



LEASE SUMMARY

NYNEHEAD MEWS, NYNEHEAD COURT, WELLINGTON

This summary is provided for information purposes only and does not purport to be a comprehensive review of the terms of the Lease.

Landlord: Nynehead Care Limited

Manager: Nynehead Care Limited.

Development: 11 close care properties at Nynehead Court

Property: Individual properties numbered 1-11 Nynehead Mews

Term: 125 years from 1st September 2010.

Rent: £250 per annum (increasing by £250 every 25 years)

Service Charge: Paid monthly by Tenant to cover 1/11th of the cost of providing and maintaining the common services used by the development, to include property and TP liability insurance, maintenance of grounds, running costs of orangery and converted stables, external window cleaning, refuse collection, passenger transport, provision of nurse call/fire/emergency alarm and emergency care, running repairs and a sinking fund.

Occupation: Property not to be occupied by a person under 60 years of age except that a spouse or partner of a lesser age may occupy the property with their spouse or partner and remain in the property on the demise of the spouse or partner.

Provision of Care: Manager to provide on call cover for emergencies and to make available personal care and services to meet agreed individual needs as and when required.

Insurance: Landlord to insure the Property. Tenant to be responsible for insuring contents.

Alterations: The Tenant shall not make any alterations or additions to the property without the Landlord's prior written consent, such consent not to be unreasonably withheld or delayed.

Assignment/Sale: The Tenant shall not be permitted to sell part or under-let the whole or any part of the property without the prior written consent of the Landlord, such consent not to be unreasonably withheld or delayed, where the proposed purchaser is 60 years old or over, or the spouse or partner of such person and is, in the reasonable opinion of the Manager, suitable to occupy the property as a close care/retirement dwelling.

On any disposal of the property an administration and transfer fee of 5% of the sale proceeds shall be payable to the Landlord from the sale proceeds to contribute towards the capital cost of common parts and cover all administrative and marketing costs and sale commission fees for any assignment/re-sale.

Pets: Well behaved pets may be kept with the permission of the landlord.

24-Mar-10