

DATED 15th August 2001

OTTLEY CORPORATION SA (1)

- and -

AUTOMAJOR LIMITED (2)

- and -

ISRAEL DISCOUNT BANK LIMITED (3)

**MUTUAL DEED OF GRANT OF
RIGHTS OF WAY**

**Re: 105 Salusbury Road and
111/115 Salusbury Road
Queens Park
London NW6**

Messrs. Simmons Stein & Co
58 Queen Anne Street
London W1G 8HW
GSS.WAEQ.

DEED

DATED

15th August

2001

sw of

BETWEEN:

- (1) **OTTLEY CORPORATION SA** whose address for service in England and Wales is 58 Queen Anne Street London W1G 8HW
("the First Owner")
- (2) **AUTOMAJOR LIMITED** whose registered office is at Symal House 423 Edgware Road London NW9 0HU
("the Second Owner")
- (3) **ISRAEL DISCOUNT BANK LIMITED** of Nightgale House 65 Curzon Street London W1Y 7PE
("the Mortgagee")

WHEREAS:

- (1) The First Owner is the freeholder of the properties described in the First Schedule ("the First Property")
- (2) The Second Owner is the freeholder of the adjoining properties described in the Second Schedule ("the Second Property") and its successors in title owners or occupiers for the time being
- (3) By a Legal Charge dated 31st July 2000 the Second Property was charged by the Second Owner to the Mortgagee
- (4) The First Owner has agreed with the Second Owner that the Second Owner shall henceforth have a right in common with the First Owner and its successors in title owners or occupiers for the time being with or without vehicles to pass and repass over and along the accessway shown edged green on the plan annexed
- (4) The Second Owner has agreed with the First Owner that the First Owner shall

henceforth have a right in common with the Second Owner and its successors in title owners or occupiers for the time being with or without vehicles to pass and repass over and along the accessway shown edged brown on the plan annexed

NOW THIS DEED WITNESSETH as follows:

1. The First Owner hereby grants to the Second Owner the right for the Second Owner at all times with or without vehicles for all purposes connected with the use of the Second Property but not for any other purpose to pass over and along the area edged green on the plan annexed subject to the payment of a fair proportion according to user of the cost of repairing and maintaining the surface thereof and insofar as the First Owner can grant the same a right of way at all times with or without vehicles over any land or roadway between the public highway and the First Property and a right at any time to enter the First Property for the purpose of carrying out repairs to the Second Property
2. The Second Owner hereby grants to the First Owner the right for the First Owner at all times with or without vehicles for all purposes connected with the use of the First Property but not for any other purpose to pass over and along the area edged brown on the plan annexed subject to the payment of a fair proportion according to user of the cost of repairing and maintaining the surface thereof and insofar as the Second Owner can grant the same a right of way at all times with or without vehicles over any land or roadway between the public highway and the Second Property and a right at any time to enter the Second Property for the purpose of carrying out repairs to the First Property
3. The First Owner and the Second Owner covenant with each other not at any time to obstruct the accessway shown coloured green and brown on the plan so as to obstruct the rights granted by this Deed and shall be entitled to impose

