

~~DATED~~

1Ath November

1986

THE COUNCIL OF THE PARISH
OF REDBOURN

AND

THE TRUSTEES OF THE REDBOURN
PUBLIC TENNIS CLUB

Counterpart LEASE

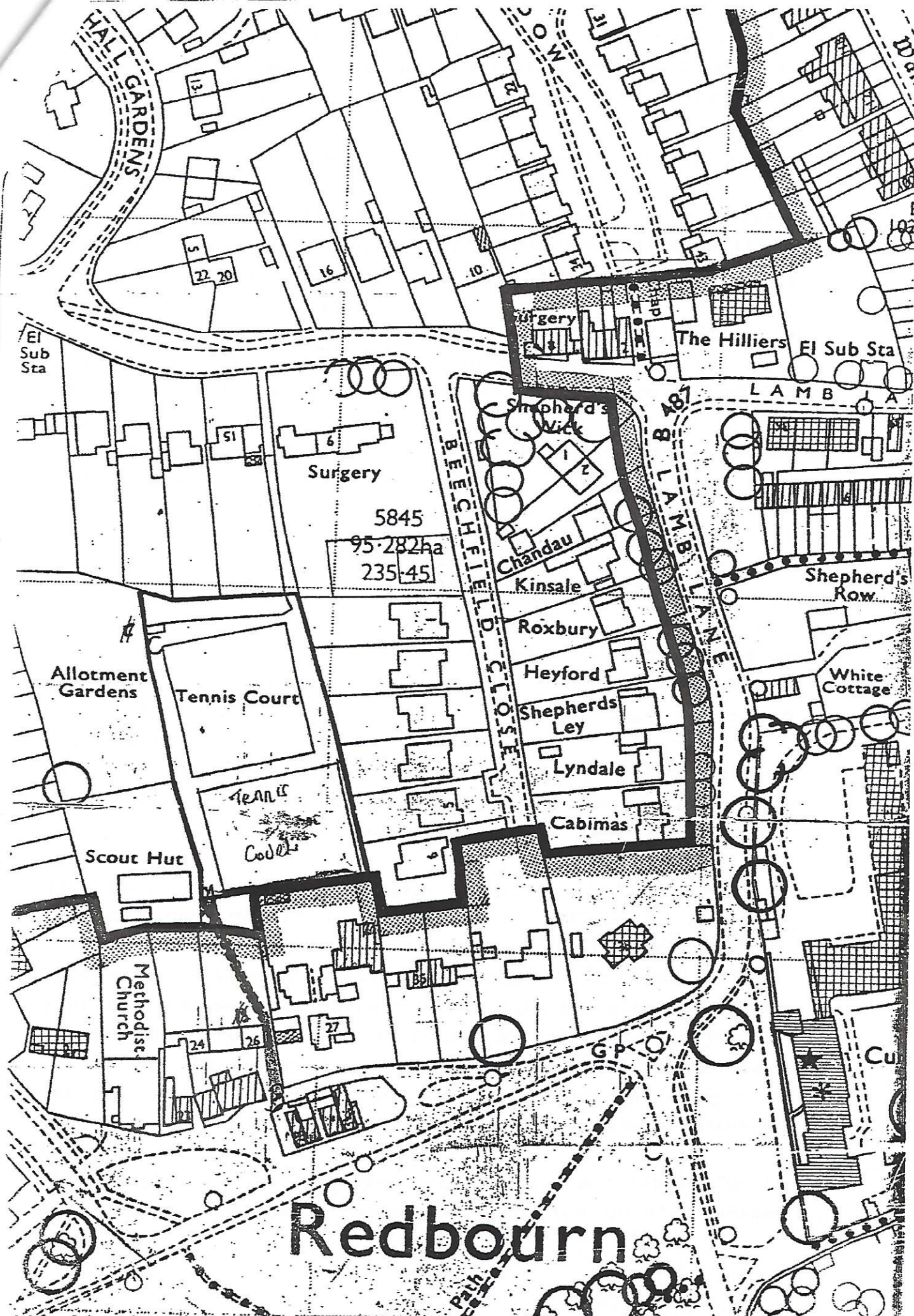
Rexworthy & Co

Solicitors

058 285 3232

THIS LEASE made the 14th day of November 1986
B E T W E E N THE COUNCIL OF THE PARISH OF REDECURN in the
County of Hertford (hereinafter called "the Council") of the
one part and Vernon Robert King of 9 Lords Meadow Redbourn
Hertfordshire Victor Lewis French of 7 Long Cutt Redbourn
Hertfordshire Frederick Charles Lawrence of 2 Aysgarth Road
Redbourn Hertfordshire and Andrew John Sinfield of 118 High
Street Redbourn Hertfordshire being the Trustees of the
Redbourn Public Tennis Club (hereinafter called "the Club" the
expression "the Trustees including the Trustees for the time
being of the Club") of the other part
WITNESSETH as follows:

