

QUEENSWOOD GARDENS LIMITED
&
Queenswood Management Association Limited
DEED OF COVENANT – PREFERRED FORMAT

THIS DEED OF COVENANT is made the ____ day of _____ 201_

BETWEEN

- (1) *[Insert name(s) of lessee(s)]* of *[Flat No.]* Queenswood Gardens, Wanstead, London E11 3S *[insert final letter of postcode]* (hereinafter called “the Assignee”)
- (2) Queenswood Gardens Limited incorporated in England under No. 4473572 and having its registered office at 164 Cranbrook Road, Ilford, Essex IG1 4NR (hereinafter called “the Lessor”) and
- (3) Queenswood Management Association Limited incorporated in England under No. 1008511 and having its registered office at 164 Cranbrook Road, Ilford, Essex IG1 4NR (hereinafter called “the Company”).

WHEREAS

- (1) By a Lease (hereinafter called “the Lease”) particulars whereof are set out in the Part I of the Schedule hereto the premises particulars whereof are set out in the Part II of the Schedule hereto (hereinafter called “the Premises”) were demised to the Lessee therein named for the term the particulars of which are set out in Part III of the Schedule hereto subject to the Lessee’s covenants therein contained
- (2) The Lease contains a covenant by the Lessee that upon any transaction or disposition to which the Lessee is a party or over which the Lessee has any control involving a change or a contract for a change in ownership of the Premises the Lessee will procure that the person becoming or contracting to become as a result of such transaction or disposition the owner of the Premises enters into a covenant with the Lessor and the Company to observe all the covenants by the Lessee with the Lessor and the Company contained in the Lease
- (3) The reversionary interest in the Lease is now vested in the Lessor
- (4) By virtue of an assignment of even date herewith the term of years granted by the Lease is now vested in the Assignee

NOW THIS DEED WITNESSES as follows:-

1. The Assignee hereby covenants with the Lessor that as from the date hereof and thenceforth during the residue of the term granted by the Lease the Assignee will pay the rent thereby reserved and observe and perform the covenants with the Lessor on the

part of the Lessee therein contained

2. The Assignee hereby covenants with the Company that as from the date hereof and thenceforth during the residue of the term granted by the Lease the Assignee will observe and perform the covenants with the Company on the part of the Lessee therein contained

IN WITNESS WHEREOF the Assignee has hereto set his hand and delivered this as his deed the day and year first before written

● **The Schedule above referred to**

Part I – The Lease

[Insert EITHER date of original lease, OR, if lease has been extended by deed of variation, the effective date of that deed] Lease dated the [date] day of [month, year] made between:

- (1) Endersby Properties Limited *[Or Queenswood Gardens Ltd if the lease has been extended]*
- (2) *[Insert EITHER name(s) of the original lessee(s), OR, if lease has been extended by deed of variation, name(s) of lessee(s) on that deed]*
- (3) Queenswood Management Association Ltd

Part II – The Premises

[Flat No.] Queenswood Gardens, Wanstead, London E11 3S *[final letter of postcode]*

Part III – The Term

[Insert EITHER the lease term and effective date of the original lease, OR, if lease has been extended by deed of variation, the revised term and effective date] ___ years from the [date] day of [month, year]

SIGNED as a Deed by the said _____
[Insert name(s) of the lessee(s)]

in the presence of:-

Witness signature _____

Name _____

Full Address & Postcode _____

Occupation _____

*This specimen of a deed of covenant is provided for information only with the express provision that neither Queenswood Management Association Ltd nor Queenswood Gardens Ltd accept any responsibility for any consequential loss damage or other eventuality caused by its use by the Assignee or any other party without obtaining independent legal or other advice. **Note that neither company will accept a copy of this specimen document with manuscript amendments as a valid Deed.***