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Official copy of register of title

Title number BGL126092

Edition date 16.08.2016

- This official copy shows the entries on the register of title on 12 OCT 2017 at 22:12:47.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 12 Oct 2017.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Birkenhead Office.

A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

KENSINGTON AND CHELSEA

- 1 (16.08.2016) The Leasehold land demised by the lease referred to below which lies within the area shown edged with red on the plan of the above Title filed at the Registry and being 18-30 Lexham Gardens, London (W8 5JE).
- 2 (16.08.2016) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 28 July 2016
Term : 25 years from and including 1 May 2015
Parties : (1) FIC London Hotel (Private) Limited
(2) Grand Plaza Kensington Limited
- 3 (16.08.2016) The Lease prohibits or restricts alienation.
- 4 (16.08.2016) The landlord's title is registered.

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 (16.08.2016) PROPRIETOR: GRAND PLAZA KENSINGTON LIMITED (Co. Regn. No. 09266038) of S R V Delson Amba House, 15 College road, Harrow HA1 1BA and of Anthony Louca Solicitors Limited 24 Lisson Grove, London NW1 6TT.
- 2 (16.08.2016) RESTRICTION: No disposition of the registered estate 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 written consent signed by the proprietor for the time being of the Charge dated 28 July 2016

B: Proprietorship Register continued

in favour of Bangkok Bank Public Company Limited referred to in the Charges Register or their conveyancer.

C: Charges Register

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

- 1 (16.08.2016) The parts of the land affected thereby are subject to the following rights granted by a Lease of the basement level of the land edged and numbered 1 in blue on the title plan dated 21 September 2004 referred to in the schedule of leases hereto:-

TOGETHER WITH

the right to take in and expel air from and over the land adjoining the ventilators indicated on the Plan by the colour blue

the right of support and protection enjoyed at the date hereof over and against the Landlord's building

the right for the Tenant and its contractors or agents and their respective servants and workmen and persons authorised by them to use install lay inspect maintain relay examine alter test renew repair replace supplement and remove through or under that part of the Landlord's Building delineated on the Plan and thereon shown coloured green such electric lines ducts and other apparatus as may in the reasonable opinion of the Tenant from time to time be requisite for connecting the transforming and other plant and apparatus with the Tenant's distributing mains in the adjacent public streets or elsewhere

the right for the Tenant and its contractors or agents and their respective servants and workmen and persons authorised by them to enter the Landlord's Building from a public highway over the route shown edged brown on the Plan for the purposes for entering the Demised Premises to do such acts and things as may be necessary for the purpose of using installing laying inspecting maintaining relaying repairing examining altering testing renewing repairing replacing supplementing or removing any such plan electric lines or other apparatus as aforesaid"

NOTE: Copy Plan filed under LN80430.

- 2 (16.08.2016) The land is subject to any rights that are reserved by LR11.2 of the registered lease dated 28 July 2016 and affect the registered land.
- 3 (16.08.2016) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
- 4 (16.08.2016) REGISTERED CHARGE contained in a Debenture dated 28 July 2016.
- 5 (16.08.2016) Proprietor: BANGKOK BANK PUBLIC COMPANY LIMITED (incorporated in Thailand)(UK Regn. No. FC004593) of Exchequer Court, 33 St. Mary Axe, London EC3A 8BY.
- 6 (16.08.2016) The proprietor of the Charge dated 28 July 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.

Schedule of notices of leases

- | | | | | |
|---|---|---------------------|---------------|----------|
| 1 | 03.11.2004 | Transformer Chamber | 21.09.2004 | BGL50980 |
| | Edged and | (basement level) | 99 years from | |
| | numbered 1 in | | 21.9.2004 | |
| | blue (part of) | | | |
| | NOTE: See entry in the Charges Register relating to the rights granted by this lease. | | | |

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End of register