

Formula A (as varied) at 18:35
Between Polly Montoneri (for
landlord)
and Ross Alexander (for tenant)

DATED 1 November **2022**

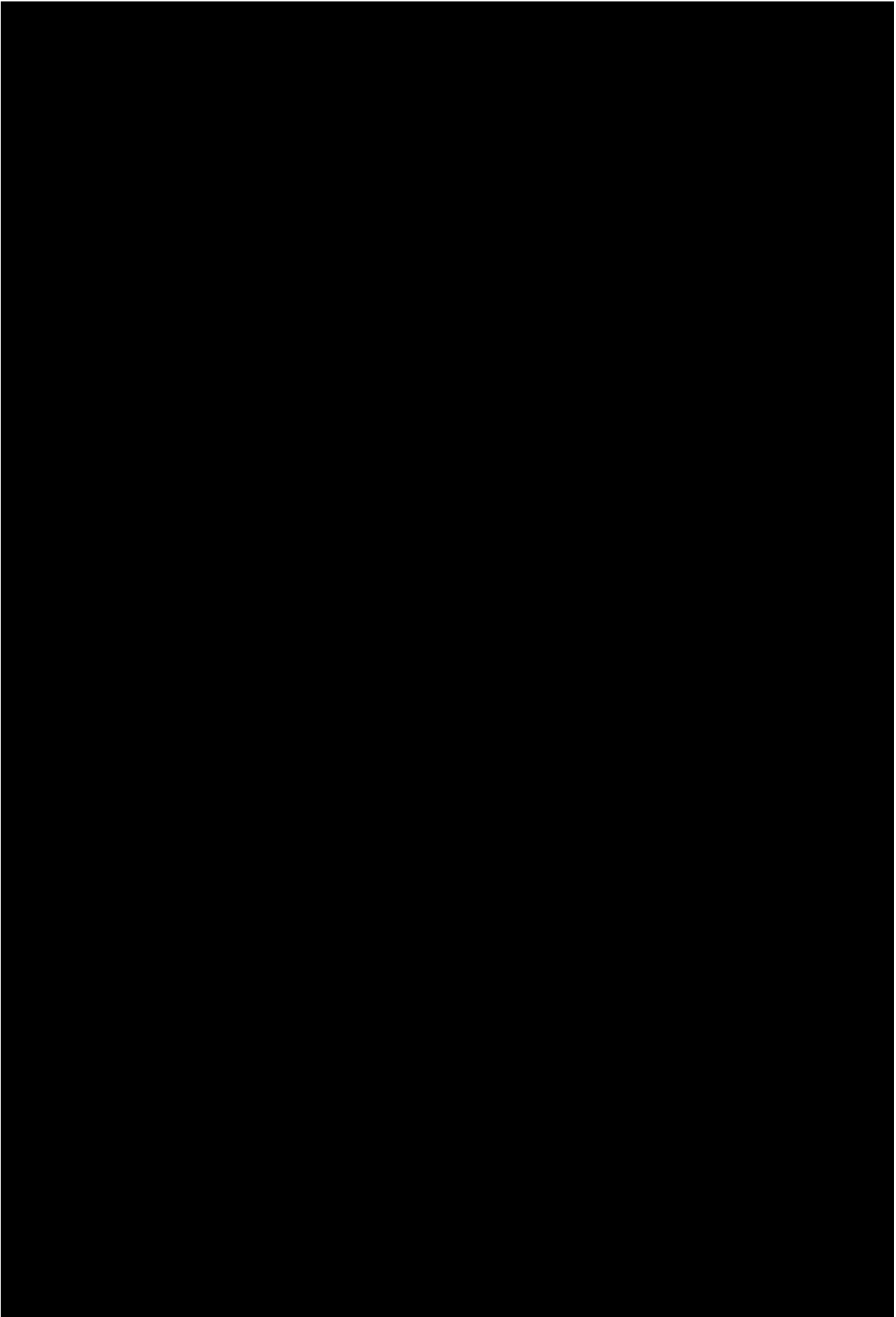
(1) CLAYDON ESTATE LLP

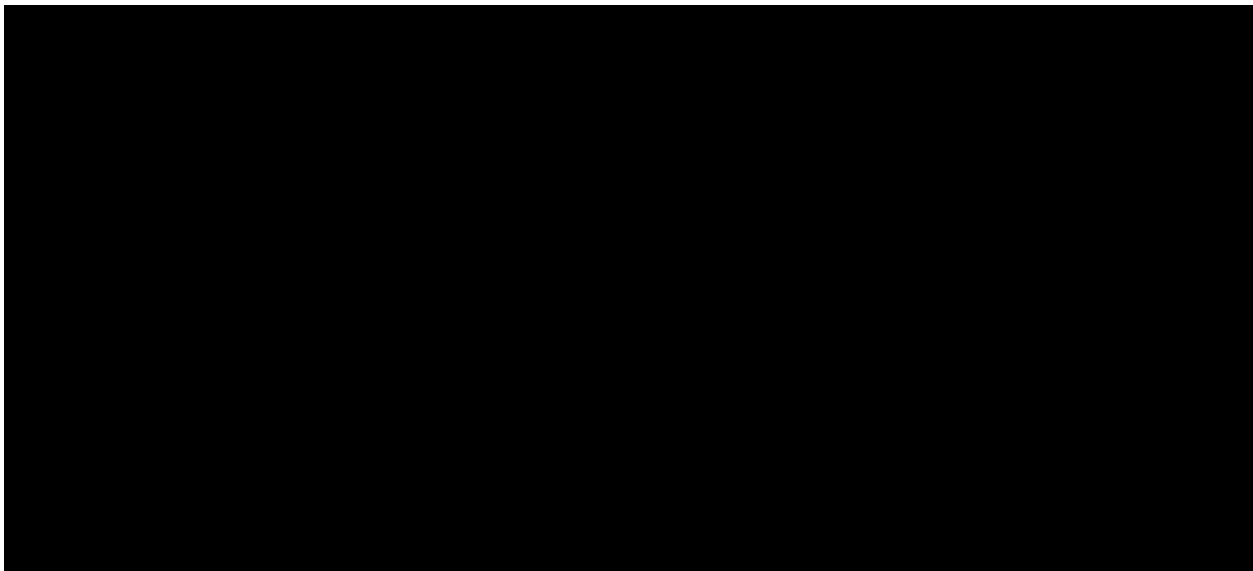
(2) CUSTODIAN ENERGY LIMITED

OPTION AGREEMENT
for lease of land at Claydon Estate at Middle Claydon,
East Claydon, Steeple Claydon and Botolph Claydon,
Buckingham



CONTENTS





THIS AGREEMENT is made on 1 November 2022

2022

BETWEEN:-

- (1) **Claydon Estates LLP** (No OC366725) whose registered office is at Claydon Estate Office, Middle Claydon, Buckinghamshire, MK18 2EX (the "**Landlord**"); and
- (2) **Custodian Energy Limited** – Company Number: **11618221** whose registered office is at 2 Crossways Business Centre, Bicester Road, Kingswood, Aylesbury, England, HP18 0RA (the "**Tenant**"),

together the "**Parties**" and individually a "**Party**".

WHEREAS:-

- (A) The Landlord owns the Landlord's Property.
- (B) The Landlord has agreed to grant the Tenant an option to take a lease of the Property (or part of it) during a specified period.
- (C) The Tenant's option is subject to the terms contained in this Agreement.

IT IS AGREED as follows:-

1. **DEFINITIONS AND INTERPRETATION**

1.1 **Definitions**

In this Agreement unless the context requires otherwise:-

[REDACTED]

