DATED 11th June 2012

TILEBY LIMITED (1)

and

BARCLAYS BANK PLC (2)

[and]

to

THE COUNCIL OF THE BOROUGH OF HAVANT

PLANNING OBLIGATION BY UNDERTAKING

Pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended)

relating to land at

Unit 14, Dakota Business Park, 14 Downley Road, Havant, Hampshire, PO9 2NJ

I hereby certify that this is a true copy of the original document

Signed 03 JUL 2012

SOLICITOR/BARRISTER
PUBLIC SERVICE PLAZA, CIVIC CENTRE RD
HAVANT, HAMPSHIRE PO9 2AX

THIS DEED OF UNDERTAKING is made the 14 day of June 2012

BY

(1) THE OWNER

(2) THE MORTGAGEE (if any)

1. In this Deed:

1.1 "the Act" means the Town and Country Planning Act 1990 as amended

1.2 "Application" means the application for planning permission in respect of the Land given a reference number which is set out in paragraph Five of the Schedule which Application to carry out the Development has been made to the Council as appropriate local planning authority.

1.3 "the Council" means the Council of the Borough of Havant being the local planning authority by whom the within written Obligations are enforceable

1.4 "the County Council" means Hampshire County Council being the local planning authority by whom the within written Obligations are enforceable

1.5 "the Development" means the development described in paragraph Six of the Schedule

1.6 "the Hampshire County Council Transport Contribution" means the sum of money specified in Paragraph Eight of the Schedule being a contribution (being applied at such time and in such manner as the County Council shall in its absolute discretion determine) to the costs to be incurred by the Council or Hampshire County Council in the provision, improvement and maintenance of Havant Borough Council's sustainable transport list.

1.7 "Indexed" means in respect of the Hampshire County Council Transport Contribution such sum to be index linked in accordance with the All Items Index of Retail Prices (RPI) published by the Office of National Statistics or any replacement thereof from the date hereof until the date of payment and such indexation shall only be applied in circumstances where the RPI at the date of payment stands at a higher level than it did at 1 April 2011

1.8 "the Land" means the land described at paragraph One of the Schedule and any buildings structures or erections at any time thereon

1.9 "the Mortgage" means the mortgage or charge (if any) described at paragraph Four of the Schedule and all of them if more than one

1.10 "the Mortgagee" means the mortgagee or chargee (if any) and in the case of more than one all of them described at paragraph Three of the Schedule

1.11 "Obligations" and "OBLIGATIONS" means those planning obligations (being restrictions requirements covenants agreements obligations or any of the foregoing) enforceable at law and in particular (but without prejudice to the availability to any enforcing authority of any power which may be available to it for the purposes of the enforcement of this Deed) under the authority of the

statutory provision referred to in clause 4 of this Deed and which are set out in paragraph Nine of the Schedule

1.12 "the Owner" means the owner and in the case of two or more owners each or all of them as owners of any or all parts of the Land and as parties to this Deed acting and being obliged by this Deed jointly and severally who is (or are) described at paragraph Two of the Schedule being a person or persons identified in accordance with Section 106(9)(c) of the Act

1.13 "the Permission" means the grant of planning permission made in response to the Application including where appropriate any grant of approval in respect of matters reserved by the said grant of planning permission or any subsequent grant of planning permission for the Development or for such other development on the Land as is not materially different from the Development (the determination of materiality being solely at the discretion of the Council)

1.14 "the Plan" means the plan attached to this Deed

1.15 "the Schedule" means the Schedule to this Deed being an integral part of this Deed

1.16 "the Solicitor" means the solicitor giving the certificate at paragraph Seven of the Schedule

2.1 With the intention and so as permanently to bind the Land and all parts thereof so far as lawfully may be effected and into whomsoever hands the same may come and so that the Obligations hereby created shall be enforceable both against the Owner and the Mortgagee (if any) and their respective successors the Owner and the Mortgagee (should it or they take possession of any part of the Land or exercise powers of sale under its security) HEREBY SEVERALLY COVENANT AND UNDERTAKE AS A PLANNING OBLIGATION TO COMPLY FULLY WITH THE OBLIGATIONS

2.2 This instrument or document hereby expresses itself as executed as a Deed

2.3 SEE RIDER

3. The Owner (and each of them acting in concert in the case of more than one joint owner) has produced at Paragraph Seven of the Schedule a certificate of the Solicitor with the intention that the Council may and shall rely upon the truth of the matters therein certified namely that;

3.1 the Owner is immediately entitled to possession and occupation of a freehold estate in the Land subject only to the Mortgage (if any) no other person having an interest therein at law or (to the best of the Owner's knowledge and belief) in equity

3.2 in the case that the Land is subject to any mortgage the Mortgage (or in the case of more than one each of them) is described at Paragraph

Four of the Schedule and no other mortgage or charge has been concluded which affects the Land other than the Mortgage and in the event that none is so described that there is no such mortgage or charge affecting the Land