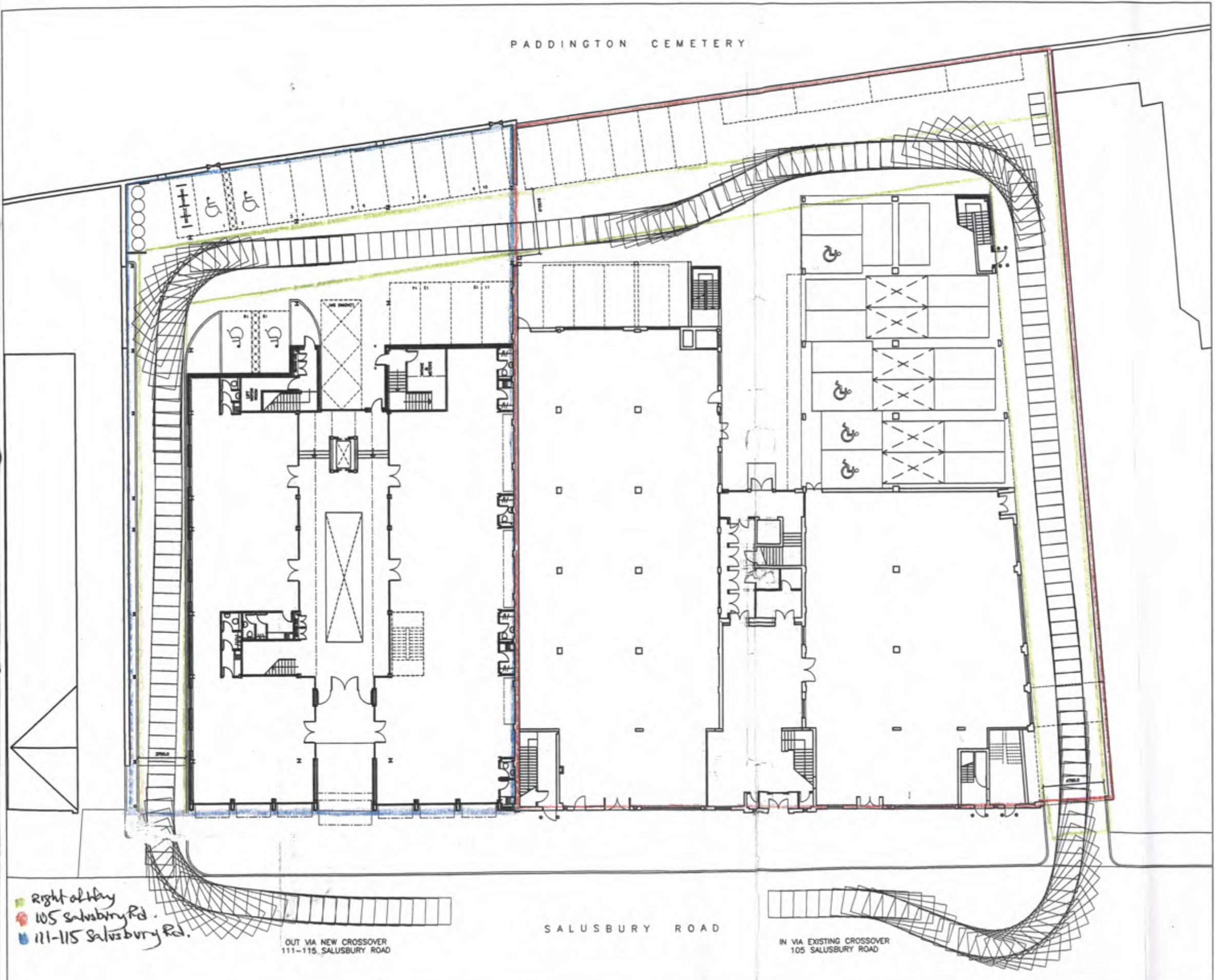
S. D. Woodard

Robert O'Hara Architects

Total Discount Bank Limited
85 Nightingale House
Curzon Street
London W1Y 7PE

PADDINGTON CEMETERY

SALUSBURY ROAD



- Notes
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTURAL STRUCTURAL AND CONSULTANTS DRAWINGS AND SPECIFICATIONS.
 2. ANY DISCREPANCIES BETWEEN THIS AND ANY OTHER RELEVANT DRAWING MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
 3. ONLY WRITTEN DIMENSIONS ARE TO BE USED. DO NOT SCALE FROM ANY PART OF THIS DRAWING.
 4. THIS DRAWING REMAINS THE PROPERTY OF ROBERT O'HARA ARCHITECTS AND IS PROTECTED BY COPYRIGHT.

Rev	Date	Description
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Client
 AUTOMAJOR LIMITED
 SYMAL HOUSE
 423 EDWARE ROAD
 LONDON NW9 0HU

Project
 NEW BUILD B1 / WORKSPACE
 111-115 SALUSBURY ROAD
 LONDON
 NW6 6RG

Title
 REFUSE COLLECTION & FIRE BRIGADE
 VEHICLE ROUTE AND CAR PARKING LAYOUT

Job Number 98036	Scale 1 : 200	Date JUNE 2000
Stage D	Drawing Number PL [2 -] 09	Rev -
		Drawn S.J.L.

Right of Way
 105 Salisbury Rd.
 111-115 Salisbury Rd.

OUT VIA NEW CROSSOVER
 111-115, SALUSBURY ROAD

IN VIA EXISTING CROSSOVER
 105 SALUSBURY ROAD

ROBERT O'HARA ARCHITECTS
 Chartered Architects

25 - 27 Lonsdale Road
 London NW6 6RA
 Tel: 0171 372 7576 Fax: 0171 372 0078

reasonable regulations on each other and their respective tenants so as to ensure the free flow of traffic at all times and to impose on their respective tenants such regulations as are necessary to comply with Condition 9 of Planning Permission 99/0683 given by the London Borough of Brent on the 17th April 2001

4. The First Owner and the Second Owner agree to ensure that the Land Certificate of their respective titles are lodged at HM Land Registry and each of them by this Deed apply to the Chief Land Registrar for the noting of the rights granted by this Deed on the titles benefited and burdened by such rights.
5. The Mortgagee as proprietor of the Mortgage consents to the grant of this Deed and further consents to the entry requested being made in the Property and Charges Registers of Title Numbers MX365878 and MX365879
6. It is hereby certified that the transaction effected does not form part of a larger transaction or series of transactions in respect of which the amount or value or the aggregate amount or value exceeds sixty thousand pounds (£60,000)

THE FIRST SCHEDULE

ALL THOSE freehold properties known as 105, 107 and 109 Salusbury Road in the London Borough of Brent as the same are registered at HM Land Registry with Title Absolute under Title Number MX372719 and shown edged red on the plan annexed.

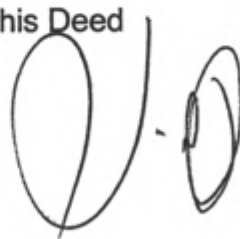
THE SECOND SCHEDULE

ALL THOSE freehold properties known as 111 and 115 Salusbury Road in the London Borough of Brent as the same are registered at HM Land Registry with Title Absolute under Title Number MX365878 and MX365879 and shown edged blue on the plan annexed

IN WITNESS whereof the parties have duly executed this Deed

SIGNED as a **DEED** on behalf
of **OTTLEY CORPORATION SA**
incorporated in Panama by David
Azouri being a person who, in
accordance with the laws of that
territory , is acting under the authority
of that company

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EXECUTED as a **DEED** by **AUTOMAJOR**
LIMITED acting by its Director and Secretary

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Director



Secretary