"**Actual Completion**" means the date of actual completion of the Lease

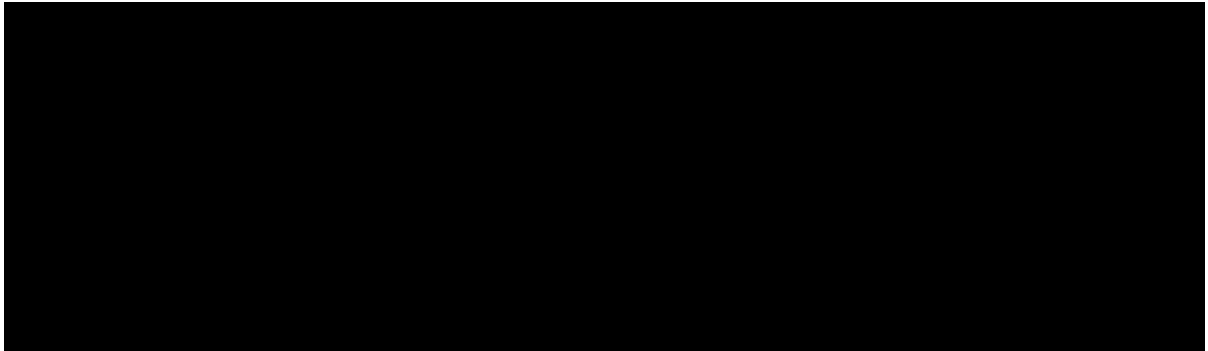
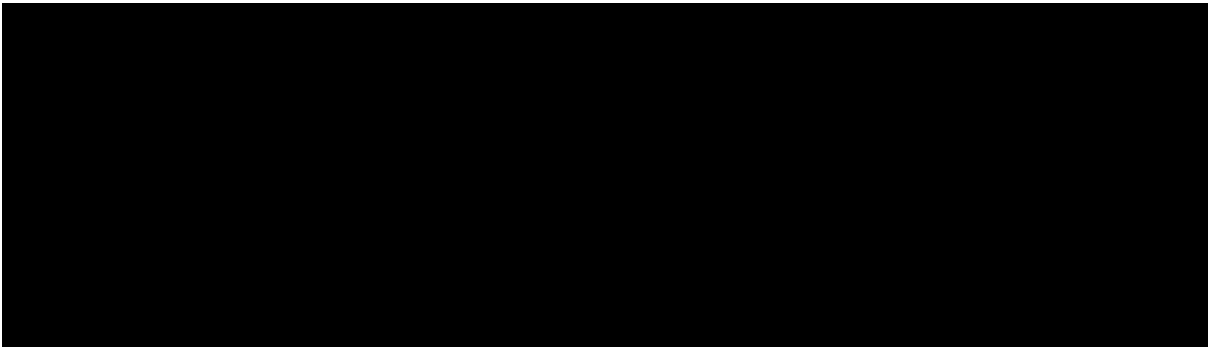
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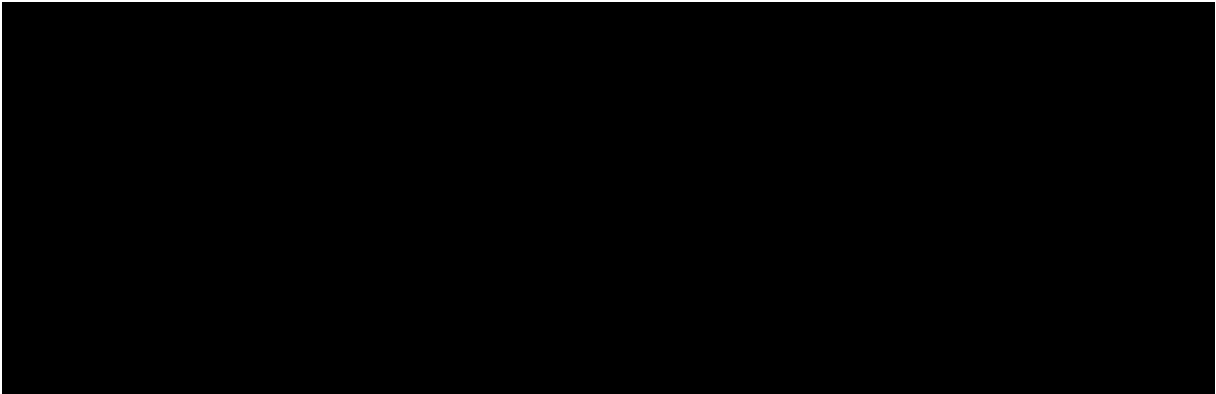
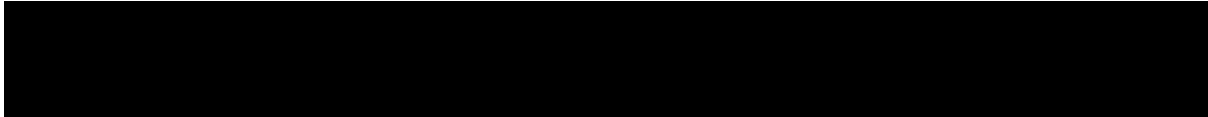
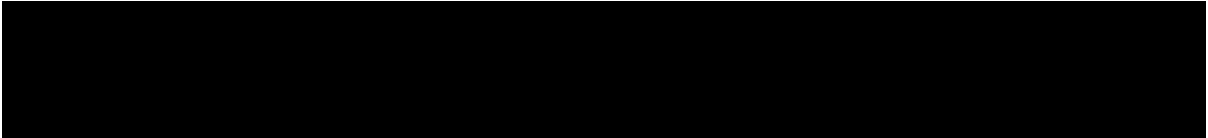
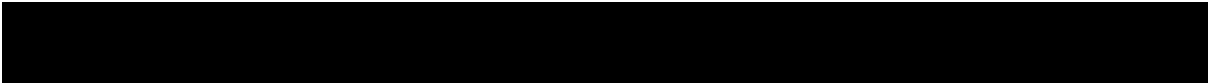
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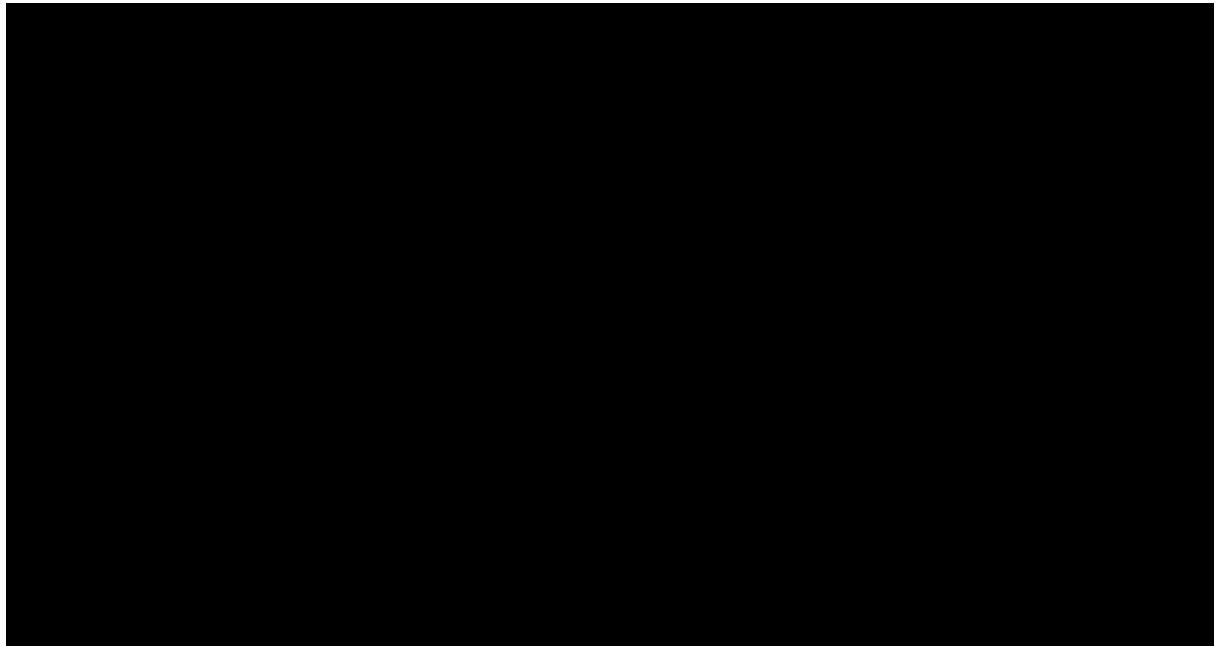
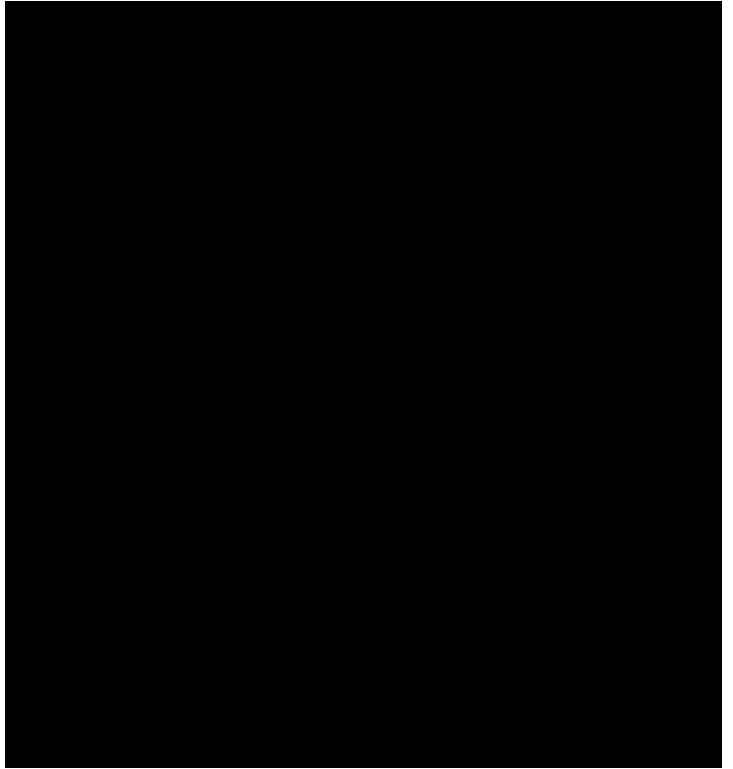


"Completion Date" means the later of:-

- (a) the date ninety (90) Working Days after service of an Option Notice; or
- (b) such other date as may be agreed between the Landlord and the Tenant (both acting reasonably) subject to the Completion Longstop Date

"Completion Longstop Date" means the date one hundred and twenty (120) Working Days after service of an Option Notice





[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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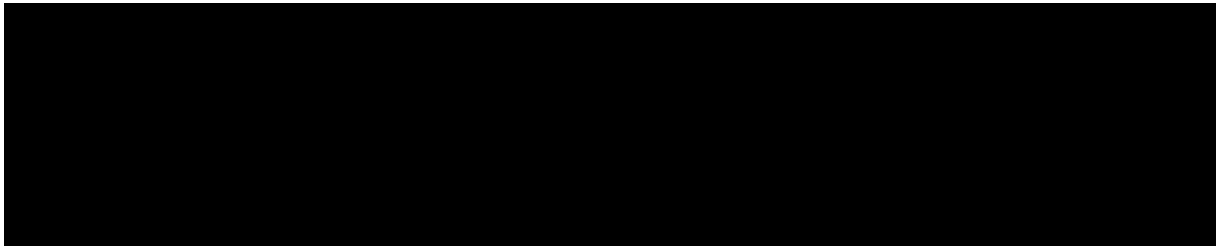
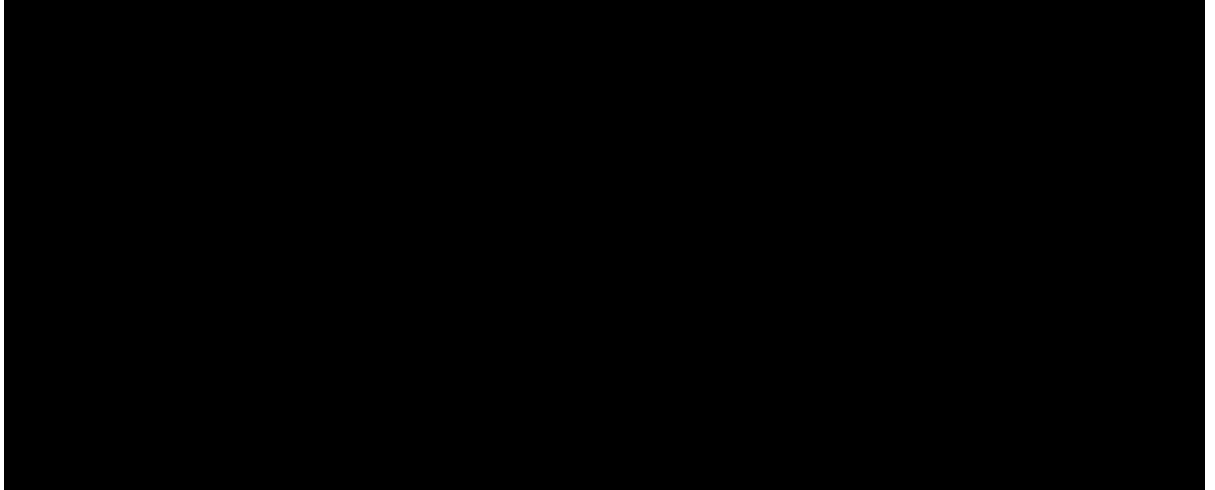
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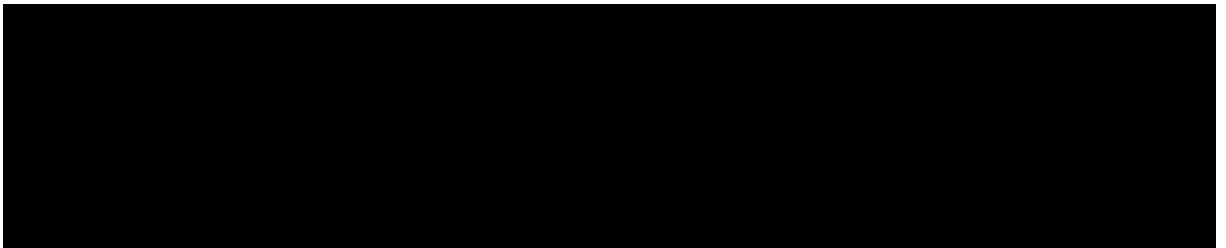
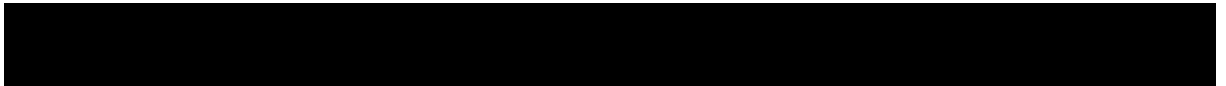
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"Initial Expiry Date"

means the fifth anniversary of the date of this Agreement

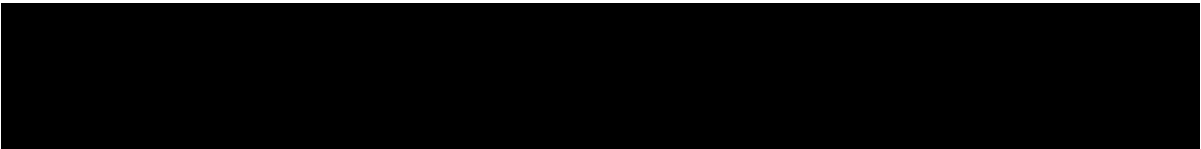


"Landlord"

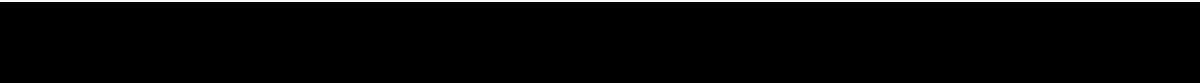
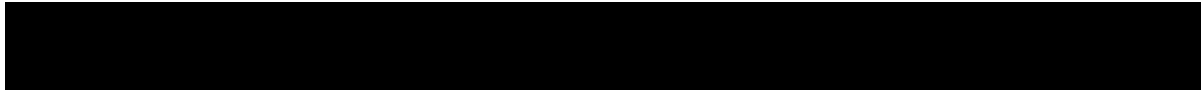
means the Party named as the Landlord in this Agreement and includes its successors in title and assigns

"Landlord's Property"

