

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: BGL66824</p>
	<p>2 Property: Land lying to the South West of Philbeach Gardens, London, SW5</p>
	<p>3 Date:</p>
	<p>4 Transferor: E C Properties GP Limited and E C Properties Nominee Limited</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 7696161 and 7696994</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: London Underground Limited</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 1900907</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: 42-50 Windsor House Victoria Street London SW1H 0TL</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.

8 Consideration

The transferor has received from the transferee for the property the following sum (in words and figures):

[TBC] pounds
(£[])

The transfer is not for money or anything that has a monetary value

Insert other receipt as appropriate:

Place 'X' in any box that applies.

Add any modifications.

9 The transferor transfers with

full title guarantee

limited title guarantee

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

10 Declaration of trust. The transferee is more than one person and

they are to hold the property on trust for themselves as joint tenants

they are to hold the property on trust for themselves as tenants in common in equal shares

they are to hold the property on trust:

Complete as necessary.

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

11 Additional provisions

11.1 With the intent of affording the Transferor a full indemnity the Transferee hereby covenants with the Transferor that the Transferee will at all times hereafter observe and perform the covenants restrictions and stipulations contained or referred to in the documents set out in the Property and Charges Register of the title number referred to in Panel 1 above as at the date of this transfer (save for any financial charges) insofar as they subsist and relate to the Property and are to be performed by the owner of it and will indemnify and keep indemnified the Transferor and its estate and effects from and against all proceedings costs claims and expenses whatsoever arising from any future breach or non-performance or non-observance thereof.

11.2 The Transferee hereby covenants with the Transferor by way of indemnity only to observe and perform henceforth the covenants on the part of the lessor contained in the leases and licences referred to in Schedule 1 below and to keep the Transferor indemnified against all future proceedings costs claims and expenses whatsoever arising from any future breach or non-performance or non-observance thereof.

Schedule 1

	Date	Document	Parties
1.	2 July 2013	Lease of Advertisement Hoardings	(1) EC Properties GP Limited and EC Properties Nominee

			(2) Limited and Clear Channel UK Limited
2.	16 March 2011	Advertising Licence	(1) N.A.R. Limited and (2) JC Decaux UK Limited

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

Executed as a deed by **E C Properties GP Limited** acting by a director and its secretary or two directors

Signature	Director
Signature	Director/Secretary

Executed as a deed by **E C Properties Nominee Limited** acting by a director and its secretary or two directors

Signature	Director
Signature	Director/Secretary

Executed as a deed by **London Underground Limited** acting by a director and its secretary or two directors

Signature	Director
Signature	Director/Secretary

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.