

SCHEDULE 3
Purchaser's covenants

1. BOUNDARY WALL/FENCES

To keep in good repair the walls/fences on the sides of the Property marked "T" within the boundary of the Property.

2. LANDSCAPE MAINTENANCE

To maintain any trees, hedges or shrubs planted by the Company under the terms of any landscaping or similar scheme approved by any Local Authority and to replace any such trees hedges or shrubs which need to be replaced and in the event of the Purchaser not complying with this covenant then to permit the Company to enter upon the Property in accordance with paragraph 5 of Schedule 2 to execute such works and the cost thereof shall be a debt due from the Purchaser to the Company and be forthwith recoverable by action.

3. CONDUIT COSTS

To bear and pay such proportionate part as may be determined by any Local or Statutory Authorities or by the Owner of the cost of repairing maintaining replacing renewing inspecting and cleansing the Conduits used by the Purchaser in common with the Owner and any other persons who are now or may hereafter be entitled to connect with or use the same or any of them.

4. PRIVATE ACCESSWAYS AND FOOTPATHS COSTS

To bear and pay such proportionate part as may be determined by the Owner and according to user of the costs of repairing maintaining replacing renewing inspecting and cleansing the Cross Hatched Areas used by the Purchaser in common with the Owner and any other persons who are now or may hereafter be entitled to use the same.

5. LATE PAYMENT OF COSTS

If any sums due to be paid by the Purchaser to the Rentcharge Owner the Owner or the Company under the terms of this Transfer shall remain unpaid for twenty one days after becoming payable (whether formally demanded or not) the Purchaser shall pay to the Rentcharge Owner the Owner or the Company (as the case may be) interest upon such sum as shall remain unpaid at the rate of four per cent (4%) per annum above the base rate (or its equivalent) from time to time of Barclays Bank plc (but if such Bank shall cease to exist or shall not have a base rate a reasonable comparable rate) calculated on a day to day basis from the date of the same becoming due to the date of payment but without prejudice to the operation of any other right of action of the Rentcharge Owner the Owner or the Company (as the case may be) in respect of non-payment of such sums.

6. INDEMNITY

The Purchaser shall pay to the Rentcharge Owner the Owner and the Company (as appropriate) on a full indemnity basis all costs and expenses incurred by the Rentcharge Owner the Owner or the Company (as appropriate) or the relevant party's Solicitors in enforcing payment by the Purchaser of sums due to be paid by the Purchaser under the terms of this Transfer.

7. GARDENS

To keep the front and rear garden of the Property in a neat and tidy condition.

8. PARTY WALLS

To forthwith support point and render weatherproof to reasonable standard the party walls referred to in paragraph 7 of part I of Schedule 4 if at any time the said party walls shall become exposed as exterior walls.