

Title Number : NGL924368

This title is dealt with by Land Registry, Croydon Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 12 MAY 2015 at 09:42:47 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: NGL924368
Address of Property	: 87-125 Cleveland Street, London (W1T 6PL)
Price Stated	: Not Available
Registered Owner(s)	: SOHO DATA HOLDINGS LIMITED (Co. Regn. No. 07412272) of 91-93 Cleveland Street, London W1T 6PL.
Lender(s)	: None

Title number NGL924368

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 12 MAY 2015 at 09:42:47. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

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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.

CITY OF WESTMINSTER

- 1 (27.02.2012) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being 87-125 Cleveland Street, London (W1T 6PL).

NOTE: As to the part tinted blue on the title plan only the basement is included in the title.

- 2 (27.02.2012) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 23 January 2012
Term : 35 years from 17 January 2012
Parties : (1) The Lord Mayor and Citizens of the City of Westminster
(2) Soho Data Holdings Limited

- 3 (27.02.2012) The Lease prohibits or restricts alienation.
- 4 (27.02.2012) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
- 5 (27.02.2012) 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 (27.02.2012) PROPRIETOR: SOHO DATA HOLDINGS LIMITED (Co. Regn. No. 07412272) of 91-93 Cleveland Street, London W1T 6PL.

C: Charges Register

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

- 1 (27.02.2012) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto. The leases grant and reserve easements as therein mentioned.
- 2 (27.02.2012) The land is subject to the easements granted in a Lease dated 22 December 2005 of 119D Cleveland Street for a term from 25 December 2005 expiring on 24 December 2008.

C: Charges Register continued

NOTE: Copy filed under NGL392457.

- 3 (27.02.2012) The land is subject to the easements granted in a Lease dated 5 July 2006 of Ground Floor premises, 107 Cleveland Street, London for a term from 1 August 2005 to 31 July 2010.

NOTE: Copy filed under NGL392457.

- 4 (27.02.2012) The land is subject to the easements granted by a Lease dated 18 June 2007 of 121C Cleveland Street for a term of 3 years from 18 June 2007 to 17 June 2010.

Note:- Copy filed under NGL392457.

- 5 (27.02.2012) The land is subject to the easements granted by a Lease dated 28 January 2009 of 121D Cleveland Street for a term of 5 years from 2 August 2008.

NOTE:- Copy filed under NGL392457.

- 6 (27.02.2012) The land is subject to the easements granted by a lease dated of 121C Cleveland Street for a term of 5 years from 7 June 2010

Copy filed under NGL392457.

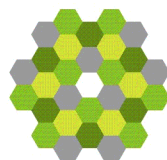
- 7 (27.02.2012) UNILATERAL NOTICE affecting 115A and 115B Cleveland Street in respect of a claim for a new tenancy (London County Court Claim No CL 354837) pursuant to the Landlord and Tenant Act 1954.

- 8 (27.02.2012) BENEFICIARY: Didier Madoc-Jones & Robert Graves Trading as GMJ Communication Design of 115A Cleveland Street, London W1T 6PU.

