



Official copy of register of title

Title number EGL343511 Edition date 07.01.2021

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- Issued on 16 November 2023.
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- For information about the register of title, see www.gov.uk/land-registry.
- This title is dealt with by HM Land Registry Durham Office.

A: Property register

This register describes the land and estate comprised in the title.

NEWHAM

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being London City Airport, Connaught Road, Silvertown, London (E16 2PX).

NOTE: The railway tunnel under the land hatched blue on the title plan is excluded from this title.

- 2 The land has the benefit of but is subject to for the term stated therein rights in case of emergency only to pass and repass over the emergency accessways contained in a Deed of Grant dated 7 November 1991 made between (1) London Docklands Development Corporation (2) London City Airport (Developments) Limited (3) London City Airport Limited (4) John Mowlem and Company PLC and (5) The Port of London Authority upon the terms therein mentioned.

NOTE: Copy filed under EGL147506.

- 3 A Transfer of land edged and numbered 1 in mauve on the title plan dated 7 February 1989 made between (1) The Port of London Authority (PLA) and (2) The London Docklands Corporation contains the following covenants which are expressed to be for the benefit of the land in this title:-

"LDDC for itself and its successors in title to the Property hereby covenants with London City Airport Limited and its successors in title so as to bind each and every part of the Property for the benefit of each and every part of the remainder of the land comprised within Title Number EGL147506 that LDDC and all other persons intended to be bound as aforesaid will observe and perform the covenants contained in the Third Schedule

THE THIRD SCHEDULE



A: Property register continued

The covenants referred to above.

(a) That the Property shall not be used other than as a swing bridge for the transport of road traffic and the passage of pedestrians and in elevated approach road and footpath leading thereto and all necessary ancillary purposes and

(b) That the swing bridge shall normally be kept in the position that is open to road vehicles and closed to shipping and

(c) That the swing bridge shall only be open to permit the passage of shipping or maintenance repair or renewal of the swing bridge and all ancillary equipment:-

(i) during such hours as the airport on the adjoining land within Title Number EGL147506 and known as the London City Airport ("the Airport") is closed to air traffic movements (such hours to be determined by the operator of the Airport) or

(ii) at such other times as the operator of the Airport may permit provided that the operator of the Airport shall permit the swing bridge to be opened at least once a day (if required) by prior arrangement with LDDC or its successor in title

(iii) that apart from the use of the said bridge and its approach road by all types of road vehicles and by pedestrians LDDC shall not permit the Property to be used in any way which might interfere with the navigational aids at the Airport."

- 4 The land has the benefit of the following rights granted by a Deed of Grant and Covenant dated 15 November 1994 made between (1) London Docklands Development Corporation ("LDDC") (2) Port of London Authority ("PLA") (3) London City Airport Limited ("LCA") (4) Royal Docks Management Authority Limited ("RODMA") and (5) Stolport Properties Limited (Stolport):-

"LDDC as beneficial owner of the freehold interest in the LDDC land and RODMA as lessee under the RODMA Lease hereby respectively grant to PLA as appurtenant to its freehold interest in the Property the rights set out in the First Schedule hereto TO HOLD the same unto the PLA in fee simple

THE FIRST SCHEDULE

Rights

1. Services

The unobstructed passage of water soil gas and electricity from and to the Property to any service connections of LDDC and/or RODMA situated in under or over the LDDC land or the RODMA premises and which at the date of this Deed serve the Property together with full and free rights of access to such service connections for the purpose of repair maintenance cleansing replacement and inspection thereof Provided that LDDC and/or RODMA shall be at liberty to divert the route of the service connections situated on their land to a route or routes not materially less convenient or commodious to the PLA or LCA subject to LDDC or RODMA (as the case may be):-

(i) carrying out all necessary works of division at its or their own cost and expeditiously as reasonably possible

(ii) in the event that such diversion causes the use of the service connections to be temporarily interrupted to provide at its or their own cost alternative temporary facilities or service connections during the

A: Property register continued

period of which the permanent service connections are out of use so that the passage of services to the Property is not interrupted save at times of minimum inconvenience approved by the PLA and LCA (such approval not to be unreasonably withheld taking into account the requirement of the PLA and LCA to operate the business at the time carried on on the Property and the need for LDDC or RODMA (as the case may be) to vary the service route and

(iii) to indemnify LCA and PLA against all liabilities which they may incur as a result of the default or negligence on the part of LDDC or RODMA (as the case may be) in complying with their obligations contained in this proviso.

2. Repairs to the dock wall, etc.

Full and free right of access over or under those parts of the water of the Docks as may be reasonably required in order to effect repair to and maintenance of the dock walls or other structures which may from time to time form part of or support the Property

3. Safety patrol boats, etc.

The full and free right to operate without charge by LDDC or RODMA efficient fire fighting services by boat and to operate safety patrol boats in connection with the enforcement of air safety over the navigable parts of Docks provided that if LDDC and/or RODMA shall at any time construct or erect buildings or other structures in on over or under the Docks remaining after the construction or erection of such buildings or structures but so that no such buildings or structures shall be erected so as to prevent access by fire fighting boats or patrol boats alongside the Property unless a right of access for fire fighting and safety purposes shall be granted to the PLA and LCA over access routes on such buildings or structures for the purposes of fire fighting and enforcement or air safety.

Projections.

The right to retain all such projections as exist on the date of this Deed over Docks from the Property and with the prior consent in writing of LDDC and RODMA (such consent not to be unreasonably withheld or delayed) to erect or place such other similar projections over the Docks from the Property as may be reasonably required for the safe and efficient operation of the business then carried on on the Property.

NOTE: The Definitions used in the Deed are as follows:-

RODMA Lease

The Lease dated 28 September 1990 and made between LDDC (1) and RODMA (2) whereby the RODMA premises were demised by LDDC to RODMA for the term of 225 years from 28 September 1990.

Property

All that property known as London City Airport Connaught Road in the London Borough of Newham and the fuel storage area adjacent thereto as the same are registered at Land Registry under title numbers EGL147506 and EGL240948.

LDDC land

The land and buildings at the Royal Docks in the London Borough of Newham at the date hereof comprised within title number EGL258669 and (but for the purpose only of the right set out in paragraph 1 of the First Schedule



A: Property register continued

hereto) the land and buildings at the Royal Docks comprised in title numbers EGL218658 and EGL243390 and the land transferred to the LDDC by a Transfer of even date herewith and known as Plot 499B and each and every Part of all such land buildings.

RODMA premises

The premises at the date hereof comprised within the RODMA Lease.

DOCKS

The Royal Albert Dock and the King George V Dock in the London Borough of Newham as at the date hereof."

- 5 The Deed dated 15 November 1994 referred to above contains the following covenants which are expressed to be for the benefit of the land in this title.

THE SECOND SCHEDULE

PART I

LDDC covenant

1. Water levels

LDDC to provide so far as not prevented by circumstances beyond control a water level within the Docks which lies between a minimum 3.44 metres above ODN (Ordnance Datum Newlyn) and a maximum of 4.24 metres above ODN.

2. London Docklands Development Corporation Bill

LDDC shall not exercise the powers conferred by or under the London Docklands Development Corporation Act 1994 ("the Act"), including the powers of the Harbour, Docks and Piers Clauses Act 1847 as applied by the Act, so as to interfere unreasonably with, or, except with the agreement of the PLA, to extinguish the rights set out in the First Schedule hereto

PART 2

LDDC and RODMA covenant

Ship movements

LDDC and RODMA to give at least six hours notice to LCA and PLA (except in case of emergency) of any impending movement of vessels into the Docks or the King George V Lock entrance likely to affect aircraft movements in and out of the Property so that such movements of vessels can be co-ordinated with aircraft movements.