4. This Deed of Undertaking is made pursuant to Section 106 of the Act with the intent that it shall bind the Owner and Mortgagee (if any) and be enforceable against them and the persons deriving title under them and shall be a planning obligation for the purposes of the Act

5. This Deed shall have effect from the date the Permission is granted

6. In the event of any difference between the description of the Development in this Deed and the terms of the grant of permission issued by the Council in response to the Application the text of the grant of planning permission only shall be deemed to express the permission granted by the Council in response to the Application

7. The obtaining consequent upon the provisions of this Deed of expressions of acceptance or satisfaction on the part of the Council with things done in discharge of Obligations or determinations of materiality for the purposes of clause 1.13 shall be ineffective and not relied upon by any person unless in writing by the Council's Executive Head of Planning and Built Environment for the time being or such other officer who may be identified in writing by the Council for this purpose

8. In the event that any provision of this Deed is held to be invalid or unenforceable the remaining provisions of this Deed shall remain in full force and effect

9.1 } SEE RIDER
9.2 }
9.3 }

THE SCHEDULE

1. (See clause 1.8) the Land

The land known as Unit 14, Dakota Business Park, ~~N4~~ Downley Road, Havant, PO9 2NJ in Hampshire shown edged with a heavy black line on the Plan.

2. (See clause 1.12) the Owner(s):

[Please insert full name(s) and address(es) of every owner of the Land]

TILEASY LIMITED (CRN 03516833O2)
Wellesley House 202 London Road
Waterlooville Hampshire PO7 7AN

3. (See clause 1.10) the Mortgagee(s) (if any):

[Please insert full name(s) and address(es) of every mortgagee or chargee of the Land or, if there is none, state "None"]

BARCLAYS BANK PLC
1 Churchill Place London E14 5HP
but whose address for service is
BARCLAYS LOAN SERVICING CENTRE
PO Box 299, Birmingham B1 3AA

4. (See clause 1.9) the Mortgage(s) (if any):

[Please insert the date of, and parties to, every mortgage or charge affecting the Land, or, if there is none, state "None"]

20 September 2007 - Tileasy Limited (1) BARCLAYS BANK PLC (2)

5. (See clause 1.2) the Council's planning application reference number:

APP/11/01847

6. (See clause 1.5) the Development

Rear (west) side extension to form off-sales area to the trade

7. (See clauses 1.16 and 3) Solicitors' Certificate

Certificate of Title

As Solicitor for the Owner we hereby certify that on the date of this Deed what is set out in clauses 3.1 and 3.2 and paragraphs 2, 3 and 4 of the Schedule to this Deed is true

Signed: .....V.....

Name: ...VERISONA.....

Address: WELLESLEY HOUSE
202 LONDON ROAD
WATERLOOVILLE PO7 7AN

VERISONA
Solicitors & Advocates
WELLESLEY HOUSE
202 LONDON ROAD
WATERLOOVILLE
HAMPSHIRE PO7 7AN

8. (See clauses 1.6 and 1.7) the Hampshire County Council Transport Contribution

£1599 (Indexed)

9. (See clause 1.11) the Obligations

9.1 Not to commence or introduce or cause permit or suffer to be commenced or introduced upon or at the Land any Material Operation (as defined in Paragraph 9.3 of this Schedule) permitted by the Permission at any time before the Owner shall have paid to the County Council or caused to be paid to the County Council the Hampshire County Council Transport Contribution (Indexed)

9.2 The Owner covenants to notify the Council and the County Council in writing at least 14 days before commencing a Material Operation on the Land.

9.3 In Paragraphs 9.1 and 9.2 of this Schedule "Material Operation" means:

9.3.1 any work of construction in the course of the erection of a building;

9.3.2 any work of demolition of a building;

9.3.3 the digging of a trench which is to contain the foundations or part of the foundations of a building;

9.3.4 the laying of any underground main or pipe to the foundations or part of the foundations of a building or to any such trench as is mentioned in paragraph 9.3.3;

9.3.5 any operation in the course of laying out or constructing a road or part of a road;

9.3.6 any change in the use of the Land which constitutes material development as defined in the Act

IN WITNESS whereof the parties hereto have executed and delivered this instrument or document as a Deed the day and year first before written.

Executed as a DEED by)
Affixing the COMMON SEAL of)
)
)
in the presence of:)

Director

Director/Secretary

Signed as a DEED by
TILCEASY LIMITED)
)