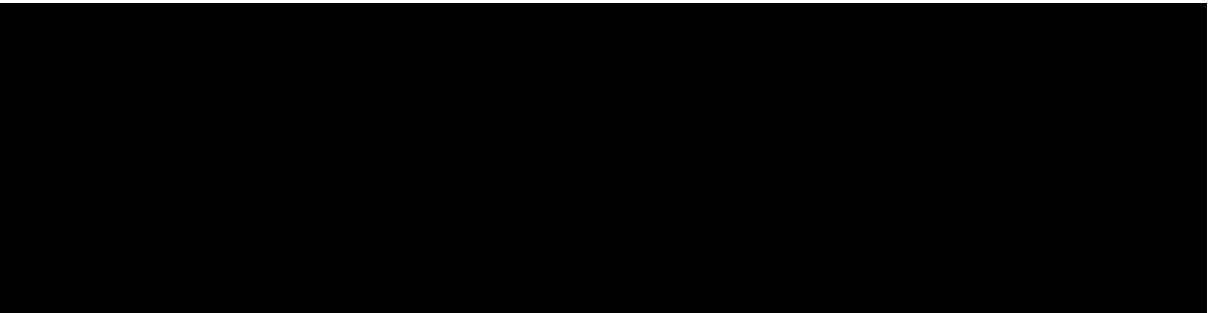
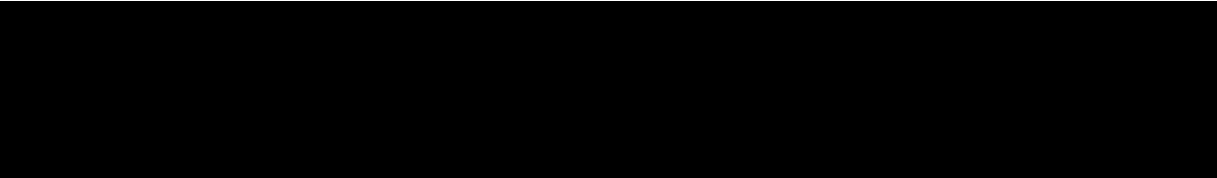
means the part of the freehold land at Claydon Estate in Middle Claydon, East Claydon, Steeple Claydon and Botolph Claydon, Buckingham shown edged blue on the Plan forming part of the land registered at the Land Registry under title numbers BM311747, BM311712, BM311748, BM312321, BM311924, BM311865, BM312319, BM311776, BM311270, BM312239, BM311209, BM312285, BM311376, BM311775, BM311653, BM311652, BM311863, BM311711, BM312287, BM311777, BM311654, BM311864, BM311778 and BM312320 and, to the extent the Landlord has an ownership interest in the same, the subsoil in the parts of Three Points Lane, Quainton Road and Granborough Road located between parts of the Property

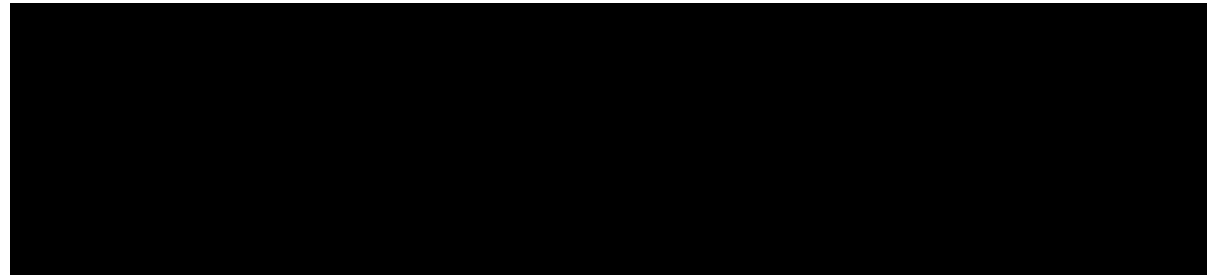
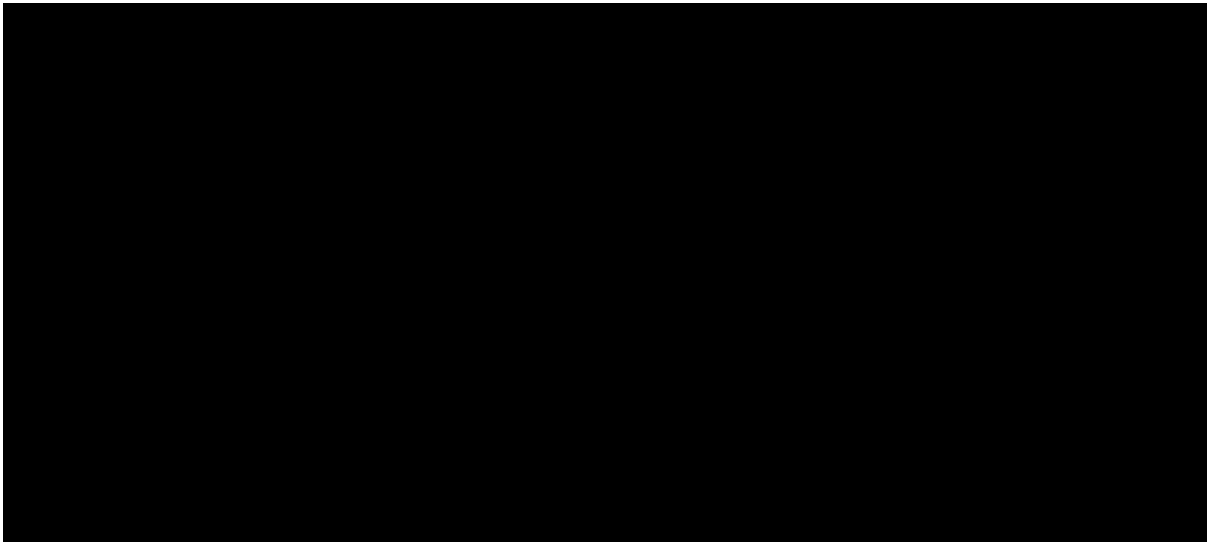


"Landlord's Solicitors"	means Forsters LLP (Ref: PLR/AHL/HV/32688.22) or any other solicitors of which the Landlord gives the Tenant Notice
"Landlords Substation Site"	means the part of the Property shown coloured yellow on the Plan
"Lease"	means the lease of the Property or part of it to be granted on the exercise of the Option in the form of the draft contained in Part 3 of the Schedule and subject to Clause 6.1 (<i>Issue of Engrossments</i>)
"Lease Plan(s)"	means the plan or plans to be annexed to the Lease and attached to the Option Notice

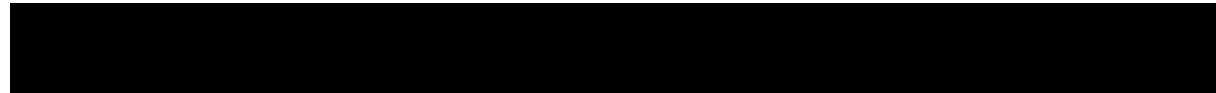


"Long Stop Date"	means the sixth anniversary of the date of this Agreement
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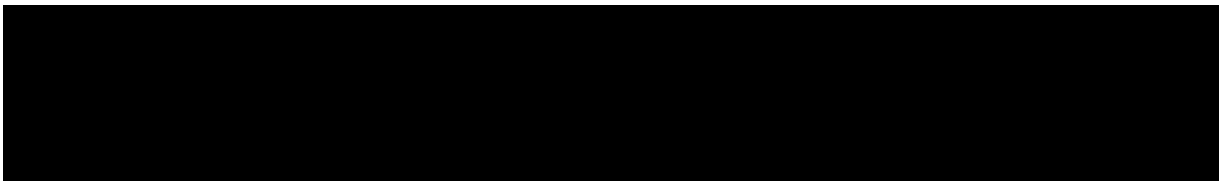
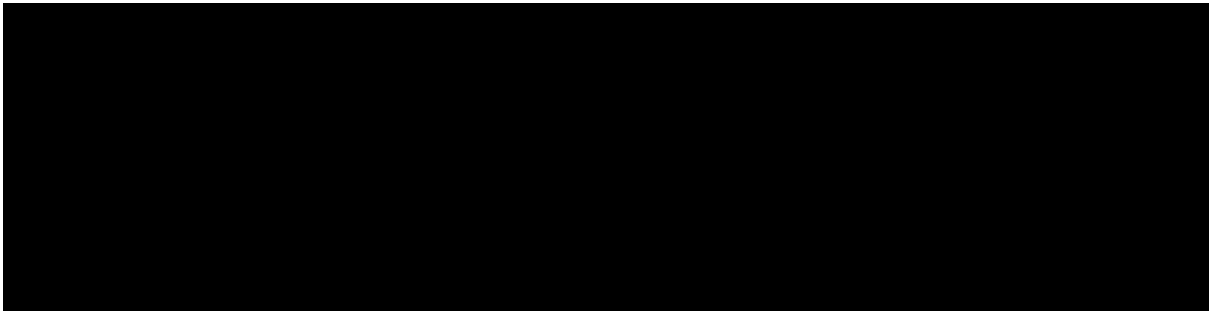
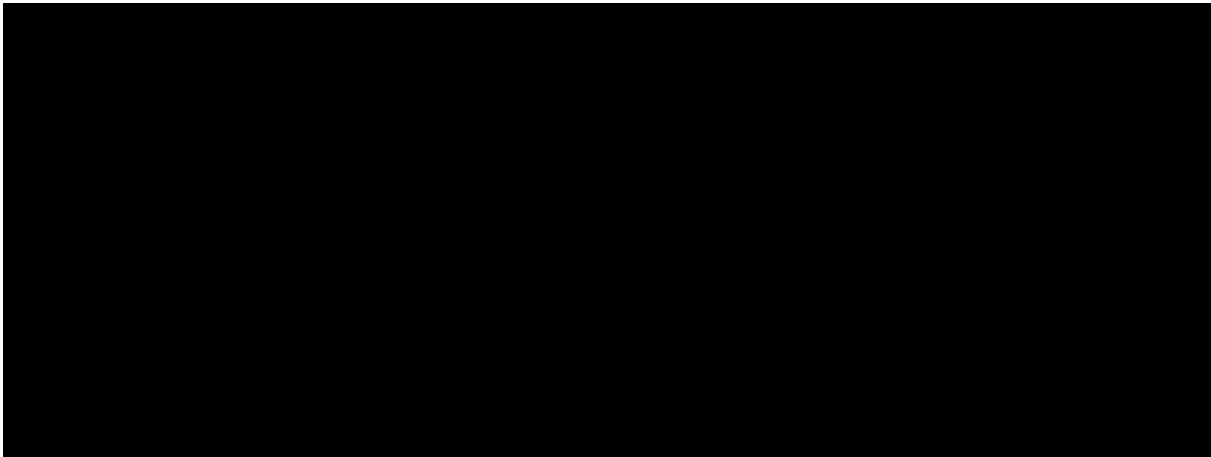




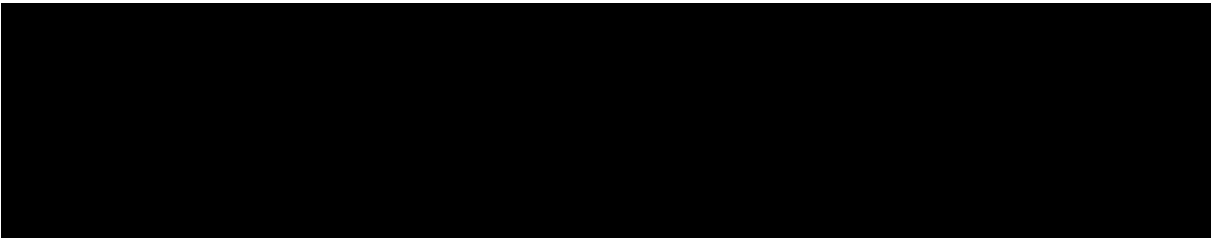
"Notice"	means a written notice given by or on behalf of one Party to the other and served in accordance with Clause 16 (<i>Notices</i>)
"Option"	means the right for the Tenant during the Option Period to call for the Lease of the Property or part of it in accordance with the terms of this Agreement
"Option Notice"	means a Notice substantially in the form contained in Part 1 of the Schedule (<i>Option Notice</i>)
"Option Period"	means the period from and including the date of this Agreement until:- (a) the Initial Expiry Date or (b) if the Tenant exercises its right to extend the Option Period under Clause 2.4 (<i>Extension of the Option Period</i>), the Long Stop Date