Not to dispose

LDDC and RODMA shall not effect any dealing the Docks without requiring the person or persons to whom such dealing is made to enter into a covenant with PLA in like terms to those contained in (in the case of LDDC) part I of this Schedule and (in the case of LDDC and RODMA) this part of this Schedule and in this paragraph the expression "dealing" shall mean any sale transfer assignment or transaction whereby a navigable part of the Docks (not being built in on or over) passes to another person or persons."

- 6 (02.02.1996) The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Transfer dated 27

A: Property register continued

October 1995 made between (1) Port of London Authority (2) Stolport Properties Limited (3) London Docklands Development Corporation (4) Royal Docks Management Authority Limited (5) London City Airport Limited and (6) Stratfield Limited:-

"TOGETHER WITH for the benefit of the transferee and its successors in title the owners and occupiers of the property hereby transferred and each and every part thereof:

(a) the benefit of the rights granted to PLA and the covenants on the part of LDDC contained in a Transfer of the property comprised in title number EGL243390 dated 7 February 1989 and made between PLA (1) and LDDC (2);

(b) the benefit of the rights and other provisions contained in a Deed of Grant and Covenant dated 15 November 1994 and made between LDDC (1) PLA (2) LCA (3) RODMA (4) and Stolport (5) ("the Deed of Grant and Covenant")

(c) all rights of support and shelter as are currently enjoyed over or in respect of the railway tunnels excluded from the property hereby transferred

EXCEPTING AND RESERVING to PLA and its successors in title to the railway tunnels excluded from the hereby hereby transferred the rights more particularly specified in the First Schedule

THE FIRST SCHEDULE

Rights Reserved

The right for the owner of the railway tunnels its servants agents and contractors with or without equipment on giving reasonable notice (save in an emergency) to enter upon the property hereby transferred and to excavate thereon in a place or places to be agreed with the Transferee (such agreement not to be unreasonably withheld) for the purpose of gaining access to the railway tunnels in an emergency and so far only as is necessary to carry out essential inspection renewal repair and maintenance of the railway tunnels.

- 7 (04.05.2005) The land has the benefit of the rights granted by a Deed of Easement dated 24 March 2005 made between (1) William Ainsworth (2) Marketspur Limited and (3) City Aviation Properties Limited.

NOTE: Copy filed under EGL323810

- 8 (23.03.2007) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
- 9 (23.03.2007) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 10 (23.03.2007) In addition to the land edged and numbered in green on the title plan, the structure of the Docklands Light Railway viaduct, the airspace above the viaduct structure, the piers and columns supporting the viaduct structure and the pier subsoil of the part edged and numbered 2 and 3 in mauve on the title plan more particularly described in the Transfer dated 12 February 2007 referred to below has been removed.
- 11 (23.03.2007) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer dated 12 February 2007 made



A: Property register continued

between (1) City Aviation Properties Limited and others and (2) Docklands Light Railway Limited.

NOTE: Copy filed under EGL519266.

- 12 (22.03.2017) The land has the benefit of any legal easements granted by a Deed dated 27 February 2017 made between (1) GLA Land and Property Limited (2) Royal Docks Management Authority Limited and (3) AMI Property Holdings Limited and others.

NOTE: Copy filed under EGL240722.

- 13 (22.01.2018) The land affected thereby has the benefit of the exceptions and reservations but is subject to the rights more particularly described and defined in a General Vesting Declaration dated 25 April 2007 by Docklands Light Railway Limited.

NOTE: Copy filed under EGL414614.

- 14 (22.01.2018) In addition to the land removed from this title, the Viaduct Structure, the Airspace above and to the sides of the Viaduct Structure, the Piers and Columns supporting the Viaduct Structure and the Pier Subsoil more particularly described in the General Vesting Deed dated 25 April 2007 by Docklands Light Railway Limited only of the part edged and numbered 5 and 6 in mauve on the title plan have been removed from this title and registered under title number TGL492563.

- 15 (29.07.2019) The land has the benefit of any legal easements granted by a Deed (the R Land Deed) dated 23 July 2019 made between (1) Docklands Light Railway Limited (2) AMI Property Holdings Limited (3) West Silvertown Properties Limited and (4) North Woolwich Properties Limited.