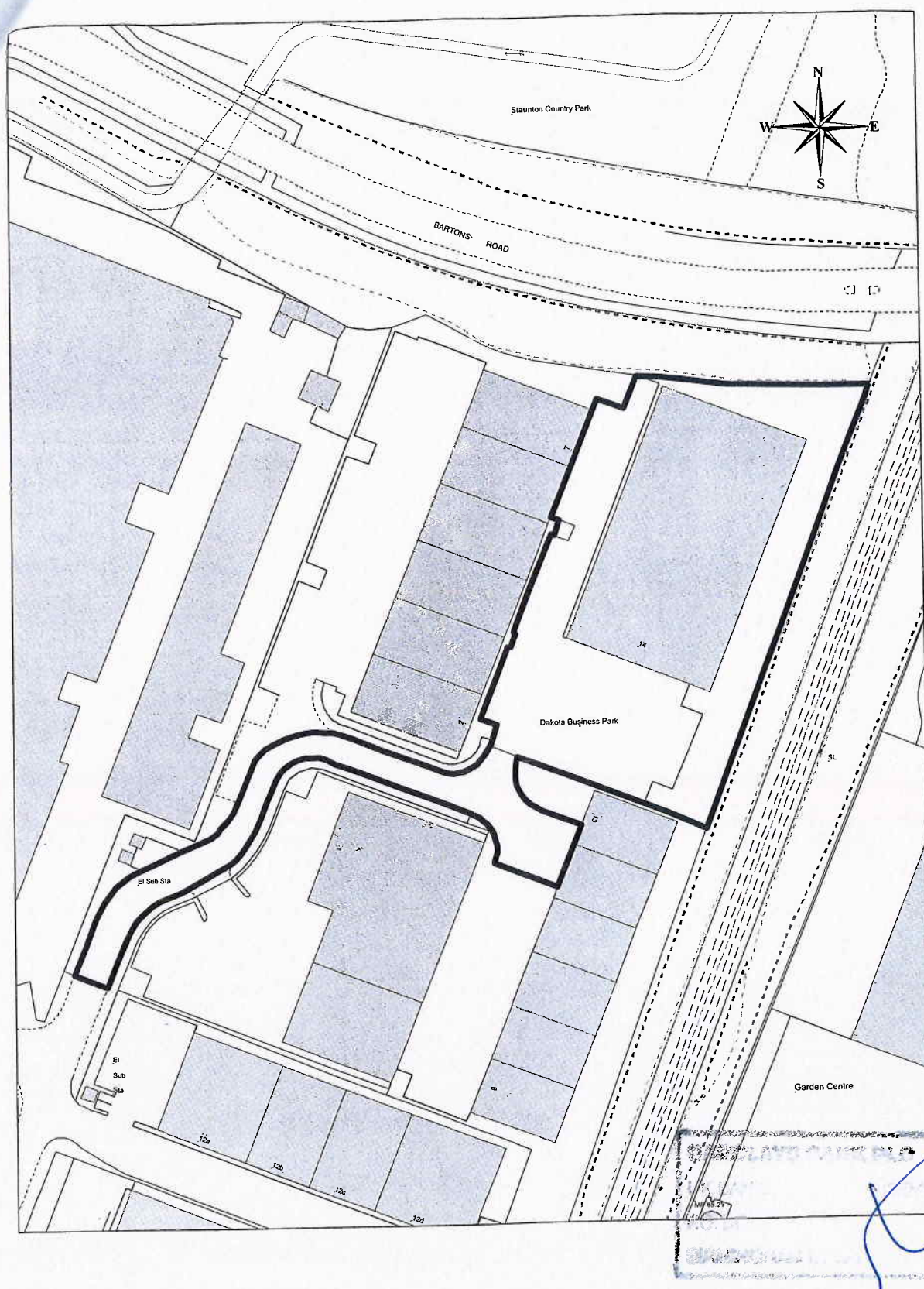
acting by
a director and its secretary /
~~two Directors~~

Director T. J. MURPHY

Director/Secretary S.A. MURPHY

SEE RIDER

Signed as a DEED by me)
the said)
)
in the presence of:)



Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

tel 023 9247 4174 fax 023 9248 0263
www.havant.gov.uk

Havant BOROUGH COUNCIL

Title:

Town and Country Planning Act 1990
S106 Agreement
Unit 14, Dakota Business Park
~~14~~ Downley Road, Havant
PO9 2NJ
APP/11/01847

Drawn By: GE

Scale: 1:1250

Drawing No: PC44/0470

Cleaner, Safer, More Prosperous

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RIDER

2.3 No person shall be liable for breach of covenant contained in this deed after he shall have parted with all interest in the Land or the part in respect of which such breach occurs but without prejudice to liability for any subsisting breach of covenant prior to parting with such interest

9.1 If the Permission expires within the meaning of Section 91, 92 or 93 of the Act or is revoked or otherwise withdrawn or modified by any statutory procedure without the consent of the Owner or his successors in title this deed shall cease to have effect

9.2 Nothing in this Deed shall be construed as prohibiting or limiting any right to develop any part of the Land in accordance with a planning permission granted by the Council or by the Secretary of State upon appeal or reference to him after the date of this deed which is materially different from the Development

9.3 Notwithstanding Clauses 2.1 and 4 the Mortgagee shall only become liable to perform the obligations contained herein in the event that it enforces the Mortgage

INSERT NAME: Yasmi Roberta Glynn Roberts

SIGNATURE:

AS ATTORNEY OF BARCLAYS BANK PLC

INSERT NAME:

SIGNATURE: