

## **APPENDIX 1**

Extracts from lease

Permitted Use: use of the Premises as offices within class B1 and/or A2 of the schedule to the Town and Country Planning (Use Classes) Order 1987 (notwithstanding any amendment or revocation of such Order whenever made) and/or use as a job centre

## 2. DEFINITIONS AND INTERPRETATION

### 2.1 Definitions

In this Lease wherever the context so admits the following expressions shall have the following meanings respectively:

"1995 Act" means the Landlord and Tenant (Covenants) Act 1995

"Conduits" means all wires pipes sewers drains cables ducts shafts gullies flues gutters watercourses soakaways and other like conducting media of whatsoever nature (including all meters and other apparatus used in connection with them) which now are or may hereafter during the Perpetuity Period be laid

"Decorate" means to paint repaper or otherwise treat as previously all surfaces usually or requiring to be so treated and to wash down all washable surfaces all decoration being carried out with good quality materials and in a good and workmanlike manner

"Government Body" means the First Secretary of State and/or such other Government Ministry Department Agency or Body carrying on functions for and on behalf of the Crown

"Group Company" means a company which is a member of the same group of companies as the Tenant (as defined in section 42 of the Landlord and Tenant Act 1954 (as amended))

"Guarantor" means the party (if any) stated as such in the Particulars and includes the personal representatives of the Guarantor and any other person who may from time to time guarantee all or any of the Tenant's obligations under this Lease

"Insured Risks" means loss or damage by or in consequence of fire storm tempest lightning explosion terrorism flood earthquake aircraft and other aerial devices and

DATED 17th December 2004

(1) TEMPLEWOOD SECURITIES LIMITED

- and -

(2) TRILLIUM (PRIME) PROPERTY GP LIMITED

**LEASE**

relating to

Blackhorse House, 36 Salisbury Square,  
Hatfield, Herts AL9 5DD

Commences  
Expires

The date hereof  
31 March 2018