NOTE: Copy filed under EGL518110

- 16 (29.07.2019) The land has the benefit of any legal easements granted by a Deed (the Tail Land Deed) dated 23 July 2019 made between (1) Docklands Light Railway Limited (2) AMI Property Holdings Limited (3) West Silvertown Properties Limited and (4) North Woolwich Properties Limited.

NOTE: Copy filed under EGL518110.

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 (07.01.2021) PROPRIETOR: DOCKLANDS AVIATION GROUP LIMITED (Co. Regn. No. 05879149) of City Aviation House, London City Airport, London E16 2PB.
- 2 (22.04.2016) RESTRICTION: No Disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the charge dated 23 March 2016 in favour of The Royal Bank of Scotland PLC, referred to in the Charges Register, or their conveyancer.
- 3 (22.03.2017) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before

B: Proprietorship register continued

the entry of this restriction, is to be registered without a certificate signed by the proprietor for the time being of the estate registered under title number EGL274217 or their conveyancer that the provisions of Clause 3.11 of the Deed dated 27 February 2017 referred to in the Property Register have been complied with or that they do not apply to the disposition.

- 4 (29.07.2019) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate, or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by a conveyancer that the provisions of clause 6.1 of the Deed (the Tail Land Deed) dated 23 July 2019 referred to in the Property Register have been complied with.
- 5 (29.07.2019) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate, or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by a conveyancer that the provisions of clause 6.1 of the Deed (the R Land Deed) dated 23 July 2019 referred to in the Property Register have been complied with.
- 6 (07.01.2021) The price stated to have been paid on 16 December 2020 for the land in this title and other property was £246,900,000.
- 7 (07.01.2021) A Transfer of the land in this title and other land dated 16 December 2020 made between (1) AMI Property Holdings Limited and (2) Docklands Aviation Group Limited contains purchaser's personal covenants.

NOTE: Copy filed.

C: Charges register

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

- 1 The land tinted blue on the title plan is subject to restrictive conditions details of which are set out in the Schedule of Restrictive covenants hereto.
- 2 The land tinted yellow on the title plan is subject to restrictive conditions details of which are set out in the schedule of restrictive covenants hereto.
- 3 A Conveyance of the land tinted brown and tinted pink on the title plan and other land dated 13 November 1879 made between (1) The Silvertown Land Company Limited (Vendors) and (2) Alexander Winton Robertson and James Pollock (Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 4 A Conveyance of the land tinted mauve on the title plan and other land dated 25 January 1911 made between (1) The Silvertown Land Company Limited (Vendors) and (2) Alexander Winton Robertson and James Pollock (Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 5 By a Conveyance dated 13 June 1912 made between (1) Alfred Woolgar and (2) Morrison Fairclough, Frank Fairclough and Arthur Fairclough (Purchasers) the land tinted brown on the title plan together with other land was conveyed subject to stipulations details of which are set out in the Schedule of Restrictive Covenants hereto.



C: Charges register continued

- 6 By a Conveyance dated 4 August 1926 made between (1) The Port of London Authority and (2) Michael Heaslip the land hatched brown on the title plan and other land was conveyed subject to stipulations details of which are set out in the Schedule of Restrictive Covenants hereto.
- 7 A Transfer of the land tinted brown on the title plan dated 11 November 1936 made between (1) The Mayor Aldermen and Burgesses of the County Borough of West Ham (Corporation) and (2) Pinchin Johnson & Co. Limited (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 8 A Conveyance of the land tinted pink and hatched brown on the title plan and other land dated 11 November 1936 made between (1) The Mayor Aldermen and Burgesses of the County Borough of West Ham (Corporation) and (2) Pinchin Johnson & Co. Limited (Purchaser) contains covenants identical to those contained in the Transfer dated 11 November 1936 referred to above.

NOTE: Copy plan filed under NGL115093.