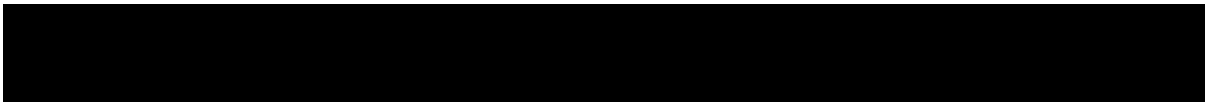
"Plan"	means the plan annexed to this Agreement at Appendix 1
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"Property"	means the part of the Landlord's Property shown edged red on the Plan
"RICS"	means the President for the time being of the Royal Institution of Chartered Surveyors or any person authorised at the relevant time to act on his behalf
"Schedule"	means the schedule to this Agreement



"Standard Conditions"	means the Standard Commercial Property Conditions (Second Edition) and "Standard Condition" means any one of them
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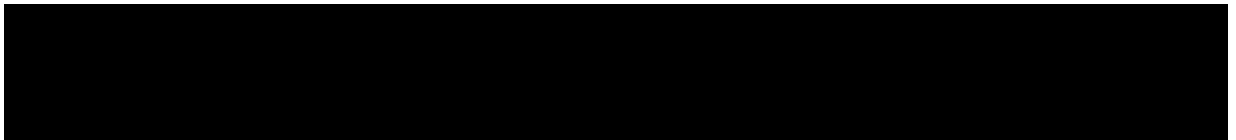
"Tenant"	means the Party named as the Tenant in this Agreement and includes its successors in title and assigns
"Tenant's Solicitors"	means Pinsent Masons LLP of 1 Earl Grey Street, Edinburgh, EH3 9AQ (Ref:666199.07002/RK/JD) or any other solicitors of which the Tenant gives the Landlord Notice
"Third Party"	means any party who is the tenant, licensee, or other interested party from time to time in any Third Party Interest
"Third Party Interest"	means any lease, tenancy, licence to occupy or other right of occupation
"Third Party Land"	means any land owned by a third party
"VAT"	means Value Added Tax as provided for in the Value Added Tax Act 1994 and any similar or turnover tax replacing or introduced in addition to Value Added Tax
"Working Day"	means any day which is not a Saturday, Sunday, bank holiday or public holiday in London

1.2 Interpretation

Unless the context or an express provision of this Agreement requires otherwise, in this Agreement:-

1.2.1 words importing any gender include all other genders;

1.2.2 words importing the singular number only include the plural number and *vice versa*;



1.2.4 where there are two or more persons included in the expressions "**Landlord**" or "**Tenant**" each reference to the Landlord or the Tenant includes a separate reference to each of those persons and the covenants made with or by the Landlord or Tenant are to be treated as made with or by such persons jointly and severally;

1.2.5 if at any time the Landlord or the Tenant is a firm or partnership:-

- (a) the obligations under this Agreement are binding jointly and severally on all persons who are or become partners of the firm at any time during the Option Period and their respective executors and representatives as well as on the firm and its whole stock, funds, assets and estate without the necessity of discussing them in their order; and
- (b) these obligations remain in force even if the firm or partnership is dissolved or any changes take place in the firm or partnership whether by the assumption of a new partner or partners or by the retirement, bankruptcy or death of any individual partner or by a change in the firm name;

1.2.6 a person includes a corporate or unincorporated body and *vice versa*;

1.2.7 reference to this Agreement or to any other document is to be construed as reference to this Agreement or to that other document as modified, amended, varied, supplemented, assigned, novated or replaced from time to time;

- 1.2.8 reference to the Parties is to be construed as reference to the Parties to this Agreement at that time;
- 1.2.9 reference to a Clause, Schedule or Part or paragraph of the Schedule is to the relevant Clause, Schedule or Part or paragraph of the Schedule of or to this Agreement;
- 1.2.10 reference to a particular law is a reference to it as it is in force for the time being, taking account of any modification, amendment, extension, application or re-enactment and includes any subordinate laws for the time being in force made under it and any orders, notices, codes of practice and guidance made under it;
- 1.2.11 reference to laws in general is to all local, national and directly applicable supra-national laws in force for the time being, taking account of any amendment, extension, application or re-enactment and includes any subordinate laws for the time being in force made under them and any orders, codes of practice and guidance made under them;
- 1.2.12 any phrase introduced by the words "**including**", "**include**", "**in particular**" or any similar expression is to be construed as illustrative only and is not to be construed as limiting the generality of any preceding words;
- 1.2.13 the term "**holding company**" has the meaning given to it in section 1159 of the Companies Act 2006;
- 1.2.14 the term "**subsidiary**" has the meaning given to it in section 1159 of the Companies Act 2006 and a company shall be treated, for the purposes only of the membership requirement contained in subsections 1159(1)(b) and (c) of Companies Act 2006, as a member of another company even if its shares in that other company are registered in the name of (a) another person (or its nominee), whether by way of security or in connection with the taking of security, or (b) its nominee. In the case of a limited liability partnership which is a subsidiary of a company or another limited liability partnership, section 1159 of the Companies Act 2006 is amended so that (a) references in subsections 1159(1)(a) and (c) of the Companies Act 2006 to voting rights are to the members' rights to vote on all or substantially all matters which are decided by a vote of the members of the limited liability partnership and (b) the reference in section 1159(1)(b) of the Companies Act 2006 to the right to appoint or remove a majority of its board of directors is to the right to appoint or remove members holding a majority of the voting rights;
- 1.2.15 except in the case of a Notice and matters requiring the written consent of the Tenant, reference to "**writing**" and "**written**" includes letter, fax and email; and
- 1.2.16 an obligation on a Party not to do or omit to do something includes an obligation not to agree or suffer that thing to be done or omitted by another person.

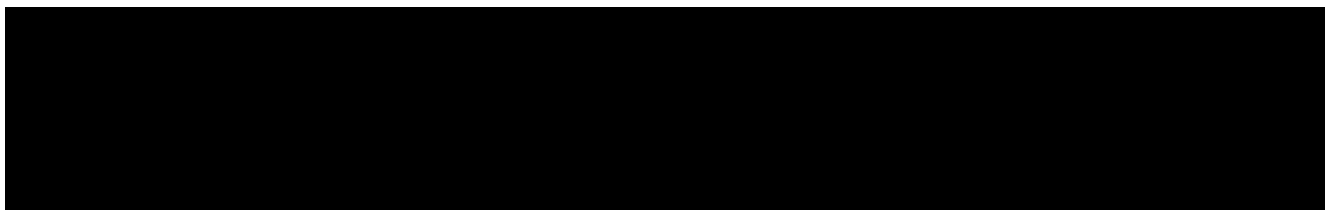
1.3 **Headings**

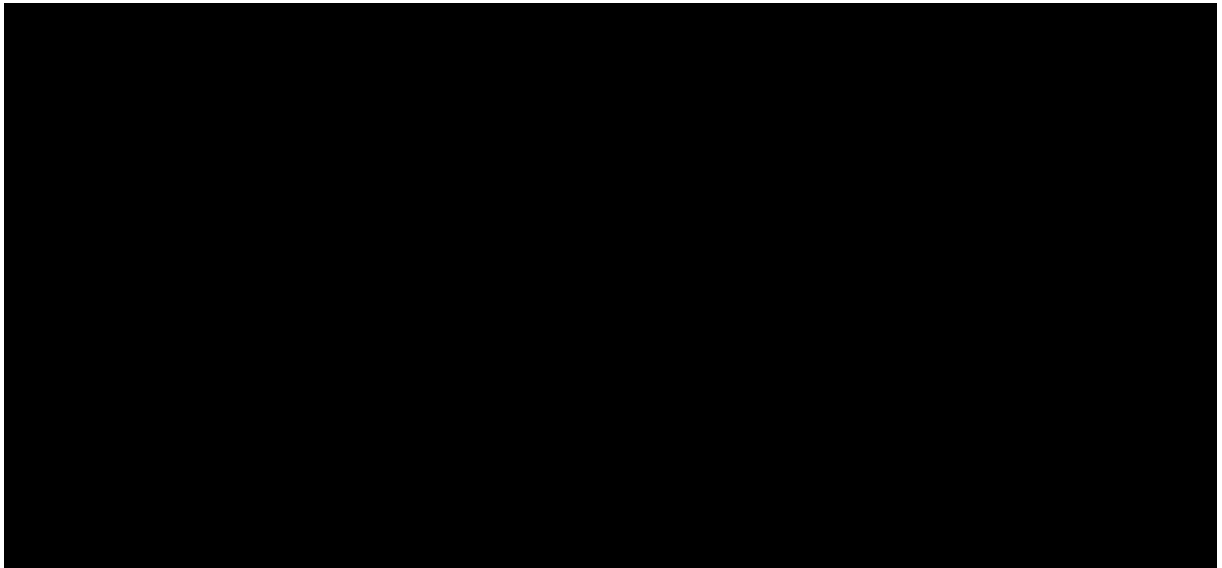
The table of contents and the headings in this Agreement are included for convenience only and are to be ignored in construing this Agreement.

1.4 **Schedule**

The Schedule forms part of this Agreement.

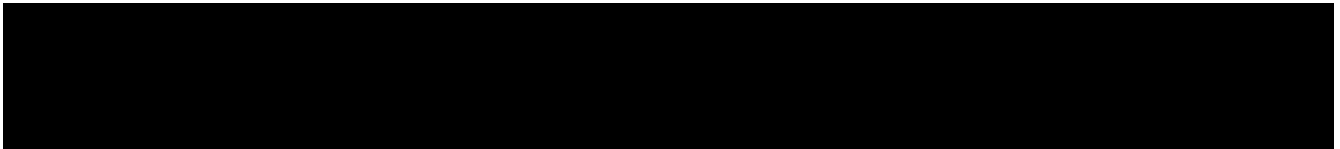
2. **GRANT OF THE OPTION**





2.2 **Grant**

In consideration of the Option Sum, the Landlord grants to the Tenant the Option.

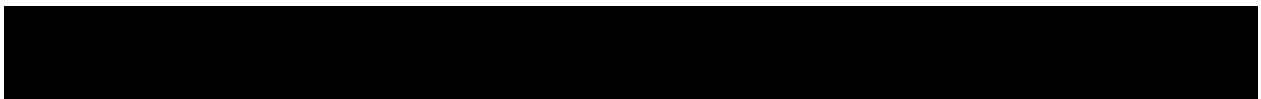
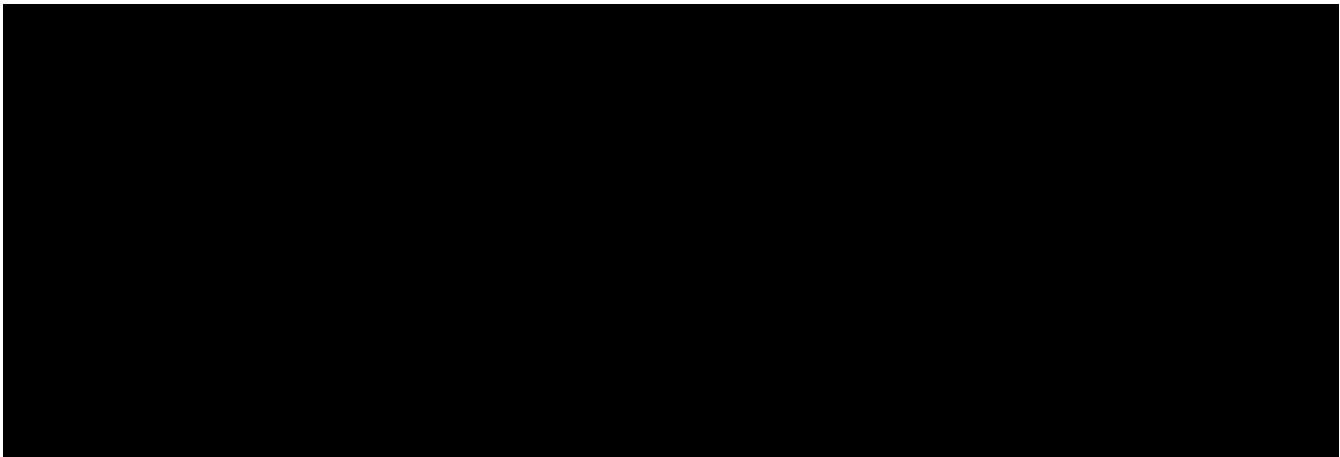


2.4 **Extension of the Option Period**

2.4.1 If the Tenant has applied for Planning Consent(s) (regardless of the status of that application) and:-

- (a) the formal planning decision notice relating to that Planning Consent(s) is awaited;
- (b) there is an outstanding appeal, statutory review or judicial review relating to a Planning Consent(s) which has been granted or refused; or
- (c) a Planning Consent(s) has been granted or refused during the eight weeks prior to the Initial Expiry Date

the Tenant may by Notice to the Landlord served no less than one month prior to the Initial Expiry Date, extend the Option Period to expire on the Long Stop Date.



