable and proper legal or other professional fees).

"Hazardous Substances" means any substance in solid, liquid or gaseous form, which alone or in combination with others is capable of causing polluting or causing harm to the Environment or likely to cause an actionable nuisance and is present in quantities that are reasonably likely to give rise to an Environmental Claim.

"Historic Contamination" means:

- (a) any Hazardous Substances first present in, on, at or under the Property prior to the commencement of the Term; and
- (b) any Hazardous Substances that have migrated from the Property prior to the commencement of the Term,

for the avoidance of doubt this shall not include New Contamination or any act, default or omission after the commencement of the Term of the Landlord or any third party acting for or on behalf of the Landlord with or without their express consent which has an adverse effect on the environmental condition of the Property or the Environment.

"Interest Rate" means 2% above the base lending rate from time to time of The Royal Bank of Scotland Plc or such other bank as the Landlord may from time to time nominate or if that base lending rate cannot be ascertained then 2% above such other rate as the Landlord may reasonably specify and where and whenever interest is payable at or by reference to the Interest Rate it shall be calculated on a daily basis.

"Lease" means this Lease and includes where relevant any deed of variation, licences consent or other document supplemental to or associated with this Lease.

"Lease Rent" means SEVEN THOUSAND ONE HUNDRED AND FORTY POUNDS (£7,140).

"Legal Obligation" means any obligation from time to time created by any Enactment or Authority which relates to the Property or its use and includes obligations imposed by any Necessary Consent.

"Licence" means an access licence substantially in the form attached at Schedule 6 (*Licence*) of this Lease.

"Necessary Consent" means any consent, permission, authority or licence, public or private, required for the construction of any building on the Property or for the use of the Property whether built on or not.

"New Contamination" means:

- (a) any Hazardous Substances first present in on, at or under the Property during the Term of this Lease and/or the migration of such Hazardous Substances to any other property that have been in either case due to an act or omission of the Tenant or a third party acting for or on behalf of the Tenant during the Term of this Lease; and
- (b) the exacerbation, aggravation and/or migration of Historic Contamination due to an act or omission of the Tenant or a third party acting for or on behalf of the Tenant during the Term of this Lease,

for the avoidance of doubt this shall not include Historic Contamination or any act, default or omission after the commencement of the Term of the Landlord or any third party acting for or on behalf of the Landlord with or without their express consent which has an adverse effect on the environmental condition of the Property or the Environment.

"Outgoings" means all rates, taxes, charges, duties, assessments, impositions and outgoings of any nature which are at any time during the Term payable either by the owner or occupier of property and includes charges for electricity, gas, water, sewerage, telecommunications and other services rendered to or consumed by the relevant property but excludes tax payable by the Landlord on the receipt of the Lease Rent or on any dealings with its reversion to this Lease and (subject to Clause 2(b)) input Value Added Tax suffered by the Landlord in respect of the Property.

"Permitted Use" means use as a construction compound in connection with the carrying out of the Works.

"Plan" means the plan attached to this Lease.

"Project" means the scheme to underground a section of the existing 4ZC overhead line within the Snowdonia National Park, including the construction of a new sealing end compound and associated replacement terminal pylon including permanent access required to connect the new underground cables to the remaining existing overhead lines; underground tunnel of approximately 3.3 kilometres (depending on the location of the sealing end compound and route of tunnel alignment) containing electric conductors and associated apparatus; and removal of existing infrastructure including approximately 10 pylons and approximately 3 kilometres of overhead lines (depending on the location of the sealing end compound).

"Property" means the property situated at Y Traeth Minffordd, Penrhyndeudraeth, Gwynedd and shown edged red on the Plan being part of the land registered at the Land Registry under title number WA963738.

"Remedial Works" means any works, steps or measures reasonably required under Part IIA of the Environmental Protection Act 1990 in connection with the Tenant's use of or activities on the Property to minimise, remedy, abate or mitigate Historic Contamination and/or New Contamination.

"Rent" means all sums reserved as rent by this Lease and shall include the Lease Rent.

"Retained Land" means the land of the Landlord adjoining the Property being part of the land (excluding the Property) registered at the Land Registry under title number WA963738 and shown edged blue on the Plan.

"Schedule of Condition" means the photographic schedule of condition of the Property and any part of the Retained Land where the Tenant intends to install Agricultural Land Drains as agreed between the parties and annexed to this Lease at Schedule 5.

Term means a term of 5 years commencing on and including the date of this Lease and expiring on 22nd August 2027 unless terminated in accordance with Clause 6 (*Determination*).

"Title Matters" means the matters set out in Schedule 2, Part 2 (*Title matters*).

"Value Added Tax" includes any future tax of a like nature.

"Working Day" means any day from Monday to Friday (inclusive) which is not Christmas Day, Good Friday or a statutory Bank Holiday.

"Works" means any works in connection with the Project

- 1.2 Words importing any gender include every gender.
- 1.3 Words importing persons include an individual, company, corporation, firm, partnership, unincorporated association or body of persons, and any state, or governmental or local division or agency of a state.
- 1.4 References to Clauses Schedules and annexures are references to the relevant Clause in or Schedule or annexure to this Lease.
- 1.5 References in this Lease to any specified provision of this Lease are to this Lease or that provision as in force for the time being and as amended from time to time.
- 1.6 The contents table and the descriptive headings to Clauses are inserted for convenience only, have no legal effect and shall be ignored in interpreting this Lease.
- 1.7 The words and phrases "other", "including" and "in particular" shall not limit the generality of the words preceding or succeeding them or be construed as limiting the succeeding words to the same class as the preceding words.
- 1.8 Any obligation on the Landlord or the Tenant not to do or omit to do anything, shall include an obligation not to allow that thing to be done or omitted to be done by any person under its control.

1.9 Where the Landlord or the Tenant covenant to do something, they shall be deemed to fulfil that obligation if they procure that it is done.

1.10 Any sum payable by one party to the other shall be exclusive of Value Added Tax which shall where it is chargeable, be paid in addition to the sum in question, at the time when the sum in question is due to be paid.

2 **DEMISE AND RENT**

The Landlord demises the Property to the Tenant together with the rights set out in Schedule 1 (*Rights granted*) except and reserving to the Landlord the rights set out in Schedule 2, Part 1 (*Exceptions and reservations*) subject to the Title Matters to hold them to the Tenant for the Term. The Tenant shall throughout the Term pay to the Landlord by way of rent:

- (a) any sums which may become due from the Tenant to the Landlord under the provisions of this Lease; and
- (b) by way of additional further rent such Value Added Tax as the Landlord may lawfully require to be charged on any rents hereinbefore reserved.

2.2 The Lease Rent shall be paid in advance on the date hereof.

2.3 The Landlord and the Tenant acknowledge that the Tenant shall have no right to remain on the Property beyond the expiry of the Term and any renewal of it pursuant to Clause 12.