- 9 The land is subject to the following rights reserved by the Conveyance dated 11 November 1936 referred to above:-

Out of the assurance hereinbefore contained thereis reserved to the Corporation in fee simple the full and free right of passage and running of water and soil from and to the land of the Corporation adjoining or near to the hereditaments hereby assured through the drains sewers hydrants water supply pipes and gully drainage pipes which are shown on the plan thereunto annexed And also a right of access to and liberty from time to time with workmen or others to enter on the hereditaments hereby assured for the purpose of repairing renewing cleansing and maintaining the said drains sewers hydrants and pipes and also the viaduct and staircase shown on the said plan the Corporation and its successors in title giving to the Purchaser and its and their tenants reasonable notice previous to such entry and doing thereby no unnecessary damage to the hereditaments hereby assured"

- 10 Lease dated 27 October 1955 of the land edged blue on the title plan to Port Line Limited for 42 years from 27 April 1953 at the rent of £500 rising to £700.
- 11 The part of the land affected thereby is subject to all subsisting rights of British Rail in respect of the railway tunnel shown by blue hatching on the title plan.
- 12 The land granted by is subject to the rights granted by a Deed dated 7 February 1989 made between (1) Port of London Authority (2) London City Airport Limited and (3) London Docklands Development Corporation.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Original filed.

- 13 An Agreement dated 30 July 1990 made between (1) The Port of London Authority (2) John Mowlem and Company PLC (3) London City Airport Limited (4) London Docklands Development Corporation and (5) The Mayor and Burgesses of the London Borough of Newham relates to an extension of the airport runway.

NOTE: Copy filed under EGL147506.

- 14 An Agreement dated 19 May 1993 made between (1) The Port of London Authority (2) John Mowlem and Company PLC (3) London City Airport Limited

C: Charges register continued

(4) London Docklands Development Corporation and (5) The Mayor and Burgesses of The London Borough of Newham supplemental to the Agreement dated 30 July 1990 referred to above.

NOTE: No copy of the deed referred to is held by Land Registry.

- 15 The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

- 16 (02.02.1996) A Transfer of the land in this title dated 27 October 1995 made between (1) Port of London Authority (2) Stolport Properties Limited (3) London Docklands Development Corporation (4) Royal Docks Management Authority Limited (5) London City Airport Limited and (6) Stratfield Limited contains the following covenants:-

"The transferee hereby covenants with PLA and Syolport that the Transferee will:-

(a) not construct and use over the railway tunnels referred to in paragraph 2 of this transfer anything other than roads taxi ways and other communications without the written consent of the owner of the tunnels and in addition for so long as either of them has any responsibility for the maintenance of the railway tunnels the written consent of PLA and Stolport such consent not to be unreasonably withheld or delayed;

(b) not do anything or permit anything to be done on the property hereby transferred which interferes with or injures the structure of the railway tunnels or impedes or interferes with traffic on the North Woolwich Branch Railway."

- 17 (04.10.1999) The land in this title and other land is subject to the rights granted by a Deed dated 30 June 1999 made between (1) Stratfield Limited, (2) City Aviation Properties Limited, (3) Marketspur Limited, (4) London City Airport Limited and (5) The Urban Regeneration Agency (known as English Partnerships).

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed under EGL288796.

- 18 (21.10.1999) A Deed of Variation dated 15 October 1999 made between (1) City Aviation Properties Limited (2) Marketspur Limited (3) London City Airport Limited (4) Allied Irish Banks PLC and (5) The Mayor and Burgesses of the London Borough of Newham relates to an Agreement under S106 of the Town & Country Planning Act dated 21 July 1998 made between (1) Stratfield Limited (2) London City Airport Limited (3) Allied Irish Banks PLC and (4) The Mayor and Burgesses of the London Borough of Newham.

NOTE: Copy Deed of Variation filed under EGL288796. No copy of the Agreement filed at the Registry.

- 19 (01.09.2006) The land is subject to the rights granted by a Deed of Grant dated 15 August 2004 made between (1) City Aviation Properties Limited, Marketspur Limited and London City Airport Limited and (2) Thames Water Utilities Limited.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.