[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

4.3 **Other Leases and Tenancies**

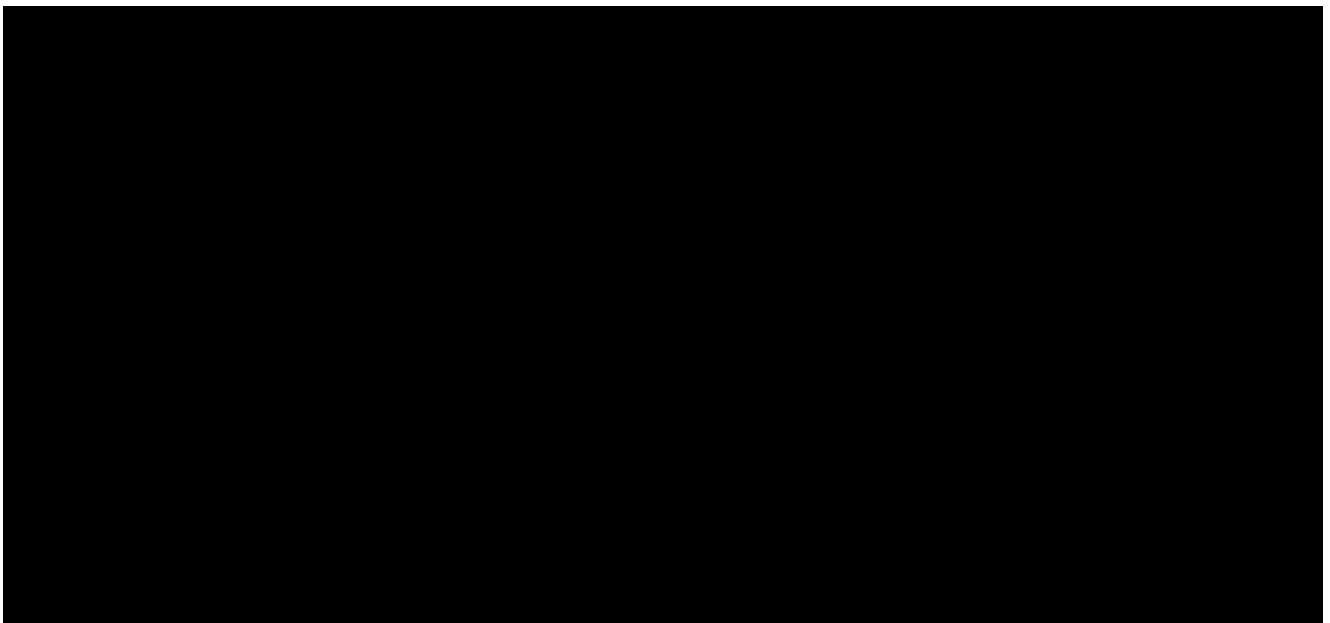
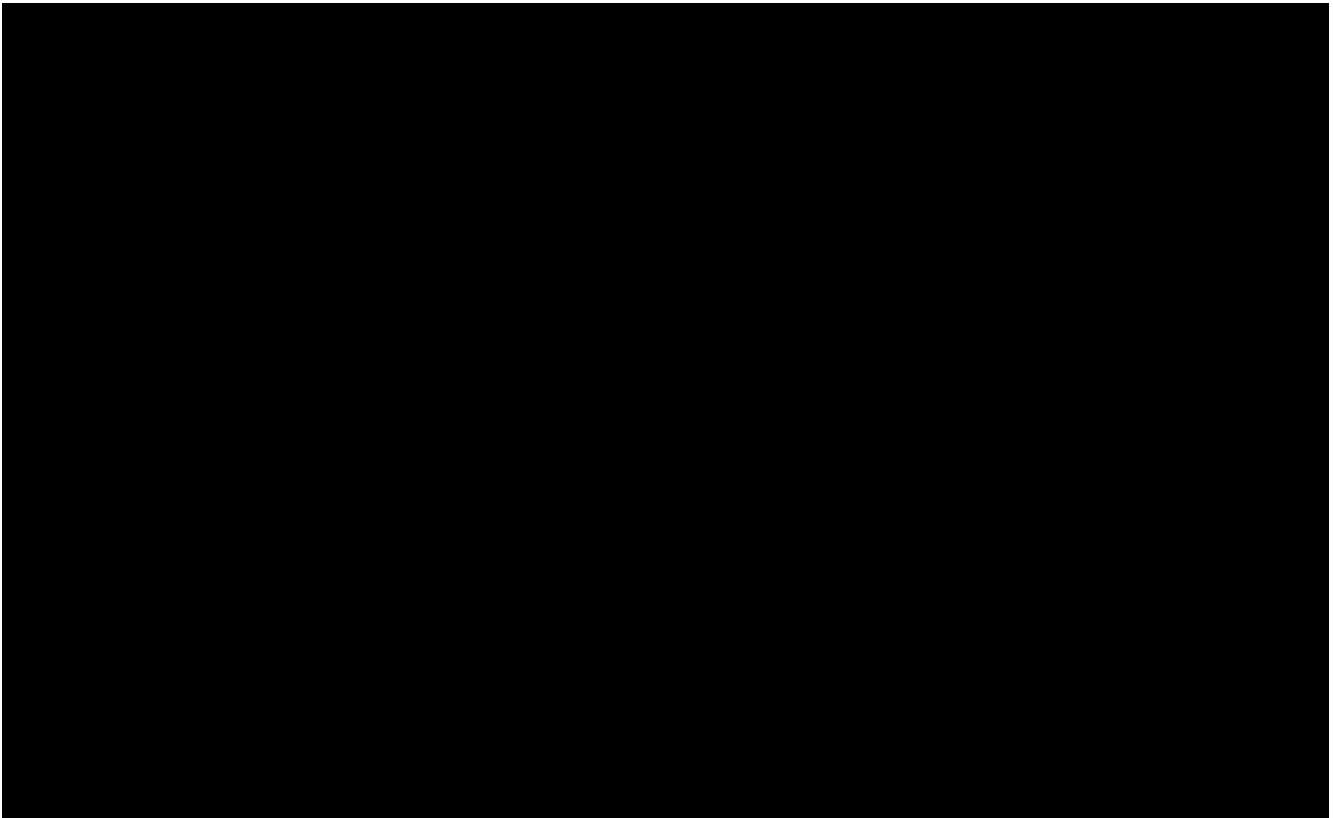
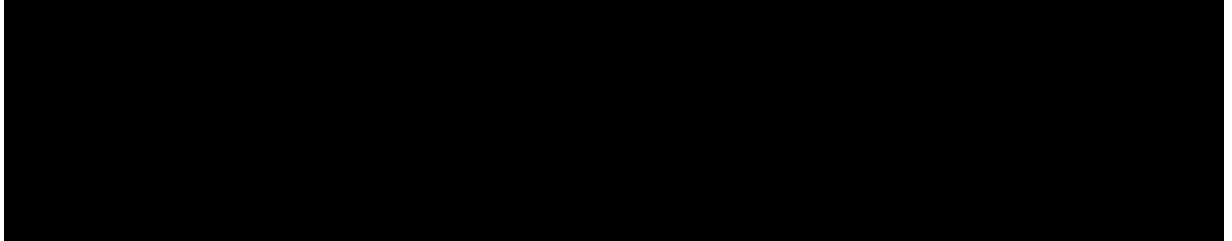
4.3.1 The Landlord shall:

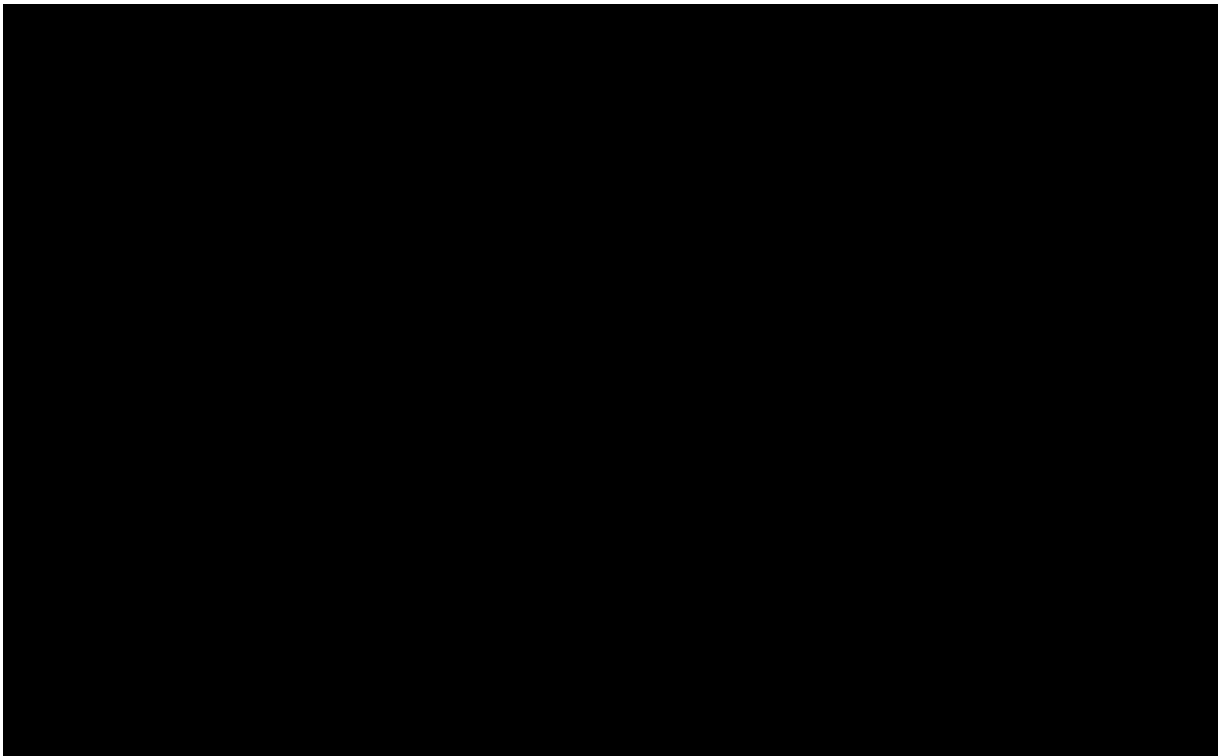
- (a) use all reasonable endeavours to complete voluntary surrenders of all Third Party Interests (which (i) affect the Property and (ii) do not contain termination provisions or contain termination provisions which require more than three months' notice to be served on the Third Party under such Third Party Interest) as soon as reasonably practicable and in any event prior to the submission of the Planning Application or by the second anniversary of the date of this Agreement (whichever is the sooner);
- (b) where any Third Party Interest relates to the route of the Electrical Infrastructure and/or the Access Roads, the Landlord shall if requested by the Tenant, use all reasonable endeavours to: (i) complete voluntary variations of such Third Party Interests or (ii) obtain the consent of the Third Party, to allow for the grant of the Tenant's Rights (as defined in the Lease) in respect of such Electrical Infrastructure and/or Access Roads;

and shall keep the Tenant updated at regular intervals in relation to all relevant matters arising therefrom and provide such information as the Tenant may reasonably require for the purposes of its Planning Application(s)."

- 4.3.2 If any part of the Landlord's Property is or becomes subject to a Third Party Interest, the Landlord must within 15 Working Days of the Landlord's receipt of the Option Notice serve a notice of termination on the Third Party in a form approved by the Tenant under Clause 4.3.3 in respect of the Property to be leased under the Lease.
- 4.3.3 A draft of any notice to be served by the Landlord under Clause 4.3.2 is either to have been approved by the Tenant before the date of this Agreement or must be sent to the Tenant for approval within five Working Days of the Landlord's receipt of the Option Notice. The Tenant must approve or advise of any changes required within five Working Days of receipt of the draft from the Landlord. If the Tenant does not approve or advise of any changes required within the five Working Day period, it is deemed to have approved the form of the notice.
- 4.3.4 If any Third Party Interest does not contain a provision allowing the Landlord to terminate or restrict (as appropriate) the rights of that Third Party on terms which allow vacant possession of the Property (or the relevant part of it) and the grant of rights to the Tenant in respect of the Landlord's Property (or the relevant part of it) on the Completion Date, the Landlord (if required to do so by the Tenant following service to the Landlord of the Option Notice) must diligently pursue join with or support the Tenant in pursuing any procedures and negotiations with the Third Party necessary to secure a formal surrender, consent or other authorisation in respect of the Property and such other parts of the Landlord's Property as the Tenant reasonably requires as soon as reasonably practicable and on terms and conditions acceptable to the Tenant (acting reasonably).
- 4.3.5 The Landlord and the Tenant must work together and take all necessary and appropriate steps to obtain (if required), the consent of the Third Party to the Energy Project Development, this Agreement and the Lease on terms and conditions acceptable to the Tenant (acting reasonably) or if required the termination, surrender, consent or other authorisation referred to in Clauses 4.3.2 and 4.3.4.
- 4.3.6 The Landlord must send to the Tenant a copy of any notice served by a Third Party on the Landlord in respect of any part of the Landlord's Property within five Working Days of receipt by the Landlord. The Landlord must not consent to or vary anything in relation to a Third Party Interest without the prior written consent of the Tenant not to be unreasonably withheld or delayed.
- 4.3.7 If the Tenant in its sole discretion considers that the notice referred to in Clause 4.3.6 could have the potential now or in the future to interfere with the construction, operation, maintenance and/or decommissioning of the Energy Project Development, the Landlord must timeously take all or any of the following steps as the Tenant may require:-
 - (a) to demand further information from the Third Party;

- (b) to object to the notice;
- (c) to impose such conditions in relation to the proposal in the notice as the Tenant considers reasonable; and
- (d) to respond to or be a party to any proceedings related to such notice.





5. EXERCISE OF THE OPTION

5.1 Option Notice

- 5.1.1 If the Tenant wishes to exercise the Option it must serve an Option Notice on the Landlord within the Option Period together with the plan or plans required for the Lease (being Land Registry compliant where necessary).
- 5.1.2 The Tenant shall indicate on the Lease Plan the extent of any proposed Temporary Construction Areas outside of the areas to be leased pursuant to this Agreement, which shall be subject to the Landlord's approval (such approval not to be unreasonably withheld or delayed). The Landlord shall approve such proposed Temporary Construction Areas outside of the areas to be leased pursuant to this Agreement or otherwise provide any comments on them within twenty (20) Working Days of receipt of the Lease Plan from the Tenant, and if the Landlord shall fail to provide a response on such proposed Temporary Construction Areas outside of the areas to be leased pursuant to this Agreement within the said twenty (20) Working Days it shall be deemed to have approved them.
- 5.1.3 Within 20 working days of service of the Option Notice, the Landlord must confirm (acting reasonably) whether or not the Lease Plan is accurate (both for Land Registry compliance and mapping accuracy of the areas to be leased pursuant to this Agreement) and the Tenant shall cooperate in good faith with the Landlord and take all necessary steps to produce correct and accurate Lease Plan(s) to correctly map the areas to be leased pursuant to this Agreement.
- 5.1.4 The Tenant shall be entitled to nominate a Group Company or a special purpose vehicle or such other third party as the Tenant may nominate to become the tenant under the Lease, provided that the Tenant has provided evidence (to the reasonable satisfaction of the Landlord) to the Landlord of the availability of funding to such nominee for the construction of the Solar Project and that such nominee is capable of complying with or has access to the technical expertise to comply with the Tenant's obligations under the Lease.
- 5.1.5 In the Option Notice the Tenant shall:

- (a) indicate the extent (in acres) to which the part of the Property the subject of the Option Notice is to be utilised for the Solar Project; and
- (b) indicate the megawatt of battery storage power (if any) which is to be installed on the Property as part of the Battery Storage Project; and
- (c) identify the extent (in acres) of any Sterilised Land (if any),

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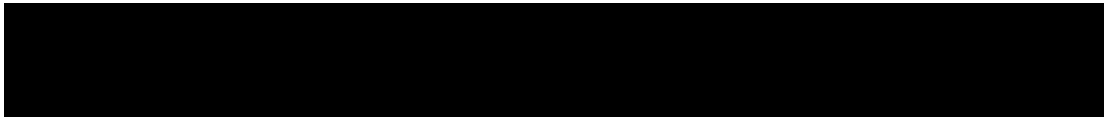
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5.1.6 If a valid Option Notice is served in accordance with Clauses 5.1.1 and 5.1.2 and Provided that the following conditions have been met:

[REDACTED]



Clause 5.3 of this Agreement shall apply.

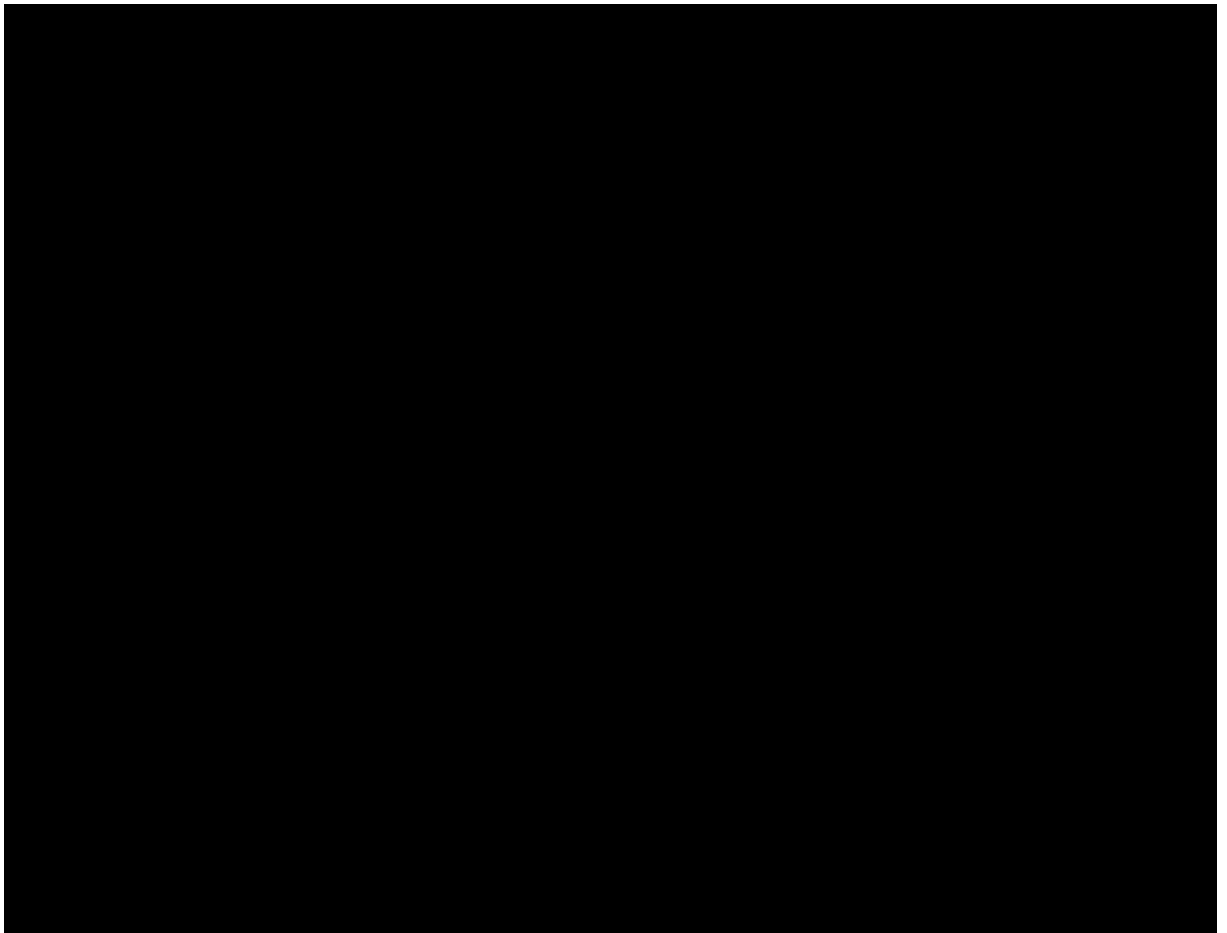
- 5.1.7 Nothing in this clause shall permit the Tenant to take possession of the Property or carry out any works that would have the effect of Implementing any Planning Consent(s) prior to the grant of the Lease.

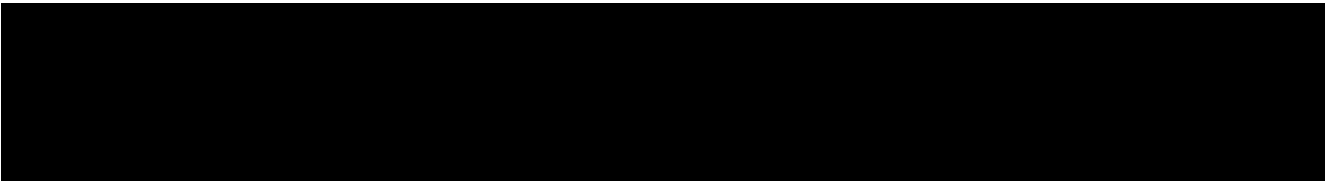
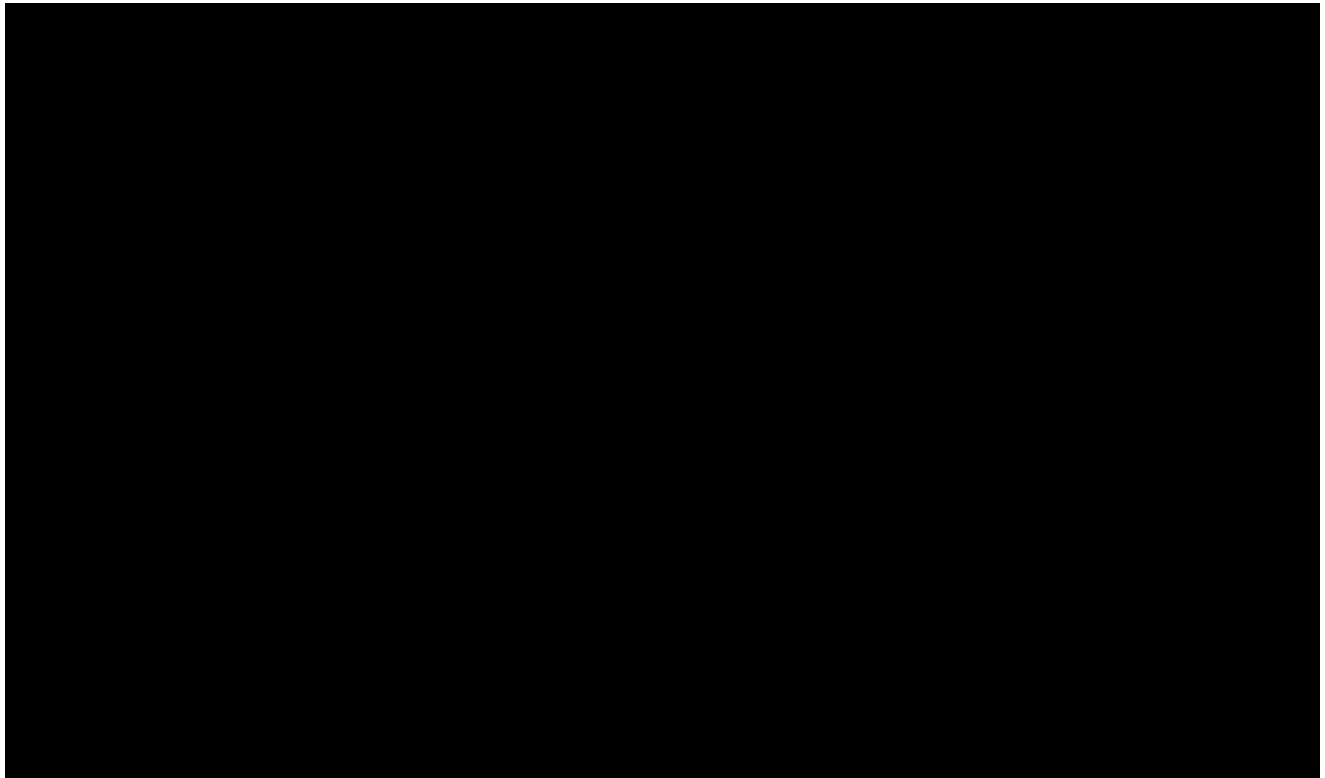
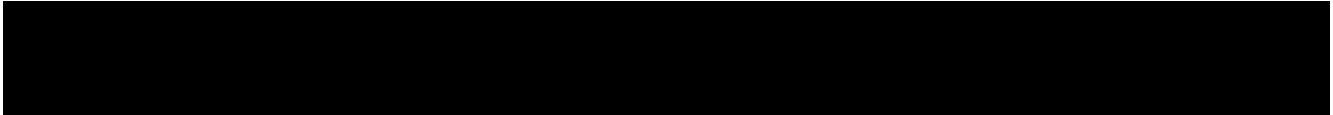
5.2 Status of Option Notice

The Option Notice will be irrevocable and not capable of any amendment by the Tenant.

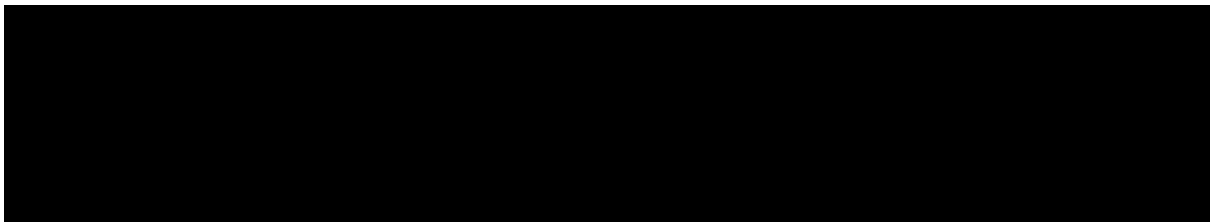
5.3 Grant of Lease

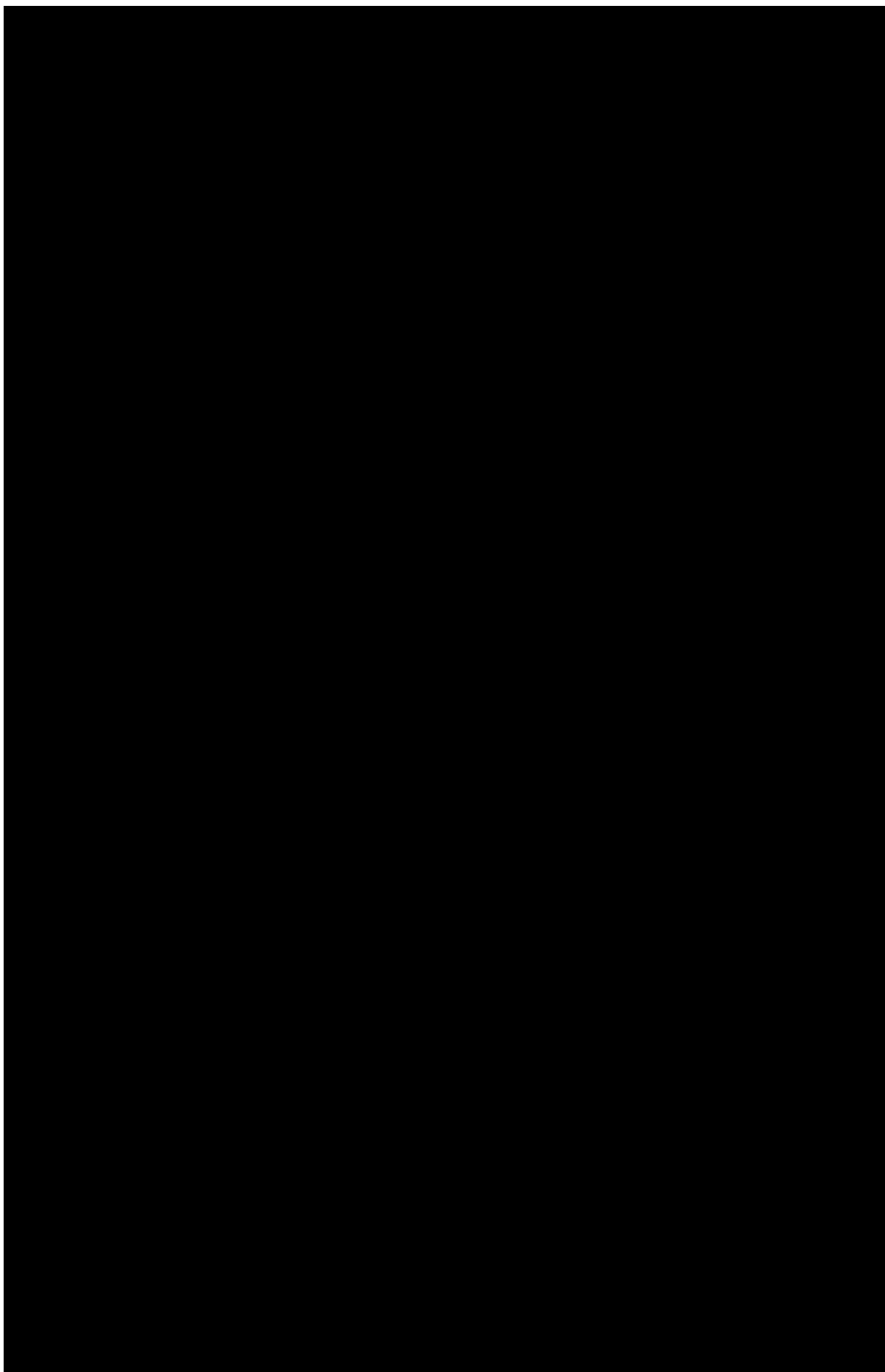
- 5.3.1 If an Option Notice is served, the Landlord must grant and the Tenant must take the Lease in accordance with this Agreement on the Completion Date. On the grant of the Lease the Tenant shall pay to the Landlord the Lease Premium.
- 5.3.2 The Tenant undertakes to include within the parts of the Property to be included in the Lease, such parts of the Property which extend to less than 1 acre and have been separated from other parts of the Landlord's Wider Property and therefore rendered unusable and uneconomic for the purpose of undertaking land management and farming activities and using the Landlord's equipment in respect of such land management and farming activities and use of the Landlord's equipment which are undertaken or used on the Landlord's Wider Property as at the date of this Agreement (herein referred to as '**Sterilised Land**') and which land will be identified by the Tenant in the Option Notice as provided in Clause 5.1.2 above.





- 5.6.2 The Tenant covenants with the Landlord that the Tenant will not seek to exercise powers of compulsory acquisition which may be granted in respect of the Landlord's Property unless there are Third Party Interests or any easements, covenants, restrictions or any other rights or interests the benefit of which vests in a party other than the Landlord existing over the Landlord's Property which the Tenant requires to acquire, suspend, extinguish or override for purposes related to the Energy Project Development where the Landlord has been unable to deliver or extinguish the relevant rights to the Tenant by the Completion Longstop Date.

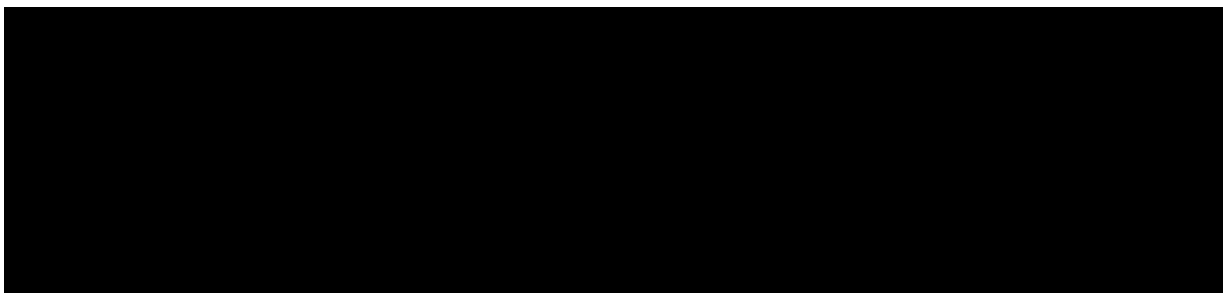
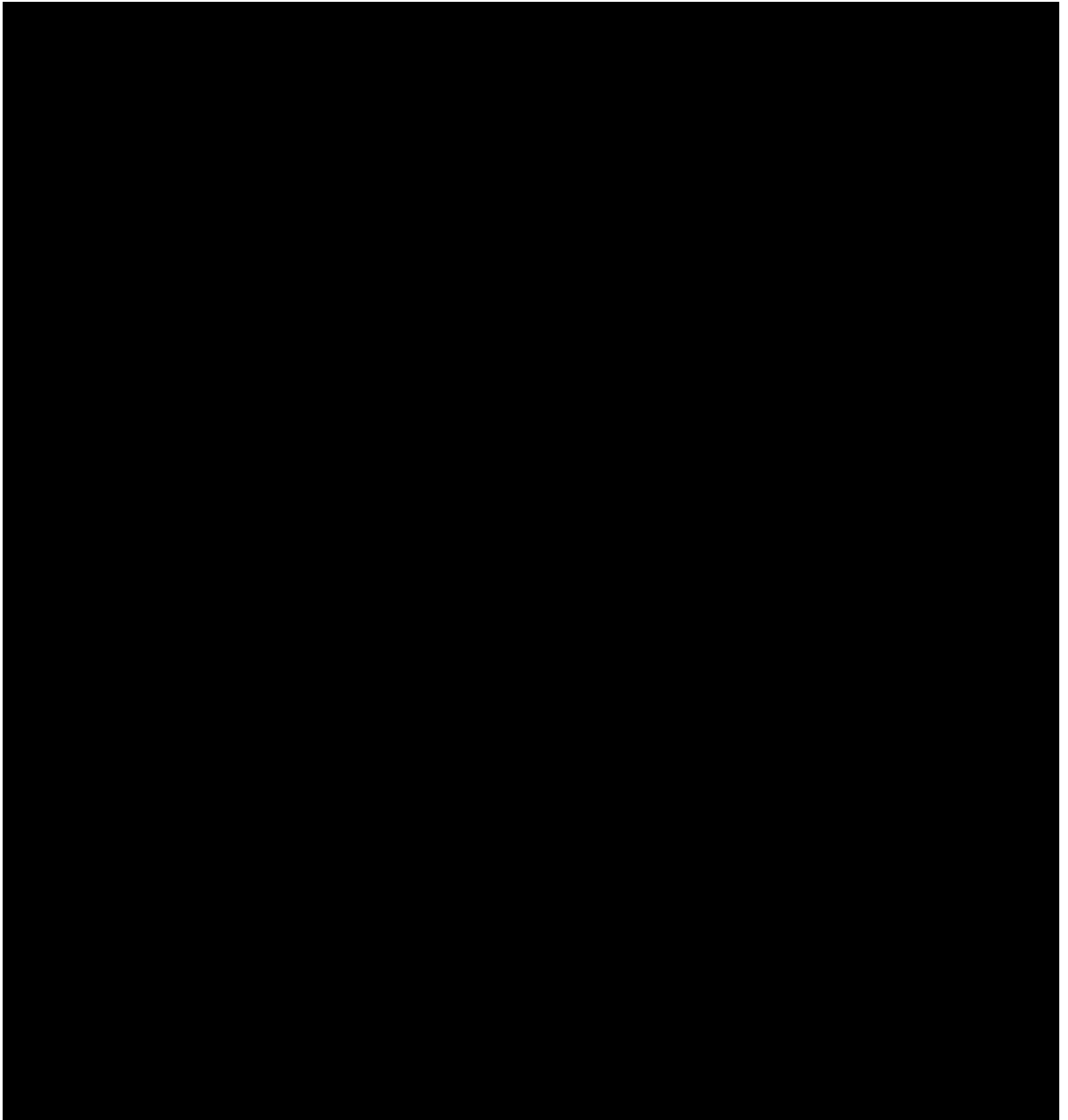