3 **TENANT'S COVENANT**

The Tenant covenants with the Landlord to observe and perform throughout the Term the covenants set out in Schedule 2 (*Tenant's covenants*).

4 **LANDLORD'S COVENANT**

The Landlord covenants with the Tenant that whilst the reversion immediately expectant upon this Lease is vested in it, it shall observe and perform the covenants set out in Schedule 4 (*Landlord's covenants*).

5 **FORFEITURE**

5.1 Subject to Clause 5.2 and without prejudice to any other rights of the Landlord if:

- (a) the whole or part of the Lease Rent remains unpaid 28 days after becoming due; or
- (b) any of the Tenant's covenants in this Lease are not performed or observed; or
- (c) the Tenant being one or more individuals is, or are or one is, adjudicated bankrupt or, when a company, it, or one of them, goes into liquidation, unless that is solely for the purpose of amalgamation or reconstruction when solvent,

the Landlord may re-enter the Property, and this Lease shall then determine, but without prejudice to any right of action of the Landlord or the Tenant in respect of any previous breach of this Lease by the other.

5.2 The Landlord shall not exercise the right of re-entry conferred by Clause 5.1 before:

- (a) the expiration of seven days following written demand for unpaid Lease Rent on the Tenant (which may not be served prior to the expiry of the twenty-eight (28) day period under Clause 5.1(a) of this Lease); and
- (b) in the case of any other breach of the Tenant's covenants referred to in Clause 5.1(b) of this Lease, the expiry of a reasonable period of time following written notice on the Tenant of a breach of the Tenant's covenants referred to in Clause 5.1(b) of this Lease of not less than ten Working Days within which to remedy the breach.

6 **DETERMINATION**

6.1 The Tenant may determine this Lease at any time by serving on the Landlord not less than three months' written notice specifying the proposed date of Determination.

6.2 Any determination of this Lease under this Clause 6 (*Determination*) is without prejudice to any rights or remedies of any party to this Lease in respect of any antecedent breach of any of the obligations contained in this Lease.

6.3 The Landlord shall reimburse to the Tenant any proportion of the Lease Rent paid by the Tenant which relates to the period after Determination within ten (10) Working Days of Determination.

7 **ESCALATION OF DIFFERENCES/EXPERT DETERMINATION**

7.1 The parties shall use their reasonable endeavours to secure the amicable resolution of any dispute or difference arising between the parties out of or in connection with this Lease and (save as otherwise provided) in accordance with the following provisions of this Clause 7 (Escalation of Differences/Expert Determination).

7.2 Each party shall nominate a representative who shall meet to try to resolve the matter.

7.3 If the dispute is not resolved in accordance Clause 7.2 then either party may refer the matter to the expert in accordance in each case with the remaining provisions of this Clause 7 (Escalation of Differences/Expert Determination)

7.4 The expert is to be appointed by the parties jointly, but, if they do not agree on an appointment, appointed by the President (or other acting senior officer) for the time being of the Royal Institution of Chartered Surveyors at the request of either party.

7.5 If the person so appointed refuses to act, becomes incapable of acting or dies, the Landlord or the Tenant may request the appointment of another expert as provided in Clause 7.4.

7.6 The following provisions are to apply:

7.6.1 The expert is to be a person who is a member of the Royal Institution of Chartered Surveyors and has at least ten years' experience in matters which are the subject of the dispute.

7.6.2 The expert is required to afford each party the opportunity within reasonable and proper time limits to make representations to him, inform each party of the representations of the other, and allow each party to make submissions to him on the representations of the other.

7.6.3 The fees and expenses of the expert, including the cost of his nomination, are to be borne equally by the parties, who, unless they otherwise agree, are to bear their own costs relating to the determination of the issue by the expert.

7.6.4 The determination of the issue in dispute by the expert is to be conclusive and to bind the parties (save in the case of manifest and material error).

8 MISCELLANEOUS

8.1 In this Lease:

- (a) any notice, communication or consent required or authorised to be given by this Lease shall be in writing but not by fax or by e-mail;
- (b) any notice to be served on, or communication to be sent to the other party shall be deemed to be properly served if sent by registered post, the recorded delivery service or delivered by hand and:
 - (i) where the party to be served is a natural person, sent to the address stated in this Lease unless that party has notified the other party in writing of another address; or
 - (ii) where the party to be served is a non-natural person, sent to the registered office or where there is no registered office the principal place of business; and
- (c) any notice or communication to be sent to any party to this Lease shall be deemed to have been received when delivered, if delivered by hand, or two Working Days after posting if sent by registered post or by the recorded delivery service.

8.2 No person from time to time falling within the definition of Landlord or Tenant (as the case may be) shall be liable in respect of any breach of that person's covenants in this Lease occurring after that person has disposed of the immediate reversion to this Lease or this Lease as the case may be.

8.3 The provisions of the Contracts (Rights of Third Parties) Act 1999 shall be excluded from this Lease.

8.4 Each of the provisions of this Lease is severable from the others. If at any time one or more of such provisions becomes illegal, invalid or unenforceable, the validity and enforceability of the remaining provisions of this Lease shall not be affected.

8.5 This Lease shall be governed by and construed in accordance with the laws of England and Wales.

8.6 The Landlord and Tenant irrevocably submit to the exclusive jurisdiction of the courts of England and Wales.

9 CONFIDENTIALITY

9.1 Subject to Clause 10 (*Registration at the Land Registry*) the parties acknowledge that no announcement shall be made (or permitted to be made) concerning the subject matter or terms of this Lease by either party without the written consent of the other and each party must keep the contents of this Lease and all details concerning the dealings between the parties confidential save that either party may disclose information in order to comply with:

- (a) any statutory obligation; or
 - (b) a court order for disclosure.
- 9.2 Either party may also where necessary disclose information to its professional advisers and employees.
- 10 **REGISTRATION AT THE LAND REGISTRY**
- 10.1 The Tenant shall, within one (1) month of the date of this Lease, apply to register the easements granted by this Lease or to have them noted against title number WA963738.
- 10.2 The Landlord acknowledges that the Tenant may apply for this Lease to be an exempt information document so that the Lease Rent is not stated in the edited version of the Lease available from the Land Registry.
- 11 **SECTIONS 24-28 LANDLORD AND TENANT ACT 1954**
- 11.1 The Landlord and the Tenant confirm that before the Tenant became contractually bound to enter into this Lease:
 - (a) the Landlord served a warning notice on the Tenant as required by section 38A(3)(a) of the Landlord and Tenant Act 1954 applying to the tenancy created by this Lease not less than 14 days before this Lease was entered into; and
 - (b) *Mr Gutteridge* who was duly authorised by the Tenant to do so made a statutory declaration dated *22 June* 2022 in accordance with the requirements of section 38A(3)(b) of the Landlord and Tenant Act 1954.
- 11.2 The Landlord and the Tenant agree that the provisions of sections 24 to 28 of the Landlord and Tenant Act 1954 are excluded in relation to the tenancy created by this Lease.
- 12 **OPTION TO RENEW**
- 12.1 In this Clause 12 (Option to Renew) the following definitions apply:

"Advance Warning Notice" means a notice complying with the provisions of Clause 12.3.

"Annual Rent" means the sum of ONE THOUSAND FOUR HUNDRED AND TWENTY EIGHT POUNDS (£1,428).

"Contractual Term" means the contractual term granted by this Lease.

"Further Lease" means the further lease to be granted by the Landlord to the Tenant on the terms referred to in Clause 12.6 pursuant to the exercise of the Option.

"Option" means the option of the Tenant for the grant by the Landlord to it of the Further Lease.

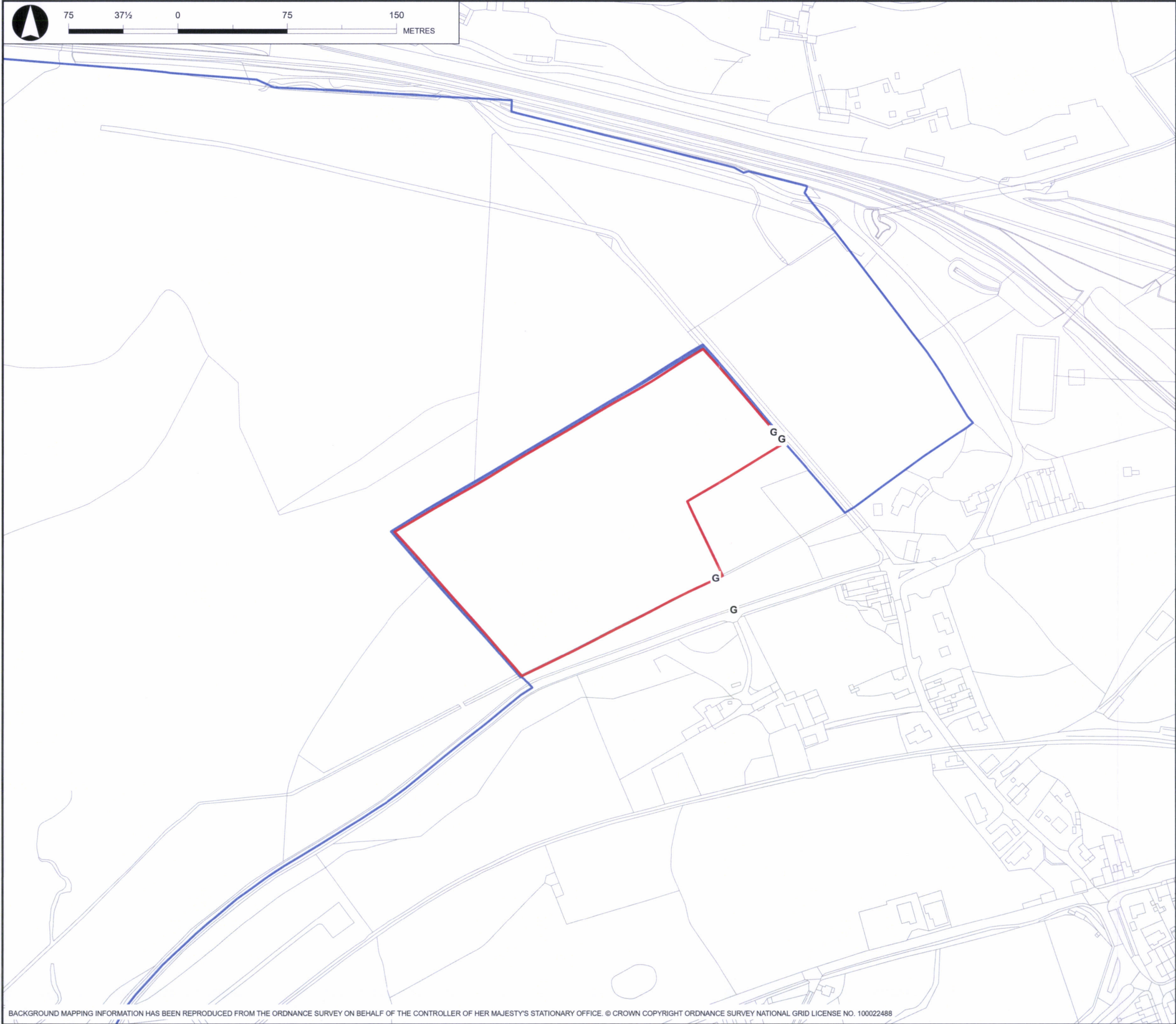
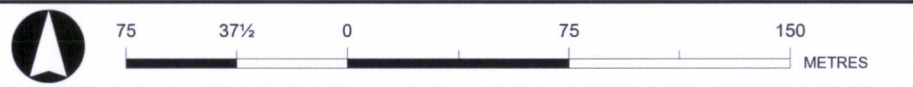
"Order" means The Regulatory Reform (Business Tenancies) (England and Wales) Order 2003.

- 12.2 The Landlord grants to the Tenant the Option exercisable in accordance with Clause 12.7 if, and only if, the Tenant complies with the prior conditions in Clause 12.3 and Clause 12.5.
- 12.3 The Tenant may not exercise the Option unless it has given to the Landlord Advance Warning Notice in effective form of its desire to do so. In order to be effective, the Advance Warning Notice must comply with the following requirements:
- (a) it must refer to this Clause 12(*Option to Renew*);
 - (b) it must contain the statement to the effect that the Tenant desires to exercise the Option in accordance with Clause 12.7, but must not purport to exercise the Option;
 - (c) it must contain the agreement of the Tenant that, subject to compliance with the requirements of section 38A(3) of the Landlord and Tenant Act 1954, the provisions of sections 24 to 28 of that Act are to be excluded in relation to the tenancy to be created by the Further Lease; and
 - (d) it must be served on the Landlord not more than 13 nor less than the 7 months before the expiry of the Contractual Term.
- 12.4 Not more than 15 working days after the receipt of the Advance Warning Notice given by the Tenant, the Landlord may:
- (a) concur in writing with the agreement of the Tenant referred to in Clause 12.3(c); and
 - (b) give notice to the Tenant in the form, or substantially in the form, set out in schedule 1 of the Order.
- 12.5 The Tenant may not exercise the Option unless:
- (a) it has complied with the requirements of Clause 12.3; and
 - (b) if the Landlord has taken the steps referred to in Clause 12.4, the Tenant has complied with the requirements of schedule 2 of the Order so as to render valid the agreement of the Landlord and the Tenant to exclude sections 24 to 28 of the Landlord and Tenant Act 1954 in relation to the tenancy to be created by the Further Lease; or
 - (c) if the Landlord has not taken the steps referred to in Clause 12.4, not less than 15 Working Days have elapsed since the receipt of the Advance Warning Notice by the Landlord.
- 12.6 The Further Lease is to be on the following terms:
- (a) the term is to be for 5 years commencing on the expiry of the Contractual Term;
 - (b) there shall be no Lease Rent payable, instead there shall be substituted an Annual Rent which shall be paid on the date of the Further Lease and on every anniversary of that date throughout the term of the Further Lease;
 - (c) the word "**Rent**" shall mean all sums reserved as rent by the Further Lease and shall include the Annual Rent;