C: Charges register continued

- 20 (01.10.2010) The land is subject for a term of 99 years from 7 September 2010 to the rights granted by a lease dated 7 September 2010 of land at London City Airport, Connaught Road made between (1) City Aviation Properties Limited and (2) National Grid Gas Plc.

NOTE:-Copy filed under EGL577316.

- 21 (22.04.2016) REGISTERED CHARGE dated 23 March 2016 affecting also other titles.

NOTE: Charge reference EGL240722.

- 22 (26.07.2018) Proprietor: THE ROYAL BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC083026) of 36 St. Andrew Square, Edinburgh EH2 2YB.

- 23 (22.04.2016) The proprietor of the Charge dated 23 March 2016 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

- 24 (16.09.1981) An Agreement dated 30 December 1983 made between (1) The Port of London Authority (2) John Mowlem and Company PLC (3) The London Docklands Development Corporation and (4) The Mayor and Burgesses of The London Borough of Newham contains covenants.

NOTE: Copy filed under EGL147506.

- 25 (07.02.1996) An Exchange of Lands Agreement under Seal dated 7 February 1989 made between (1) London City Airport Limited (2) London Docklands Development Corporation and (3) The Port of London Authority contains provisions which relate to part of the land in this title.

NOTE: Copy filed under EGL288796.

- 26 (12.03.2007) By a Deed dated 28 October 1999 made between (1) Marketspur Limited and (2) London City Airport Limited the terms of the Lease dated 23 December 1998 referred to in the schedule of leases hereto were varied.

NOTE: Copy Deed filed under EGL518714.

- 27 (24.09.2004) The parts of the land affected thereby are subject to the rights granted by the Lease of the ground and first floor sub station Leases within the edged and numbered 1 in blue on the title plan dated 7 March 2003 referred to in the schedule of leases hereto:-

NOTE 1: No copy of the Agreements referred to are filed in the Land Registry

NOTE 2: The land in this title formed part of the Airport referred to.

NOTE 3: Copy lease filed under EGL476984.

- 28 (24.09.2004) The parts of the land affected thereby are subject to the rights granted by the Lease of the Airspace and Cables shown by a blue broken line between the land edged and numbered 2, 3 and 4 in blue on the

C: Charges register continued

title plan dated 7 March 2003 referred to in the schedule of leases hereto:-

NOTE 1: No copy of the Agreements referred to are filed in the Land Registry.

NOTE 2: The land in this title formed part of the Airport referred to.

NOTE 3: Copy lease filed under EGL477022.

- 29 (24.09.2004) The parts of the land affected thereby are subject to the rights granted by the Lease of the sub station sites edged and numbered 2,3 and 4 in blue on the title plan dated 7 March 2003 referred to in the schedule of leases hereto:-

NOTE 1: No copy of the Agreements referred to are filed in the Land Registry

NOTE 2: The land in this title formed part of the Airport referred to.

NOTE 3: Copy lease filed under EGL477023.

- 30 (02.02.2007) The parts of the land affected thereby are subject to the rights granted by a Lease dated 26 January 2007 referred to in the schedule of leases hereto.

NOTE: Copy lease filed under EGL516856.

- 31 (02.02.2007) The parts of the land affected thereby are subject to the rights granted by the Lease dated 26 January 2007 referred to in the schedule of leases hereto.

NOTE: Copy lease filed under EGL516858.

- 32 (21.09.2007) By a Deed dated 14 September 2007 made between (1) Marketspur Limited and (2) London City Airport Limited rectified the terms of the Lease dated 23 December 1998 and the Lease dated 28 October 1999 referred to in the schedule of leases hereto and the Deed of Variation dated 28 October 1999 referred to above.

NOTE: Copy Deed filed under EGL518714.

- 33 (07.01.2021) By a Deed dated 14 September 2007 made between (1) Marketspur Limited and (2) London City Airport Limited the terms of the Leases dated 28 October 1999 referred to in the schedule of leases hereto were varied. The said Deed also rectified the extent of the land demised.

NOTE: Copy Deed filed under EGL518714.

- 34 (31.10.2008) The parts of the land thereby affected are subject to the rights granted by the Lease dated 29 October 2008 referred to in the schedule of leases hereto.

The said deed also contains restrictive covenants by the grantor.

NOTE: Copy lease filed under EGL547206.



C: Charges register continued

Schedule of restrictive covenants

- 1 The following are details of the restrictive conditions affecting the land tinted blue on the title plan referred to in the Charges Register:-

No manufacture trade business or operations of a noisome dangerous or noisy kind is to be carried on.
- 2 The following are details of the restrictive conditions affecting the land tinted yellow on the title plan referred to in the Charges Register.

No manufacture trade business or operations of a noisome dangerous or noisy kind shall be carried on in or upon the land or any building thereon and no building thereon shall be used as an hotel public house or tavern or for the sale of beer wines and spirits.
- 3 The following are details of the covenants contained in the Conveyance dated 13 November 1879 referred to in the Charges Register:-

COVENANT by Purchaser for themselves their heirs and assigns with Vendors their successors and assigns Not to carry on or permit or suffer to be carried on in or upon any messuage or building then erected on the said plots of ground the trade of an Innkeeper Victualler or Retailer of wine spirits or beer.
- 4 The following are details of the covenants contained in the Conveyance dated 25 January 1911 referred to in the Charges Register:-

"AND the Purchaser for himself and his assigns and to the intent and so that the covenants hereinafter contained shall be binding on the said lands and premises hereby assured into whosoever hands the same may come and on all future owners and tenants of the same and every part thereof hereby covenants with the Vendor his heirs and assigns that he the Purchaser his heirs will not carry on upon the lands hereby conveyed or in any building which may hereafter be erected thereon any manufacture trade business or operations of a noisome dangerous or noisy kind and shall not use any such building as an hotel Or public house or tavern or for the sale of beer wine or spirits."
- 5 The following are details of the stipulations contained in the Conveyance dated 13 June 1912 referred to in the Charges Register:-

"Subject to the following restriction that is to say that the Purchasers will not carry on or permit or suffer to be carried on in or upon any messuage or building now erected or to be erected on the said piece of land the trade of an Innkeeper Vicutaller or retailer of wine spirits or beer"
- 6 The following are details of the stipulations contained in the Conveyance dated 4 August 1926 referred to in the Charges Register:-

PART II

Covenants and stipulations relating to the land coloured green on the said plan

1. Covenant or stipulation referred to in an Indenture dated 8 December 1875 and made between The Silvertown Land Company of the first part the Reverend Justice Chapman of the second part and the Great Eastern Railway Company of the third part and being a stipulation that the trade of an innkeeper victualler or retailer of wines spirits or beer should not be carried on upon the said land.

Schedule of restrictive covenants continued

2. Stipulations referred to in an Indenture of Conveyance dated 8 December 1875 and made between Joseph Morris of the one part and the Great Eastern Railway Company of the other part and being covenants entered into by Joseph Morris in an Indenture dated 7 November 1867 with the Eastern District Freehold Estate Company Limited forthwith to erect throughout the whole length of the northern side of the lands thereby granted with the boundary thereof a proper and sufficient fence and thenceforth forever to maintain and repair the same And not to carry on or permit or suffer to be carried on upon the said lands thereby granted or at or upon any erection or building to be placed thereon or on any part thereof the trade or business of an innkeeper victualler or retailer of wines spirits or beer And before erecting any building thereon or any part thereof to submit the plan and elevation of such building to the Surveyor for the time being of the said Company and their successors and to obtain the approval of such Surveyor to such plan and elevation

NOTE: The land coloured green referred to above is hatched brown on the title plan.

- 7 The following are details of the covenants contained in the Transfer dated 11 November 1936 referred to in the Charges Register:-

The Purchaser hereby covenants with the Corporation that the Purchaser and all persons deriving title under it will at all times hereafter observe in respect of the premises hereby assured the stipulations set forth in the schedule hereto

THE SCHEDULE

1. There shall be for ever maintained the close boarded fence and gates now erected on the sides of the property hereby assured fronting on to Camel Road and shown on the plan hereunto annexed.

2. No building shall be erected on any part of the property hereby assured so as to abut upon the viaduct and staircase shown on the said plan and a clear space of not less than 8 feet from the said viaduct shall be left for the purpose of enabling access to be had thereto for the purposes of maintenance and repair.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	24.09.2004 Edged and numbered 1 in blue (Part of)	Electricity sub-stations sites (Ground, and first floor level)	07.03.2003 30 years from 7 March 2003	EGL476984
	NOTE: See entry in Charges Register relating to the rights granted by this lease.			
2	24.09.2004 Blue broken lines between edged and numbered 2, 3 and 4 in blue	Airspace and cables	07.03.2003 30 years from 7 March 2003	EGL477022
	NOTE: See entry in Charges Register relating to the rights granted by this lease.			



Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
3	24.09.2004 Edged and numbered 2, 3 and 4 in blue NOTE: See entry in Charges Register relating to the rights granted by this lease.	Electricity sub-station sites	07.03.2003 30 years from 7 March 2003	EGL477023
4	02.02.2007 Edged and numbered 5 in blue NOTE: See entry in Charges Register relating to the rights granted by this lease.	New Eastern Sub-station	26.01.2007 30 years from 7 March 2003	EGL516856
5	02.02.2007 Edged and numbered 6 in blue NOTE: See entry in Charges Register relating to the rights granted by this lease.	New Western Sub-station	26.01.2007 30 Years from 7 March 2003	EGL516858
6	12.03.2007	Part of the London City Airport	23.12.1998 20 years commencing on 23 December 1998 expiring on 22 December 2018	EGL518714

NOTE 1: During the subsistence of this lease the leases dated 7 March 2003 and 26 January 2003 referred to above take effect as underleases.

NOTE 2: A Deed dated 28 October 1999 made between (1) Marketspur Limited and (2) London City Airport Limited rectified the terms of the lease.

NOTE 3: Copy filed under EGL518714.

NOTE 4: See entry in the Charges Register relating to a Deed of Variation dated 28 October 1999.

NOTE 5: See entry in the Charges Register relating to a Deed of Rectification dated 14 September 2007

7	12.03.2020	Part of London City Airport	28.10.1999 4 years from 23 December 2018 to and including 22 December 2022	EGL527797
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NOTE 1: This is a reversionary lease.

NOTE 2: The lease comprises also other land.

NOTE 3: During the subsistence of this lease the leases dated 7 March 2003 and 26 January 2007 referred to above take effect as underleases.

NOTE 4: See entry in the Charges Register relating to a Deed of Rectification dated 14 September 2007.

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
8	29.10.2008 Cross hatched blue	Transformer Chamber, Newland Road	29.10.2008 From 29 October 2008 to 25 December 2084	EGL547206
NOTE: See entry in Charges Register relating to the rights granted by this lease.				

9	21.09.2007	Part of London City Airport	28.10.1999 20 years from 23 December 1998 to and including 22 December 2018	EGL527798
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NOTE 1: The lease comprises also other land.

NOTE 2: See entry in the Charges Register relating to a Deed of Rectification dated 14 September 2007.

NOTE 3: The lease dated 28 October 1999 referred to above has been determined as to the land edged and lettered X in green on the title plan.

10	21.09.2007	Part of London City Airport	28.10.1999 4 years from 23 December 2018 to and including 22 December 2022	EGL527799
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NOTE 1: This is a reversionary lease.

NOTE 2: The lease comprises also other land.

NOTE 3: See entry in the Charges Register relating to a Deed of Rectification dated 14 September 2007.

NOTE 4: The lease dated 28 October 2009 referred to above has been determined as to the land edged and lettered X in green on the title plan.

End of register