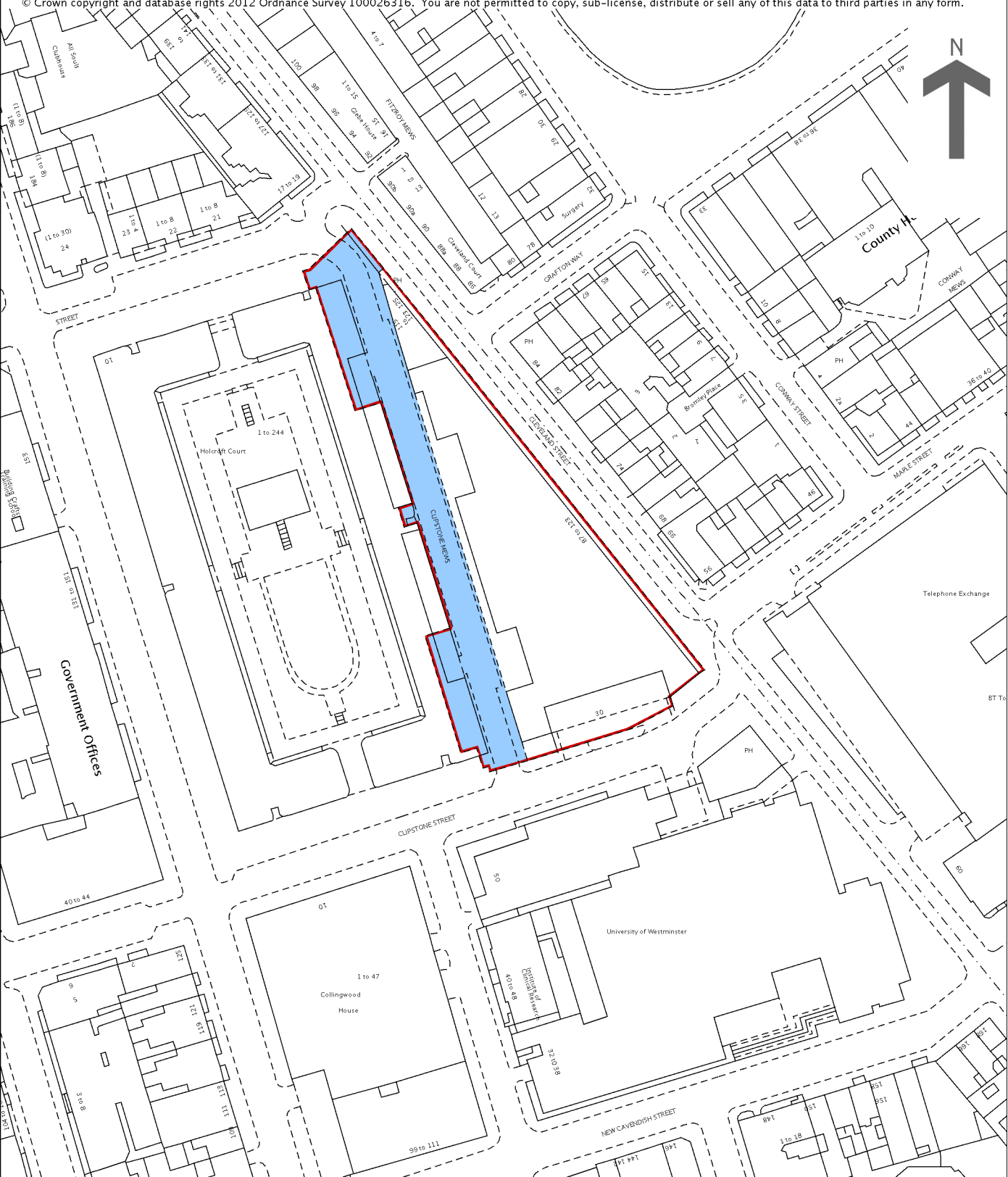
Schedule of notices of leases

- | | | | | |
|---|------------|---|---|-----------|
| 1 | 27.02.2012 | The Cunardar Public House
(Part of basement, ground
floor, first floor and
roof) | 22.09.1971
99 years from
21.12.1970 | NGL192766 |
| | | <i>NOTE: The lease comprises also other land.</i> | | |
| 2 | 27.02.2012 | Transformer Chamber,
Clipstone Mews | 06.01.1983
60 years from
6.9.1971 | NGL875344 |
| 3 | 27.02.2012 | 121C Cleveland Street | 18.06.2007
3 years from
18.6.2007 | |
| | | <i>NOTE: Copy filed under NGL392457</i> | | |
| 4 | 27.02.2012 | 105 Cleveland Street
(Ground Floor) | 16.04.2008
10 years from
16.04.2008 | NGL898973 |
| 5 | 27.02.2012 | Part of Clipstone Street
Car Park, Clipstone Mews
(Basement Level only) | 15.12.2008
25 years from
15.12.2008 | NGL902606 |
| | | <i>NOTE: The lease comprises also other land.</i> | | |

End of register



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