- (d) the covenants and conditions (including the proviso for re-entry, but excluding these provisions for an Option for a Further Lease) in this Lease, apart from the yearly rent reserved, are to be incorporated in the Further Lease with such appropriate adjustments as to dates and times as the passage of time renders necessary; and
 - (e) if the Landlord has taken the steps referred to in Clause 12.4 (but not otherwise), reference to the agreement to exclude the provisions of sections 24 to 28 of the Landlord and Tenant Act 1954 in relation to the tenancy created by the Further Lease is to be incorporated in accordance with paragraph 6, schedule 2 of the Order; but
 - (f) if the Landlord has not taken the steps referred to in Clause 12.4, sections 24 to 28 of the Landlord and Tenant Act 1954 are accordingly to apply to the tenancy created by the Further Lease.
- 12.7 Having complied with Clause 12.3 and Clause 12.5, the Tenant may exercise the Option not more than 12 months nor later than 6 months before the expiry of the Contractual Term by the Tenant giving notice to the Landlord to that effect.
- 12.8 In pursuance of the exercise of the Option, as soon as practicable following expiry of the Contractual Term the Landlord shall grant and the Tenant shall accept the grant, and the Tenant shall execute the counterpart of, the Further Lease, unless this Lease has been terminated before the expiry of the Contractual Term.
- 12.9 In the circumstances that:
 - (a) the Tenant has exercised the Option;
 - (b) the Landlord has taken the steps referred to in Clause 12.4; and
 - (c) the Tenant subsequently wishes to assign this Lease before the end of the Contractual Term,

the Landlord may (for the purposes of section 19(1A) of the Landlord and Tenant Act 1927) in addition to reasonable and other grounds withhold consent to the assignment if, having given further notice to the proposed assignee of this Lease under schedule 1 of the Order, the proposed assignee does not comply with the requirements of schedule 2 of the Order so as to render valid as between the Landlord and the proposed assignee the agreement of the Landlord and the Tenant to exclude sections 24 to 28 of the Landlord and Tenant Act 1954 in relation to the tenancy to be created by the Further Lease.
- 12.10 The Tenant shall, within one (1) month of the date of this Lease, apply to register the easements granted by this Lease or to have them noted against title number WA963738.
- 12.11 The Landlord acknowledges that the Tenant may apply for this Lease to be an exempt information document so that the Annual Rent is not stated in the edited version of the Lease available from the Land Registry.

Delivered as a deed on the date of this Lease.



nationalgrid

Visual Impact Provision Project Snowdonia

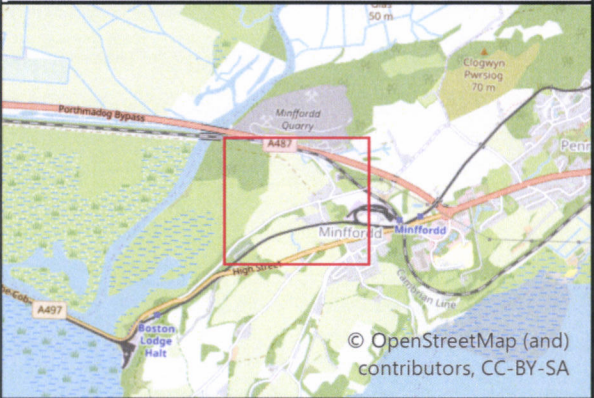
Title:
Lease Area Plan

Ref. No.: VIP-SN383
Plan: 1 of 1

Owner/ Occupier

Peter Russell Jones & Mairwen Jones

Erw Deg, Minffordd, Penrhyndeudraeth,
Gwynedd



Legend

- Leased Area
- Retained Land
- G** New Gate

Peter Jones

M. Jones

Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936
Units: Metre

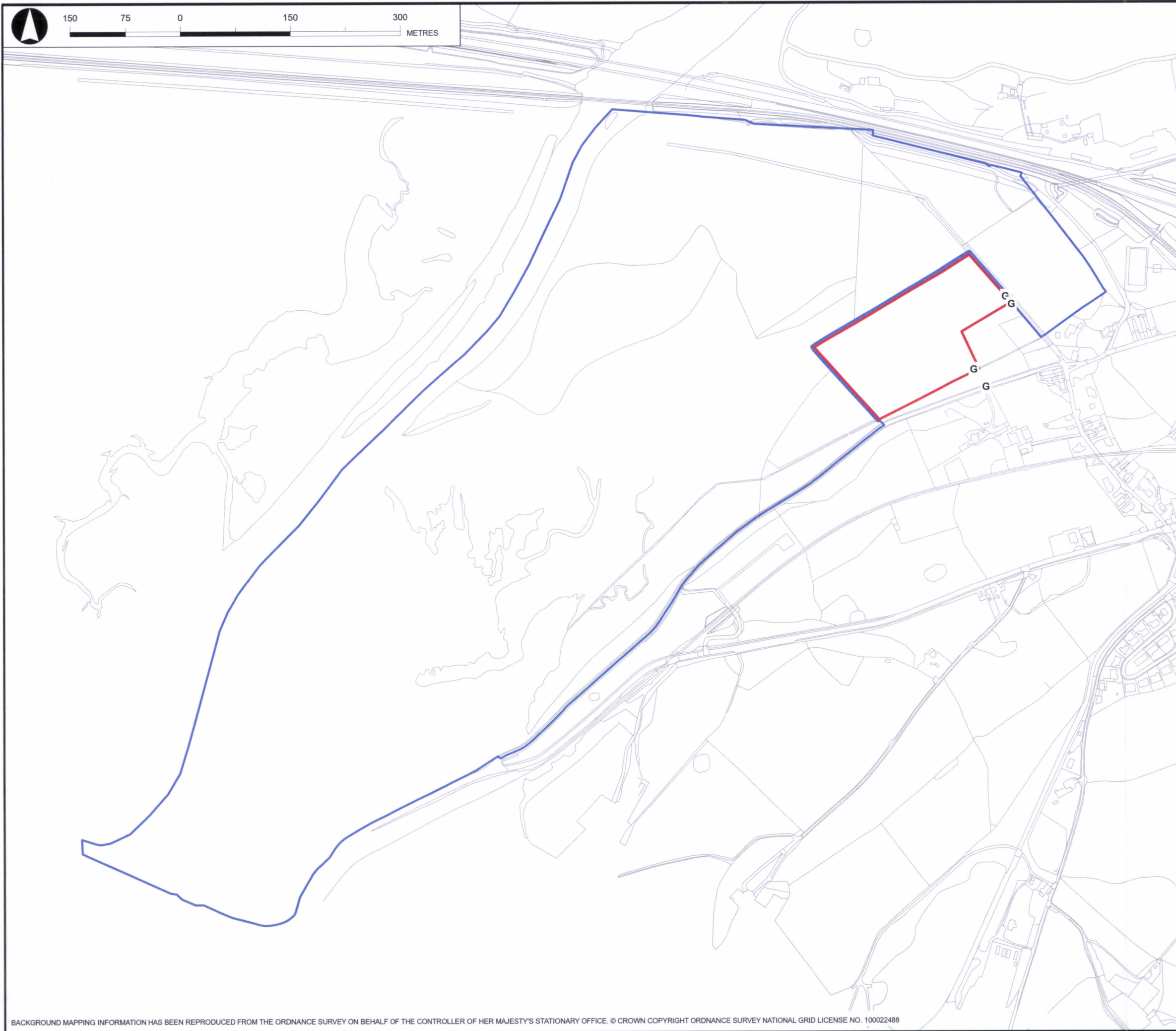
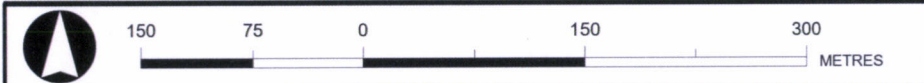
Plan Centre
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Northing: 338689N

