

MEMORANDUM OF RENT REVIEW

PROPERTY: Land and buildings situate near to Coity Road, Bridgend

LEASE DATED: 3 October 1984

PARTIES: (i) British Railways Board – (the Board)  
(ii) Curzon Estates Limited – (the Lessees)

PRESENT LANDLORD: BRB (Residuary) Limited

PRESENT TENANT: Graham Group plc (Assigned 3.2 1994)

BRB (RESIDUARY) LIMITED AND GRAHAM GROUP PLC DESIRE TO RECORD THAT THE RENT PAYABLE IN RESPECT OF THE ABOVE PROPERTY HAS BEEN INCREASED TO £5,350 (FIVE THOUSAND THREE HUNDRED AND FIFTY POUNDS) PER ANNUM FROM 29 SEPTEMBER 2003 IN ACCORDANCE WITH THE PROVISIONS FOR RENT REVIEW CONTAINED IN CLAUSE 1 OF THE ABOVE LEASE

Dated 26<sup>th</sup> day of November 2004

Signed [Signature] For and on behalf of the Landlord

In the presence of [Signature]

Signed [Signature] For and on behalf of the Tenant

In the presence of [Signature]

Dated:

3rd February

1994

**PREMISES AND PARTIES**

Description of Property:

Land and Buildings at Coity Road, Bridgend, Mid Glamorgan.

Present Landlord ("the Board"):

**BRITISH RAILWAYS BOARD**

Present Tenant ("the Lessee"):

**CURZON ESTATES LIMITED** whose registered office is at Silvertown House, Vincent Square, London SW1.

Proposed Assignee ("the Assignee"):

**GRAHAM ~~BUILDING SERVICES~~ <sup>GROUP</sup> LIMITED** whose registered office is at 96 Leeds Road, Huddersfield HD1 4RH.

Particulars of Lease ("the Lease"):

A lease dated 3 October 1984 made between British Railways Board (1) and Curzon Estates Limited (2) for a term of 125 years commencing 29 September 1983.

**THE LICENCE**

1. THE Board now consent to the Lessee assigning all the Lessee's estate and interest in the Lease to the Assignee but so that this consent shall only be valid in relation to an assignment completed within a period of three months commencing on the date of this Licence.

**ASSIGNEE'S COVENANTS**

2. THE Assignee now covenants with the Board that:
  - 2.1 as from the date when the Lessee's estate and interest in the Lease shall be assigned to the Assignee then during the residue of the term granted by the Lease and any statutory continuation of or holding over from the Lease the Assignee will pay the rent under the Lease accept the terms of the Lease and observe and perform the covenants and conditions on the part of the lessees contained in the Lease.
  - 2.2 The Assignee shall at the date of this Licence pay to the Board any arrears of rent properly owed by the Lessee to the Board under the terms of the Lease (if not paid by the Lessee).

Pl. B  
R.I.  
C.H.

MISCELLANEOUS  
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DATED 3rd October 1984

BRITISH RAILWAYS BOARD

- to -

~~XXX REEVES LIMITED~~

CURZON ESTATES LIMITED

COUNTERPART /

LEASE

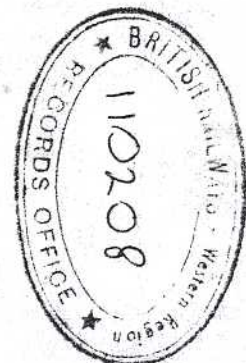
- of -

premises at Coity Road  
Bridgend in the County of  
Mid Glamorgan

For the term of 125 years  
Commencing 29th September 1983  
Expiring 28th September 2108  
Rent £2,250 per annum  
(Subject to review)

DOCUMENT -	DATE
- Photocopied	✓
- Noted Bristol	16-1-85 326 ✓
- Plans prepared	✓
- Other Depts. advised	✓

2204/21291/46271/mpd



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