

DATED 29th September 1981

THE TRUSTEES OF THE ARMY
& NAVY CLUB

- and -

BARKING INDUSTRIAL PROPERTIES LIMITED

FIRE ESCAPE DEED

40/41 Pall Mall London S.W.1.

T H I S D E E D is made the *Twenty-ninth*
day of *September* One thousand nine hundred and eighty one
B E T W E E N

1. LIEHTENANT GENERAL SIR EDWARD IAN CLAUD JACOB
G.B.E. C.B. D.L. GENERAL THE RIGHT HONOURABLE
GEOFFREY KEMP BARON BOURNE OF ATHERSTONE
G.C.B K.B.E. C.M.G. and VICE ADMIRAL SIR NORMAN
ERIC DALTON K.C.B O.B.E. all of the Army and Navy
Club Pall Mall in the City of Westminster ("the Grantors"
which expression shall include their successors in title
and assigns of the first property) and
2. BARKING INDUSTRIAL PROPERTIES LIMITED whose
registered office is at 11 Hatton Garden London EC1
("the Grantee" which expression shall include its suc-
cessors in title and assigns and the occupiers for the time
being and from time to time of the second property)

W H E R E A S

- (1) The Grantors are the freeholders of the property known
as The Army and Navy Club 39 Pall Mall aforesaid ("the first
property")
- (2) The Grantee is registered at H.M. Land Registry as
proprietor with an absolute title under title Nos. LN 241416 and
LN 244264 of the property known as 40 and 41 Pall Mall London
SW1 ("the second property")
- (3) The Grantee has with the consent of the Grantors con-
structed a door ("the fire escape door") at fifth floor level of the
second property giving access from the second property to the first
property for use in the case of an emergency

(4) The Grantee has requested a right to pass from the fire escape door and through the first property to the main entrance thereof in to Pall Mall

(5) The Grantors have agreed to grant to the Grantee such right on the terms and conditions hereinafter contained

N O W THIS DEED W I T N E S S E T H as follows:

1. In pursuance of the said agreement and in consideration of the sum of One thousand five hundred pounds (£1,500) paid by the Grantee to the Grantors (the receipt whereof the Grantor hereby acknowledge) and in consideration of the covenants on the part of the Grantee hereinafter contained the Grantor as beneficial owner hereby grants unto the Grantee full right and liberty to the Grantee to pass through the fire escape door and through the first property to the main entrance thereof into Pall Mall as a means of escape from the second property in case of fire or other emergency

2. The Grantee hereby covenants with the Grantors that

(a) the Grantee will at its own expense maintain and keep in good repair and condition the fire escape door and will paint the same with two coats at least of paint of a suitable quality in a proper and workmanlike manner as often as may be necessary

(b) the Grantee will make good to the reasonable satisfaction of the Grantor any damage caused to the first property by reason of the exercise of the rights hereby granted

3. (a) It is hereby agreed by the parties hereto that if the Grantors intend to demolish or reconstruct the Army and Navy Club at 39 Pall Mall aforesaid or a substantial part thereof or to carry out a substantial work of construction and the Grantors could not reasonably do so without determining the right hereby granted the Grantors may

determine such right by giving to the Grantee one year's notice in writing and upon the expiry of such notice the provisions of this Deed shall cease and be of no further effect

(b) Save for the right to determine granted by Clause 3(a) hereof the Grantors hereby agree confirm and undertake that the rights hereby granted shall not be determined

4. It is hereby certified that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds TWENTY THOUSAND POUNDS (£20,000)

I N W I T N E S S whereof the Grantors have set their hands and seals and the Grantee has caused its Common Seal to be hereunto affixed the day and year first before written

SIGNED SEALED and DELIVERED)
by the said LIEUTENANT)
GENERAL SIR EDWARD IAN)
CLAUD JACOB G.B.E C.B. D.L.)
in the presence of: -)

C. J. Jacob



[Handwritten signature]

LOYDS BANK LIMITED)
WOODBRIDGE)
Bank Manager)
SIGNED SEALED and DELIVERED)
by the said GENERAL THE RIGHT)
HONOURABLE GEOFFREY KEMP)
BARON BOURNE OF ATHERSTONE)
G.C.B. K.B.E C.M.G in the)
presence of: -)

Bourne



A. E. Hippance
DROVE COTTAGE
CRANBORNE
WIMBORNE
DORSET 3.
HOUSEWIFE
~~1951~~

SIGNED SEALED and DELIVERED
by the said VICE ADMIRAL SIR
NORMAN ERIC DALTON K.C.B
O.B.E in the presence of:-

)
) Norman E. Dalton
)

Mrs. Rosemary Anne KAY.
of St. Andrews Rd.,
Henley-on-Thames.
Oxfordshire.
SRM. NDM. CAP. RET.