Version history:				
1.0	04/07/2022	Published	HH	AG
Version	Date	Remarks	Author	Checked

Scale: 1:2,500
Paper Size: A3

Notes
This drawing is scaled at paper size A3, therefore any prints taken at different sizes will affect the accuracy of the measurement units and should not be scaled against.

BK Bruton Knowles



Visual Impact Provision Project Snowdonia

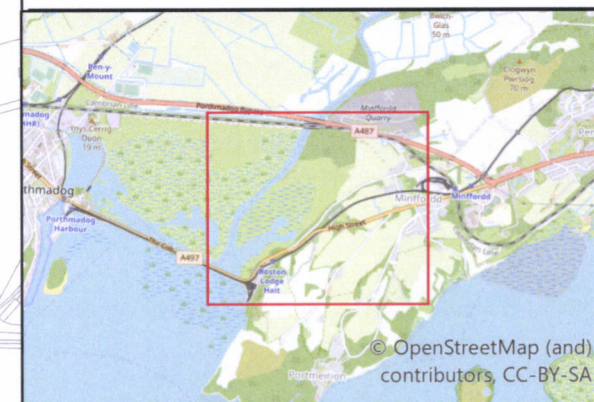
Title:
Lease Area Plan

Ref. No.: VIP-SN383 Plan: 1 of 1

Owner/ Occupier

Peter Russell Jones & Mairwen Jones

Erw Deg, Minffordd, Penrhyndeudraeth,
Gwynedd



Legend

- Leased Area
- Retained Land
- G** New Gate

Peter Jones
M. Jones.

Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936
Units: Metre

Plan Centre
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Northing: 338444N

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Notes
This drawing is scaled at paper size A3, therefore any prints taken at different sizes will affect the accuracy of the measurement units and should not be scaled against.

BK Bruton Knowles

Schedule 1 Rights granted

The following rights, in common with the Landlord and all others for the time being authorised by the Landlord or otherwise entitled, for the Tenant and any permitted undertenant or permitted occupier of or visitor to the Property and any agent servant employee contractor or licensee of the Tenant:

- 1 the right to install any Agricultural Land Drains, such installation to be carried out in accordance with paragraph 6;
- 2 the right to free and uninterrupted passage and running of water through the Agricultural Land Drains currently or which may exist during the Term in on over or under the Retained Land or the Property serving the Property;
- 3 of support and protection for the Property from the Retained Land;
- 4 to erect a chainlink, Heras, boarded or similar fence along the external boundaries of the Property and gates at the points of entrance and exit to the Property from time to time;
- 5 (Subject to the condition set out in paragraph 6) to enter and remain on the Retained Land (but not into or on any buildings on it) with or without tools appliances scaffolding and materials for the purposes of installing inspecting repairing renewing cleaning maintaining altering removing protecting using replacing relaying or repositioning:
 - 5.1 the fencing around the Property;
 - 5.2 any security or other gates or barriers around the road crossings;
 - 5.3 any Agricultural Land Drains (including Agricultural Land Drains installed by the Tenant); and
 - 5.4 any walls which exclusively serve the Property.
- 6 Conditions relating to exercise of rights

The exercise of the rights referred to in paragraph 5 above is subject to the conditions that:

 - 6.1 the Tenant shall obtain a formal licence in writing from the Landlord confirming the Landlord's consent to the exercise of the relevant right, such consent not to be unreasonably withheld or delayed and subject to such reasonable conditions (if any) as the Landlord may reasonably require (including in relation to the area of land over which such right would be exercised, payment for the use of the land affected by the such right and the duration of such right), the form of such licence being substantially in accordance with and incorporating the requirements included in the Licence;
 - 6.2 such entry to be made only where such works cannot reasonably be carried without entering the Retained Land and keeping all works to the minimum required and entering for no greater period than is reasonably necessary and to comply with all reasonable security or other reasonable requirements of any other occupiers of the Retained Land on whose land the entry is made;
 - 6.3 in applying to the Landlord for a formal Licence, the Tenant is to give not less than 28 days' written notice specifying the purpose for which entry is required,

accompanied by drawings, specifications and other written details of the work (whatever its nature), and the method of undertaking the work which the Tenant requires to execute on the Retained Land, and such other information as the Landlord may require including details as to the extent of the Retained Land over which such rights are to be exercised and the duration for which the rights will be exercised PROVIDED THAT the Landlord and the Tenant shall use all reasonable endeavours to agree the terms of the Licence within such 28 day period or as soon as practicable thereafter;

- 6.4 the Landlord may, acting reasonably and in accordance with paragraph 6.1, include the requirement for the Tenant to commission a photographic schedule of condition of the relevant part of the Retained Land;
- 6.5 in exercising any such right, the Tenant is to execute all work at its own expense, in a good and workmanlike manner, with good and suitable materials, complying with good building practice, and in accordance with drawings, specification and other information submitted to and approved by the Landlord, and in accordance with requisite statutory consents and the requirements of competent authorities;
- 6.6 in carrying out the work, the Tenant is to act with due diligence, cause as little disturbance, damage and inconvenience as possible, and promptly make good all damage done to the Retained Land to the Landlord's reasonable satisfaction and to leave the Retained Land in such state and condition as evidence in any schedule of condition required pursuant to paragraph 6.4 above and to pay compensation to the Landlord for any loss sustained in consequence together with payment of the Landlord's associated proper professional fees; and
- 6.7 the Tenant is to keep the Landlord and all persons deriving title under it indemnified against all claims, liability and costs sustained or incurred from or incidental to any act or omission in the exercise, or purported exercise, of the rights or breach of the terms of this paragraph 6.
- 7 a right to remove topsoil and lay terram and/or stone surface (or similar surface) on the Property.

Schedule 2

Part 1 Exceptions and reservations

The following rights during the Term are excepted and reserved to the Landlord any agent servant employee contractor or licensee of the Landlord and any other person authorised by the Landlord deriving title from the Landlord or having similar rights for the benefit of the Retained Land and any other adjoining or neighbouring premises:

- 1 (subject to the carrying out of the Works) the right of free passage of water soil gas electricity telecommunications and other services to and from the Retained Land and any adjoining or neighbouring premises through the Conduits constructed for such purpose now running through in under or upon the Property;
- 2 the right at any time to build or rebuild or alter any parts of the Retained Land or any adjoining or neighbouring premises according to such plans (whether as to height extent or otherwise) and in such manner as the Landlord decides even though this may interfere with the access of light or air to the Property but the Tenant's ability to exercise the rights granted in Schedule 1 will be maintained at all times;
- 3 the right to use the Retained Land or any adjoining or neighbouring premises for any purpose whatsoever and without imposing upon the Retained Land or any adjoining or neighbouring premises any restrictions or conditions similar to those imposed upon the Tenant; and
- 4 (subject to the carrying out of the Works) the right to access the Property to undertake hedge cutting on the Retained Land upon providing two weeks' notice but the person entering must:
 - (a) cause as little damage and disturbance as reasonably practicable and make good as soon as practicable any damage to the Property so caused;
 - (b) not interfere with the carrying out of the Works; and
 - (c) comply with the proper requirements of the Tenant regarding such access including the Tenant's requirements regarding health and safety.

Part 2 Title matters

All matters referred to in the charges register of title number WA963738 insofar as they are subsisting and affect the Property.

Schedule 3 Tenant's covenants

1 TO PAY RENT

1.1 To pay the Rent at the times and in the manner required by this Lease to such address as the Landlord may from time to time require and without deduction counterclaim or set-off whether legal or equitable.

1.2 If any sum due from the Tenant to the Landlord under this Lease is not paid within 28 days after becoming due (whether or not demanded except where a demand is required by this Lease) the sum in question shall carry interest at the Interest Rate for the period from the date on which it became due until the date of actual payment and that interest shall be paid by the Tenant on demand.

2 TO PAY OUTGOINGS

To pay all Outgoings or (where any such Outgoings are imposed on the Property jointly with other land) pay to the Landlord the Tenant's fair and reasonable proportion of any outgoings.

3 USE AND CONTAMINATION

3.1 Not to use the Property for any purpose other than the Permitted Use.

3.2 The Tenant shall be responsible for any Environmental Losses that arise from or in connection with its use or occupation of the Property or with Remedial Works and shall indemnify the Landlord in accordance with the provisions set out in Clause 15.

4 SITE MANAGEMENT AND SECURITY

4.1 To keep the Property secure and livestock (cattle & sheep) proof at all times.

4.2 To keep the Property tidy and free of litter.

4.3 Not to allow on any land road or other areas within the curtilage of the Retained Land any waste or goods to be left thereon.

5 WORKS

5.1 The Tenant shall be permitted to carry out the Works at all times.

5.2 The Tenant may remove topsoil and lay terram and/or stone surface (or similar surface) on the Property and any topsoil removed is to be stored on the Property and the Tenant is to undertake annual spraying of the stored topsoil with weedkiller or otherwise cover the topsoil to suppress the growth of weeds and use the topsoil stored for the reinstatement of the Property at the end of the Term.

6 YIELDING UP ON DETERMINATION AND OTHER WORKS

6.1 On Determination the Tenant shall yield up the Property including boundaries to the Landlord with vacant possession, in a state and condition which is as near as reasonably practicable to that existing at the start of the Term as evidenced by the Schedule of Condition PROVIDED THAT the Tenant shall not be required to put the Property in any better state and condition as evidenced by the Schedule of Condition with the intent that (subject to such limitation) the Landlord shall be compensated for damage caused by the Tenant not made good by the Tenant to the reasonable

satisfaction of the Landlord and for any losses suffered by the Landlord and/or diminution in market value of the Landlord's reversion to this Lease and the Retained Land caused by any breach of the Tenant's covenants in this Lease.

6.2 Prior to Determination, the Tenant shall:

6.2.1 erect stock (sheep and cattle) proof fencing along those boundaries of the Property that adjoin any other land owned by the Tenant, such fence to be in accordance with a specification approved by the Landlord (such approval not to be unreasonably withheld or delayed) and to be erected to the Landlord's reasonable satisfaction;

6.2.2 install new gates in those areas marked "G" on the Plan, such gates to be a minimum of 4 metres in length with actual length, gate type, gate furniture and gate posts to be approved by the Landlord in advance of such installation, such approval not to be unreasonably withheld or delayed.

7 DEALINGS WITH THE PROPERTY

7.1 The Tenant may freely assign this Lease, whether in whole or in part, without the consent of the Landlord provided that any assignee must serve written notice on the Landlord giving its full name and address for service such notice to be accompanied by a duly certified copy of the instrument creating that interest and if so reasonably required by the Landlord, the Tenant shall procure that such assignee shall enter into a deed of covenant with the Landlord on such terms as the Landlord shall reasonably require to perform the Tenant's covenants in this Lease.

7.2 The Landlord shall be entitled to assume at any specific time that the identity of the Tenant is the Tenant at the date of this Lease or (if any such notice has been served under paragraph 7.1) the Tenant of whom such notice has last been served on the Landlord and any notice to be served on the Tenant under this Lease shall be sufficiently served if served on the Tenant at the date of this Lease to the Tenant's registered address or (if any such notice has been served under paragraph 7.1) the Tenant of whom such notice has last been served on the Landlord to their registered address in both cases if sent by either first class post, by registered post, the recorded delivery service or delivered by hand.

7.3 Subject to paragraph 7.4 the Tenant shall not share occupation with a third party or hold this Lease on trust for a third party.

7.4 Notwithstanding paragraph 7.3 the Tenant shall be permitted to allow its contractors workmen staff or other such representatives to occupy the Property for the Permitted Use.

8 NECESSARY CONSENTS

Before doing anything at the Property which requires any Necessary Consents the Tenant shall use reasonable endeavours to obtain all Necessary Consents required for the purpose.

9 LEGAL OBLIGATIONS

The Tenant shall observe and comply with all Legal Obligations, save where such Legal Obligations are the responsibility of the Landlord.

10 ENTRY BY LANDLORD

Upon reasonable prior written notice the Tenant shall permit the Landlord and those authorised by it to enter the Property at such reasonable times as the Tenant may determine for the purpose of complying with the Landlord's obligations under this Lease or with any other Legal Obligation of the Landlord subject at all times to the Landlord:

- (a) causing as little damage and disturbance as reasonably practicable and making good as soon as practicable any damage to the Property so caused;
- (b) not interfering with the carrying out of the Works; and
- (c) complying with the proper requirements of the Tenant regarding such access including the Tenant's requirements regarding health and safety.