1. In consideration of the rent and the Trustees covenants
hereinafter reserved and contained the Council hereby demise
to the Trustees ALL THAT piece or parcel of land situate in
the Parish of Redbourn in the County of Hertford including the
two hard Tennis Courts forming part thereof and which said
piece or parcel of land and all buildings standing thereon as
the same is for the purpose of identification only more
particularly delineated in the plan attached hereto and
thereon coloured pink TOGETHER with in common with the Council
and all others entitled to the like right a right of access to
the said piece or parcel of land over the pathway between the
points marked A and B and coloured green thereon EXCEPT and
RESERVED to the Council and all others entitled to the like
rights a right of way on foot and with barrows cultivators or
similar machines to go pass and repass over and along the path
or way between the points shown marked A and C on the said
plan for the purposes of access to and egress from the
Councils adjoining land TC HOLD the same unto the Trustees
from the 14th day of November One thousand nine hundred and
eighty six from year to year until the tenancy hereby created
shall be determined by either party giving to the other six
months previous notice in writing to determine the same
expiring on any of the usual quarter days PAYING THEREFOR
during the tenancy the yearly rent of five pence by annual
payments on the 14th day of November in every year the first
payment to be made on the 14th day of November One thousand nine
hundred and eighty six in each case without any deduction
whatsoever



Redbourn

The Trustees for themselves and the survivors of them
their and his assigns hereby covenant with the Council to
observe and perform the provisions and stipulations
hereinafter contained

(1) To pay the reserved rent (if demanded) on the days and in
manner aforesaid

(2) To discharge all rates taxed assessments and outgoings
whatsoever charged or imposed upon the demised property or
upon the owner or occupier in respect thereof or payable by
either in respect thereof

(3) To maintain the strip of land in respect of which such
right of access has been granted in good repair and condition
as a pathway to and from the demised property and the public
highway

(4) Not to assign underlet or part with the possession of the
demised property or any part thereof

(5) To permit the Council or its agents at all reasonable
times to enter the demised property to inspect the condition
thereof and for all reasonable purposes

(6) To keep the pavilion and any other erections for the time
being on the demised property wind and water tight and in a
clean and tidy condition with the exterior thereof painted or
preserved as necessary at intervals of no more than 5 years

(7) To keep the Hard Tennis Courts in good order and
condition

(8) Not without the prior written consent of the Council to
cut down or injure any trees plants bushes or hedges or remove
any soil clay sand or other materials from the demised
property

(9) To use the demised property and all buildings thereon as
a Public Hard Tennis Ground and Club Pavilion or for such
other games and recreations (if any) as may be sanctioned or
approved of from time to time in writing by the Council

(10) To allow not only members of the Club but also any member
of the public residing in the Parish of Redbourn to enjoy the
use of the Tennis Courts subject to the payment of the fees
for the time being charged for the use thereof and subject to
such members of the public conforming to the general rules of
the Club.

(11) As part of the management of the Club and Tennis Courts
to affix a board in a conspicuous position on the demised

property or at the entrance thereto clearly defining the rights of members of the Public to use the Tennis Courts and as to the conditions of user and particulars of the periods and the fees payable for the right to play games thereon

(12) To submit to the Council for its approval any material alteration in the rules of the Club

(13) At all times to ensure and take the necessary steps to encourage the attendances of novices and their membership of the Club and also to take such steps as may be necessary to ensure that friendly playing assistance is given to them

(14) To keep as the Management Committee of the Club proper books of account showing all receipts and expenditure and to open and pay into a Reserve or Dilapidations Fund out of the income of the Club such annual payments as may be necessary for the purpose of keeping the Tennis Courts in good order and condition and also repairing and maintaining the existing buildings and any other buildings which may hereafter be erected on the demised property as aforesaid Such Reserve or Dilapidations Fund shall be kept distinct from the normal accounts of the Club and shall be used solely for expenditure incurred in keeping the demised premises in good order and condition

(15) In the event of the dissolution of the Club to hand over to the Council any monies remaining in the said Reserve or Dilapidations Fund

(16) To ensure that the existing Committee of Management of the said Club exercises proper supervision and management of the demised property and to indemnify the Council against loss costs damages and expenses which may arise in connection with the use of such premises.

(17) To maintain third party insurance in the joint names of the Council and the Club in such minimum sum as may from time to time be notified to the Club by the Council in writing to pay the premiums thereon as and when due and forthwith on demand produce to the Council the original of such policy and the receipt for the current premium. On determination of the tenancy hereby created to deliver up the demised property in such repair as aforesaid and the Tennis Courts and the wire netting surrounding the same in good order and condition in accordance with the covenants and stipulations hereinbefore contained

WITNESS whereof two members of the said Council and the
rusees have hereunto set their hands and seals the day and
year first before written

SIGNED SEALED AND DELIVERED
by the said VERNON ROBERT KING
in the presence of:

DOROTHY WHITE

59 THE PARK

REDBOEN

TEACHER

SIGNED SEALED AND DELIVERED
by the said VICTOR LEWIS FRENCH
in the presence of:

SIGNED SEALED AND DELIVERED
by the said FREDERICK CHARLES
LAWRENCE in the presence of:

DOROTHY WHITE

59 THE PARK

REDBOEN

Teacher

SIGNED SEALED AND DELIVERED
by the said ANDREW JOHN SINFIELD
in the presence of:

V. R. King

P. E. White

V. L. French

D. L. Gosier

63 Branch Hall Lane
Redboen.

St. Albans. Herts.

Swimming Instructor.

F. C. Lawrence

P. E. White

A. J. Sinfield

D. L. Gosier

63 Branch Hall Lane.

Redboen,

St. Albans. Herts.

Swimming Instructor.