

Property Code No. 899
LEASEHOLD

DATED 12th May 1998

NORWEST ESTATES SERVICES LIMITED

to

UNITED NORWEST CO-OPERATIVES LIMITED

UNDERLEASE

Relating to Leasehold Pharmacy Premises at
Recreation Drive Billinge

WE HEREBY CERTIFY THIS DOCUMENT
TO BE A TRUE COPY OF THE ORIGINAL
DATED

15th May 1998 - Cobbetts

COBBETTS SOLICITORS
SHIP CANAL HOUSE, KING STREET
MANCHESTER M2 4WB

LEASE dated

12th May

Leasehold
1998

In this Lease except as otherwise provided or where the context otherwise requires the following words and expressions shall have the following meanings:

1 Particulars

- 1.1.1 the Landlord: NORWEST ESTATES SERVICES LIMITED
whose registered office is at 95 Princess Road
Manchester M14 4TH
- 1.1.2 the Tenant: UNITED NORWEST CO-OPERATIVES LIMITED
whose registered office is at Wood House Etruria Road
Hanley Stoke-on-Trent ST1 5NW
- 1.2.1 the Premises: all that pharmacy at Recreation Drive Billinge
- 1.2.2 the Rent: three thousand five hundred pounds (£3,500.00) per
annum subject to review as provided in the
Memorandum of Terms
- 1.2.3 the Superior Lease: a Lease dated 12th April 1996 and made between The
Trustees of the A I Williams Grandchildren's
Settlement (1) and Williams Chemists Limited (2)
- 1.3.1 the Memorandum of Terms: the Memorandum of lease terms made between the
Landlord and the Tenant dated 1st February 1997
- 1.3.2 the Term: the period of fifteen years from and including the 1st
February 1997 or seven days less than the term of years
reserved by the Superior Lease whichever is the shorter

2. Demise

The Landlord demises to the Tenant the Demised Premises together with the Rights but excepting and reserving the Exceptions and Reservations and subject to the Incumbrances all of which are defined in the Memorandum of Terms

3. Terms

This lease is made upon the terms and subject to the covenants provisos and conditions as are contained in the Memorandum of Terms as if the same were set out in this lease in full with such modifications only (if any) as are necessary to make the same applicable to this demise

4. **Covenants**

- 4.1 The Tenant covenants with the Landlord to observe and perform all the covenants and conditions on its part contained in the Memorandum of Terms modified as above
- 4.2 The Landlord covenants with the Tenant to observe and perform all the covenants and conditions on its part contained in the Memorandum of Terms modified as above

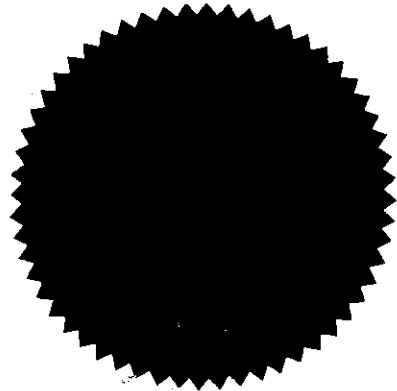
5. **Certificate**

It is hereby certified that there is no agreement for lease to which this lease gives effect

IN WITNESS of which the parties have duly executed this Lease as a deed

THE COMMON SEAL of NORWEST ESTATES SERVICES LIMITED was hereunto affixed in the presence of:-

x *[Signature]* Director
x *[Signature]* Director
x *[Signature]* Secretary



THE COMMON SEAL of UNITED NORWEST CO-OPERATIVES LIMITED was hereunto affixed in the presence of:-

[Signature] Director
[Signature] Director
[Signature] Secretary