11 TITLE MATTERS

The Tenant shall observe and perform all covenants in respect of the Property arising from the Title Matters.

12 GENERAL USER

12.1 The Tenant shall ensure that any petrol or other specially inflammable or any explosive, dangerous or potentially contaminative substance or material are stored or permitted to be stored at the Property in accordance with all statutes bye-laws or regulations for the time being in force in relation thereto.

12.2 The Tenant shall not use the Property for any illegal act or purpose and shall cause as little nuisance and disturbance as possible to the Landlord and the owners and occupiers of neighbouring land PROVIDED THAT the lawful and reasonable use of the Property for the Permitted Use shall not be considered a breach of this Clause.

13 FEES

13.1 To pay to the Landlord all reasonable and proper costs charges and expenses (including solicitors' counsels' and surveyors' and other professional costs and fees) properly incurred by the Landlord in respect of the following matters namely:

- (a) in a proper contemplation of any proceedings under Sections 146 or 147 of the Law of Property Act 1925 or in the preparation and service of notice thereunder (whether or not the Tenant has been relieved under the provisions of the said Act and notwithstanding forfeiture is avoided otherwise than by relief granted by the Court) and in respect of the said proceedings;
- (b) in the preparation and service of a schedule of dilapidations relating to a breach of covenant by the Tenant during or within three months after Determination (but not relating in all circumstances to dilapidations occurring during the Term);
- (c) without prejudice to any other right in connection with the recovery of arrears of rent or other money due from the Tenant hereunder outstanding for more than 28 days; and
- (d) in relation to the preparation and negotiation of any compensation claim properly submitted on behalf of the Landlord in relation to this Lease.

- 13.2 To pay to the Landlord all reasonable and proper costs charges and expenses (including solicitors' counsels' and surveyors' and other professional costs and fees) properly incurred by the Landlord in respect of any application for consent required by this Lease whether or not such consent be granted or reasonably withheld or whether any such application is withdrawn but except where such consent is unreasonably withheld or delayed or obstructed or is offered subject to unreasonable qualification or condition.

14 **INSURANCE AGAINST THIRD PARTY LIABILITIES**

To insure at all times during the Term with a reputable insurer the third party liability of the Tenant in relation to the Property and to provide details (which may be by way of brokers letter) of such insurance if required to do so by the Landlord but not more than once each year.

15 **INDEMNITY**

- 15.1 The Tenant will keep the Landlord indemnified in the sum of £10,000,000 for each and every occurrence or series of occurrences arising out of any one event for any and all claims against all actions which may be brought and all third party claims and demands which may be made against the Landlord by reason of any act or omission on the part of the Tenant or the Tenant's representatives or any breach by the Tenant of the Tenant's obligations in this Lease.

- 15.2 The indemnity in paragraph 15.1 is conditional upon the Landlord:

- (a) giving the Tenant written notice of any such actions claims or demands as soon as reasonably possible after the Landlord becomes aware of any such actions claims or demands;
- (b) allowing the Tenant, in the Tenant's discretion, to conduct in the name of the Landlord but at the cost of the Tenant any litigation or other dispute resolution process (as the case may be) and giving to the Tenant such assistance and co-operation as the Tenant may reasonably require (and the Tenant shall pay the Landlord's reasonable and proper costs in giving such assistance and co-operation and shall take into account any reasonable and proper representations which the Landlord may make in relation to any such actions claims or demands);
- (c) when negotiating and dealing with any action, claim or demand, taking account of any reasonable representations from the Tenant but the Landlord is not obliged to act on such representations;
- (d) seeking to mitigate its liabilities relating to such actions claims or demands where it is practicable for it to do so; and
- (e) subject to paragraph 15.2(b), keeping the Tenant informed in relation to the progress of any such actions, claims and demands and paying due regard to the Tenant's reasonable representations in relation thereto.

16 **FIELD DRAINS AND OTHER APPARATUS**

The Tenant shall repair any damage to field drains and/or third party apparatus caused by the Tenant or its representatives and to indemnify the Landlord in respect of same in accordance with Clause 15 of this Schedule 3 (*Tenant's covenants*).

Schedule 4
Landlord's covenants

1 QUIET ENJOYMENT

The Tenant may peaceably hold and enjoy the Property during the Term without any lawful interruption or disturbance from or by the Landlord or any person claiming through under or in trust for the Landlord.

2 LEGAL OBLIGATIONS

The Landlord shall comply with all Legal Obligations relating to the Property save where such Legal Obligations are the responsibility of the Tenant under this Lease.

Schedule 5
Schedule of Condition

**Schedule 6
Licence**

DATED [•]

[•]
as Licensor

NATIONAL GRID ELECTRICITY TRANSMISSION PLC
as Licensee

LICENCE

in respect of land at Y Traeth Minffordd, Penrhyndeudraeth, Gwynedd

Contents

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DATED [●]

PARTIES

- (1) [●] (the "**Licensor**")
- (2) **NATIONAL GRID ELECTRICITY TRANSMISSION PLC**, a company incorporated and registered in England and Wales with company registration number 02366977 and having its registered office at 1-3 Strand London WC2N 5EH (the "**Licensee**")

OPERATIVE PROVISIONS

1 DEFINITIONS AND INTERPRETATION

1.1 In this Licence:

"**Land**" means the Land belonging to the Licensor and identified on the Plan.

"**Licensor**" includes its successors in title to the Land.

"**Lease**" means the lease dated [●] and made between (1) [●] and (2) the Licensee in respect of land situated at Y Traeth Minffordd, Penrhyndeudraeth, Gwynedd and more particularly described in the Lease.¹

"**Plan**" means the plan annexed to this Licence.

"**Schedule of Condition**" means the photographic schedule of condition required pursuant to Clause 3.2.²

"**Term**" means the term of [●]³ from the [●] day of [●] 20[●] provided that the Term shall not extend beyond the later of:

- (a) the term of the Lease; or
- (b) the term of any Further Lease entered into pursuant to the provisions of the Lease.

"**Terms of Engagement**" means the terms of engagement attached to this Licence or such other terms of engagement as agreed between the parties, each acting reasonably.⁴

1.2 Words and expressions defined in the Lease and appearing in this Licence have the same meanings unless the context otherwise requires.

1.3 The Clause and paragraph headings in this Licence are for ease of reference only and shall not be taken into account in the construction or interpretation of the Clause or paragraph to which they refer.

¹ BCLP Drafting Note – the details of the Lease will need to be inserted once the Lease is entered into and when the relevant licence is being engrossed.

² BCLP Drafting Note – see comment in footnote to clause 3.2.

³ BCLP Drafting Note – the terms will be agreed as part of the provisions in the Lease and will need to be inserted here when the relevant licence is engrossed.

⁴ BCLP Drafting Note – the surveyor's terms of engagement are to be attached to the licence when the licence is engrossed for execution.

