

SPECIAL CONDITIONS

LOT number 2

Brief description of the LOT

150 Station Road, Burnham-on-Crouch, Essex CM0 8HQ

Name and address of the SELLER

Aubrey Investments Limited, Fourth Floor, Alliance House, 12 Caxton Street, London SW1H 0QS

Name, address and reference of the SELLER'S SOLICITORS

Shepherd and Wedderburn LLP
Condor House
10 St Paul's Churchyard
London EC4M 8AL
Reference: A0172.66/EC
Fax: 020 7329 5939
Telephone: 020 7429 4984

Title

Freehold

Registered or unregistered?

Registered at Land Registry, Peterborough Office
with Title Absolute
title number EX682885

Title guarantee

Full title guarantee

Deposit

10% of the PRICE to be held as stakeholder

INTEREST RATE

The higher of 4% over the Bank of Scotland base rate from time to time or 7%

AGREED COMPLETION DATE

24 June 2010

VAT

The sale is a transfer of a going concern

Insurance

The SELLER is to insure and any refund of insurance payments is to be made to the tenants

Vacant or let?

The sale is subject to the TENANCY listed in the tenancy schedule

Rights sold with the LOT

None

Exclusions from the sale

None

Reservations to the SELLER

None

What the sale is subject to

The matters set out in the GENERAL CONDITIONS, SPECIAL CONDITIONS AND THE TENANCY SCHEDULE

Amendments to the GENERAL CONDITIONS

In General Condition 7.1 "ten" shall be replaced by "four"

Extra SPECIAL CONDITIONS

The following condition shall be added to the GENERAL CONDITIONS:
7.5 If due to the fault of the BUYER completion does not take place on the date fixed for completion the BUYER shall pay to the SELLER on the date of actual completion the sum of £300 plus VAT for recalculating the completion statement and the Seller's Solicitors' costs for the preparation and service of any notice to complete

TRANSFER

The prescribed form of TRANSFER is annexed

Capital allowances

None

Maintenance agreements

There are no maintenance agreements

TUPE

There are no employees to which TUPE applies

Environmental

General condition 21 (Environmental) applies. The following reports have been supplied by the SELLER:
None

Warranties

None

TENANCY SCHEDULE

The LOT is sold subject to and with the benefit of the TENANCIES listed below:

Property	Date	Original landlord and tenant	Current tenant	Term	Current rent
Lease	20.12.2006	(1) Aubrey Investments Limited (2) Tesco Stores Limited	Tesco Stores Limited	25 years commencing on 29.09.2006	£47,800 p.a.

Land Registry

Transfer of whole of registered title(s)

TR1

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Leave blank if not yet registered.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Give full name(s).

Complete as appropriate where the transferor is a company.

Give full name(s).

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

	<p>1 Title number(s) of the property: EX682885</p>
	<p>2 Property: 150 Station Road, Burnham-on-Crouch, Essex CM0 8HQ</p>
	<p>3 Date:</p>
	<p>4 Transferor: Aubrey Investments Limited</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 1594705</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in the United Kingdom including any prefix:</p>
	<p>5 Transferee for entry in the register:</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in the United Kingdom including any prefix:</p>
	<p>6 Transferee's intended address(es) for service for entry in the register:</p>
	<p>7 The transferor transfers the property to the transferee</p>

Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes apply, insert an appropriate memorandum in panel 11.

Place 'X' in any box that applies.

Add any modifications.

Where the transferee is more than one person, place 'X' in the appropriate box.

Complete as necessary.

Insert here any required or permitted statement, certificate or application and any agreed covenants, declarations and so on.

<p>8 Consideration</p> <p><input checked="" type="checkbox"/> The transferor has received from the transferee for the property the following sum (in words and figures): [] Pounds</p> <p><input type="checkbox"/> The transfer is not for money or anything that has a monetary value</p> <p><input type="checkbox"/> Insert other receipt as appropriate:</p>
<p>9 The transferor transfers with</p> <p><input checked="" type="checkbox"/> full title guarantee</p> <p><input type="checkbox"/> limited title guarantee</p>
<p>10 Declaration of trust. The transferee is more than one person and</p> <p><input type="checkbox"/> they are to hold the property on trust for themselves as joint tenants</p> <p><input type="checkbox"/> they are to hold the property on trust for themselves as tenants in common in equal shares</p> <p><input type="checkbox"/> they are to hold the property on trust:</p>
<p>11 Additional provisions</p> <p>The Transferee covenants by way of indemnity only with the Transferor that the Transferee will observe and perform the covenants, stipulations, obligations, restrictions and other matters which fall to be observed and performed by the Transferor by virtue of the documents referred to in the Property and Charges Registers of Title Number EX682885 and a lease dated 20 December 2006 made between (1) Aubrey Investments Limited and (2) Tesco Stores Limited and will indemnify and keep indemnified the Transferor in respect of any future breach non-observance or non-performance of any obligations of the Transferor pursuant to the said documents</p>

The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

12 Execution

Signed as a deed by Aubrey Investments Limited acting by a director in the presence of:

Signature
Director

Signature of witness
Name (in BLOCK CAPITALS)
Address

Signed as a deed by []
acting by []

Signature
Director

Signature of witness
Name (in BLOCK CAPITALS)
Address

WARNING
If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.