

LESSEES' COVENANTS
(EXTRACT FROM PART IV OF THE SCHEDULE TO THE LEASE)

1. Not to use the demised premises nor permit the same to be used for any illegal or immoral purpose or for any purpose whatsoever other than as a private residence in the occupation of one family only.
2. Not to do or permit to be done any act or thing in or upon the demised premises or any part thereof or any part of the freehold premises which may be or grow to be a damage nuisance or annoyance to the Lessor or the Company or any of the Lessees or occupiers of the other parts of the Building on the freehold premises or to the neighbourhood.
3. Not to do or permit to be done any act or thing in or upon the demised premises or any part thereof or any part of the freehold premises which may render void or voidable any policy of insurance on the demised premises or on any other part of the freehold premises or any part thereof or may operate to increase the premium payable in respect thereof.
4. Not to throw dirt rubbish rags or other refuse or permit the same to be thrown into the sinks baths lavatories cisterns or waste or soil pipes in the demised premises.
5. Not to play or use or permit to be played or used any piano pianola gramophone wireless or television loudspeaker or mechanical instrument of any kind nor to sing or carry on loud conversation or allow the same to be to be done in the demised premises so as to cause damage nuisance or annoyance to the Lessor and the Company or the Lessees or occupiers of any other part of the Building.
6. Not without the previous consent of the Lessor in writing to place or permit to be placed any name writing drawing signboard plate or placard of any kind in or upon or from the external walls or any window on the exterior of the demised premises or so as to be visible from the outside of the Building.
7. Not to hang or expose any clothes (other than in the drying area provided) or to place any flower box or flower pots or other like object outside the demised premises or permit the same to be done.
8. Not to keep or permit to be kept any bird dog or other animal in or upon the demised premises which may cause damage nuisance or annoyance to the Lessees or occupiers of any other part of the freehold premises or to which an objection shall be notified by the Company.
9. Not to erect or permit to be erected any external wireless or television aerial on or upon the demised premises without the prior consent in writing of the Lessor.

10. Not to permit any vehicles goods or articles to obstruct the common main entrances common passages landings and staircases of the Building or any road or paths on the freehold premises or the gardens or grassed areas thereof.
11. Not to use convert or occupy or suffer to be used converted or occupied the lands coloured yellow blue and yellow hatched black on the said plan for any purpose other than those hereinbefore mentioned.
12. To keep the windows curtained with white net curtaining.
13. To lay and maintain fitted carpets throughout the entrance hall, passageway and lounge of the demised premises.

The lease also contains other lessees' obligations, including:

- lessees must not injure, cut or maim any of the walls, ceilings, floors or partitions of the demised premises.
- lessees must not make any structural alterations or structural additions to the demised premises or the internal arrangements, or remove any of the Landlord's fixtures without the previous consent in writing of the Lessor.
- on any transaction or disposition to which the Lessee is a party or over which he has any control involving a change or a contract for a change in the ownership of the demised premises to procure that the person becoming or contracting to become as a result of such transaction or disposition the owner of the demised premises:
 - (i) becomes a member of the Company, and
 - (ii) enters into covenants with the Lessor and the Company to observe and perform all the covenants by the Lessee with the Lessor and the Company contained in this Lease.

In addition, it should be noted that Part 2 of the Schedule in the lease allows the lessee to park **not more than one private vehicle** in the parking bays. Commercial vehicles are not permitted to use the parking facilities.

Potential lessees are strongly recommended to familiarise themselves with the obligations in the lease and be aware that, if they become a lessee, they will be expected to meet all of them.