- 1.4 References in this Licence to a Clause are references where the context so admits to a Clause in this Licence.
- 1.5 Words importing the singular meaning include where the context so admits the plural meaning and vice versa.
- 1.6 Words of the neuter gender include the feminine and masculine genders and words denoting natural persons include corporations and firms and all such words shall be construed interchangeably in that manner.
- 1.7 Words denoting an obligation on a party to do any act, matter or thing include an obligation to procure that it be done and words placing a party under a restriction include an obligation not to permit infringement of the restriction.
- 1.8 Where the Licensee comprises two or more parties the obligations of the Licensee are in relation to each such party joint and several.

2 GRANT OF THE LICENCE

- 2.1 In consideration for the covenants set out below the Licensor grants to the Licensee and to those authorised by the Licensee a licence for the following purpose:⁵

[•]

- 2.2 The term of this Licence shall be the Term.

- 2.3 On completion of this Licence, the Licensee shall pay to the Licensor the following sum:⁶

[•]

- 2.4 On completion of this Licence, the Licensee shall pay to the Licensor the Licensor's surveyor's reasonable and proper costs actually incurred in completing this Licence in accordance with the Terms of Engagement plus VAT to the extent that such VAT is not recoverable by the Licensor.

- 2.5 On completion of this Licence, the Licensee shall pay to the Licensor the Licensor's solicitors' reasonable and proper costs actually incurred in completing this Licence plus VAT to the extent that such VAT is not recoverable by the Licensor.

3 OBLIGATIONS OF THE LICENSEE

- 3.1 The Licensee shall give to the Licensor 5 Working Days' notice of its intention to enter the Land.
- 3.2 [Prior to entering the Land pursuant to Clause 3.1, the Licensee shall commission a Schedule of Condition of the Land and/or, if applicable, shall update a previously commissioned Schedule of Condition.]⁷

⁵ BCLP Drafting Note – details of the purposes for which the relevant licence is being granted are to be inserted here.

⁶ BCLP Drafting Note – details of the relevant licence fee are to be inserted here once known.

⁷ BCLP Drafting Note – this clause and the definition of Schedule of Condition are to be deleted if no such schedule is required. The Lease requires the Landlord to act reasonably in attaching conditions such as this to the granting of the Licence.

- 3.3 The Licensee shall not do any act or thing on the Land which may be or become a nuisance to or cause permanent damage to the Land.
- 3.4 The Licensee shall exercise the right granted in Clause 2.1 without obstructing any public or private right of way and in compliance with all statutory and Health and Safety regulations and in such a manner as to cause as little physical damage as possible to the Land or to any building, gates, structures, boundaries, fences, walls, hedgerows, trees, crops, deadstock or livestock, apparatus or services erected installed or placed on or under the Land and to make good as soon as reasonably practicable at the Licensee's own expense and to the Licensor's reasonable satisfaction any such damage caused by the Licensee in the exercise of such rights [PROVIDED THAT the Licensee shall not be required to put the Land into any better state or condition than that evidenced by the Schedule of Condition]⁸ and, save to the extent remedied by such making good, to compensate the Licensor for any reasonable loss sustained (including any diminution in market value of the Land as a result of such damage) together with all reasonable professional costs arising directly from such damage and/or loss and if for any reason any such damage cannot be made good or if the Licensee so prefers the Licensee shall in lieu of making good such damage compensate the Licensor for any reasonable loss sustained (including any diminution in market value of the Land as a result of such damage) together with all reasonable professional costs arising directly from such damage and or loss.
- 3.5 Save to the extent remedied pursuant to Clause 3.4, the Licensee shall prior to the expiry or sooner determination of this Licence make good any physical damage or untidiness it has caused to the Land to the Licensor's reasonable satisfaction as soon as reasonably practicable [PROVIDED THAT the Licensee shall not be required to put the Land into any better state or condition than that evidenced by the Schedule of Condition]⁹.
- 3.6 This Licence is not intended by any of the parties to it to confer upon the Licensee any right or interest in the nature of a tenancy or exclusive possession or occupation of the Land and gives no proprietary interest in the Land to the Licensee and is not assignable.

4 **INDEMNITY**

- 4.1 The Licensee shall keep the Licensor indemnified against all actions which may be brought against the Licensor and all claims and demands which may be made against the Licensor by reason of any act or omission on the part of the Licensee or their representatives or any breach by the Licensee of the Licensee's obligations in this Licence.
- 4.2 The indemnity in Clause 4.1 is conditional upon the Licensor:
- (a) giving to the Licensee written notice of any such actions claims or demands as soon as possible after the Licensor becomes aware of any such actions claims or demands;
 - (b) the Licensor not admitting liability to any third party, making any offer to settle, settling or compromising any such actions claims or demands without the Licensee's consent (such consent not to be unreasonably withheld or delayed);

⁸ BCLP Drafting Note – the words in square brackets to be included where there is a Schedule of Condition, otherwise delete them.

⁹ BCLP Drafting Note – the words in square brackets to be included where there is a Schedule of Condition, otherwise delete them.

- (c) allowing, in the Licensee's discretion, the Licensee to conduct in the name of the Licensor but at the cost of the Licensee any mediation, litigation or other dispute resolution process (as the case may be) and giving to the Licensee such assistance and co-operation as the Licensee may reasonably require (and the Licensee shall pay the Licensor's reasonable and proper costs in giving such assistance and co-operation and shall take into account any reasonable and proper representations which the Licensor may make in relation to any such actions claims or demands);
- (d) taking all reasonable steps to mitigate any liabilities relating to such actions claims or demands; and
- (e) subject to sub-Clause (c), keeping the Licensee informed in relation to the progress of any such actions, claims and demands and paying due regard to the Licensee's reasonable representations in relation thereto.

5 **NOTICES**

The notice provisions contained in the Lease shall apply to this Licence.

Signed by the parties on the date of this Licence.

EXECUTION PAGE

Executed by [***FreeholderFullName***])
acting by:)

Director

Director/Secretary

Executed by [***FreeholderFullName***] in)
the presence of:)
)

Name of witness:

Signature of witness:

Address:

Occupation:
The common seal of **NATIONAL GRID**)
ELECTRICITY TRANSMISSION PLC was)
affixed to this Licence in the presence of:)

EXECUTION PAGE

Original

Executed as a deed by **PETER RUSSELL JONES** in the presence of :

) *Pete Jones*
) Director *P.J. Jones*

Name of witness: *Mairwen Jones* (Mairwen Jones)

Signature of witness: *Mairwen Jones*

Address: 40 HILL STREET, BATHON FFL7.2106 L41 3AL

Occupation: *conductor*

Executed as a deed by **MAIRWEN JONES** in the presence of :

) *M. Jones*
) Director *M.J. Jones*

Name of witness: *Mairwen Jones* (Mairwen Jones)

Signature of witness: *Mairwen Jones*

Address: 40 HILL STREET, BATHON FFL7.2106, L41 3AL

Occupation: *conductor*