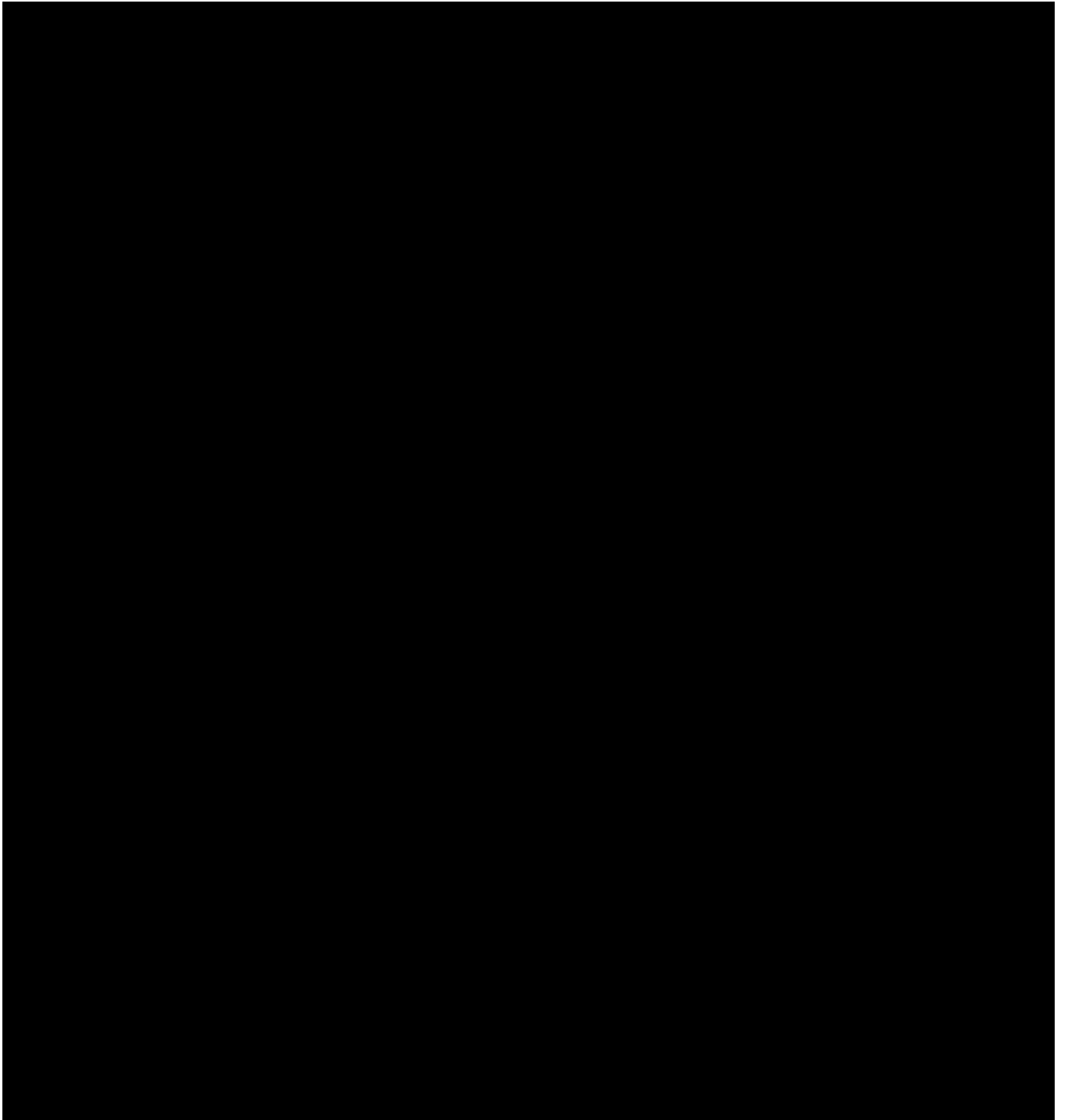
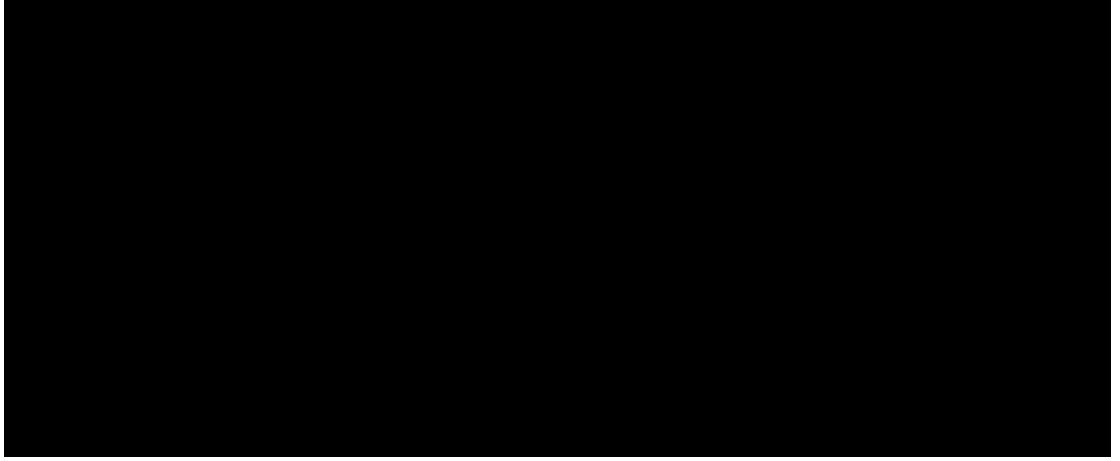


[Redacted]

[Redacted]

[Redacted]





6. **COMPLETION OF LEASE**

6.1 **Issue of Engrossments**

The Tenant must procure that the Tenant's Solicitors issue engrossments of the Lease to the Landlord as soon as reasonably possible after service of the Option Notice and the Landlord and the Tenant must each execute the engrossments and complete the Lease on the Completion Date.

6.2 **Commencement Date**

The commencement date of the Lease shall be the date of Actual Completion.

6.3 **Completion by Post**

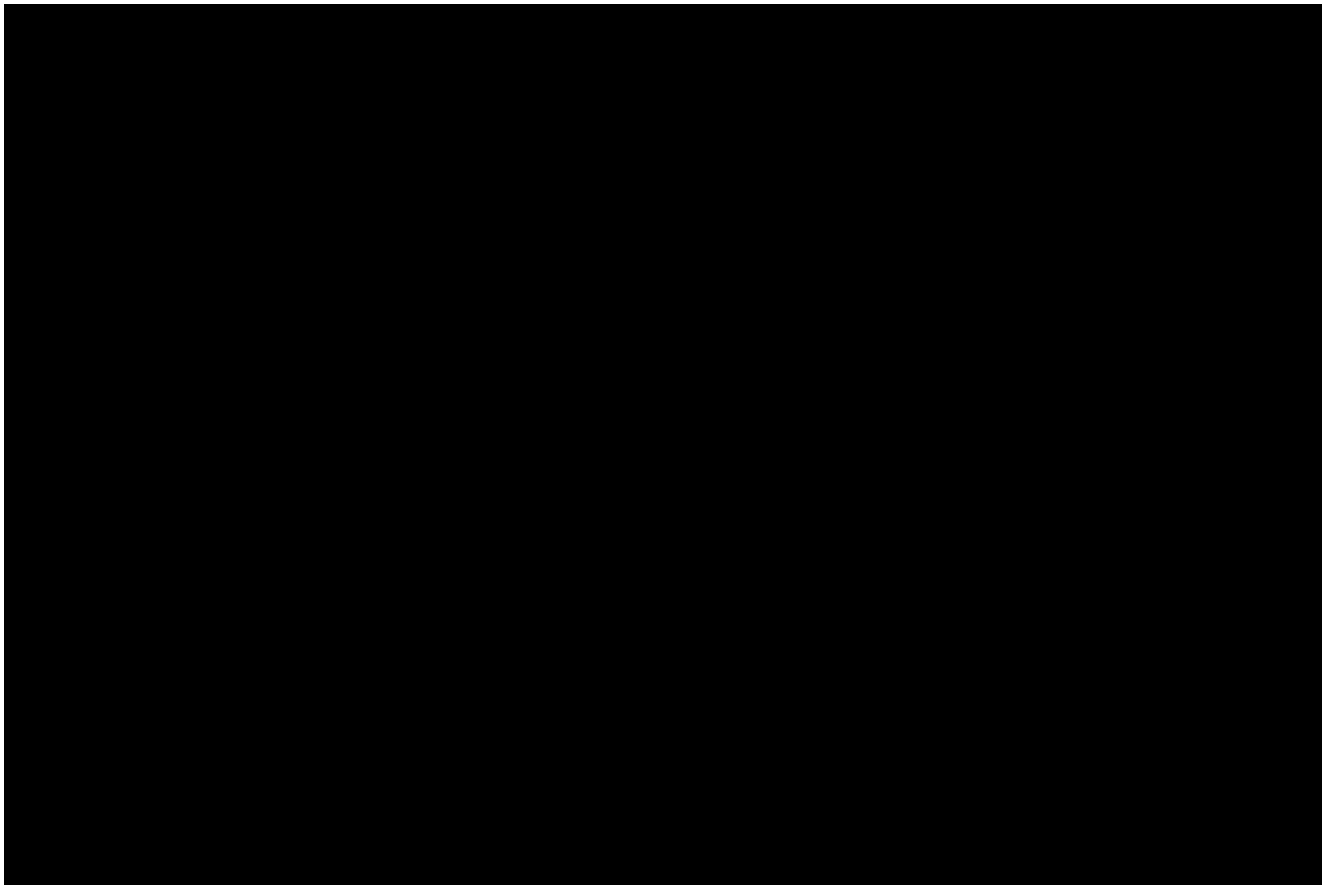
The Landlord agrees to completion by post and completion is at the Tenant's expense and risk in all respects and unless otherwise requested by and at the cost of the Tenant, the Landlord's Solicitors may post any documents to the Tenant's Solicitors by unregistered post and uninsured or through a document exchange of which the Tenant's Solicitors are members and provided the same were properly addressed neither the Landlord nor the Landlord's Solicitors are liable for their subsequent loss in transit.

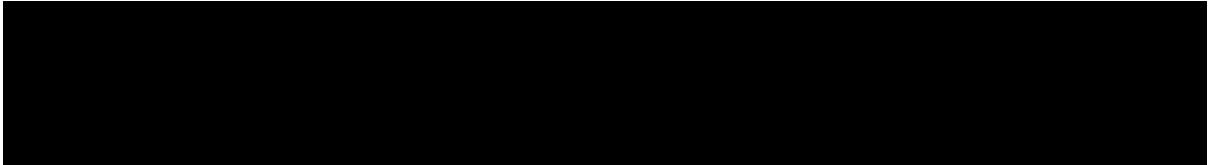
6.4 **Law of Property (Miscellaneous Provisions) Act 1989**

The Option Notice and any duplicate, the Lease Plan(s) and this Agreement are deemed to constitute one document for the purposes of section 2 of the Law of Property (Miscellaneous Provisions) Act 1989.

6.5 **Vacant Possession**

The Lease will be granted with vacant possession on Actual Completion.





7. **STANDARD CONDITIONS**

7.1 **Incorporation of Standard Conditions**

7.1.1 Part 1 of the Standard Conditions are deemed to be incorporated in this Agreement so far as they apply to the grant of a lease by private treaty and are not modified by or inconsistent with or superseded by the terms of this Agreement in which case the latter prevails.

7.1.2 Part 2 of the Standard Conditions are not incorporated into this Agreement.

7.2 **Disapplication/Variation of Standard Conditions**



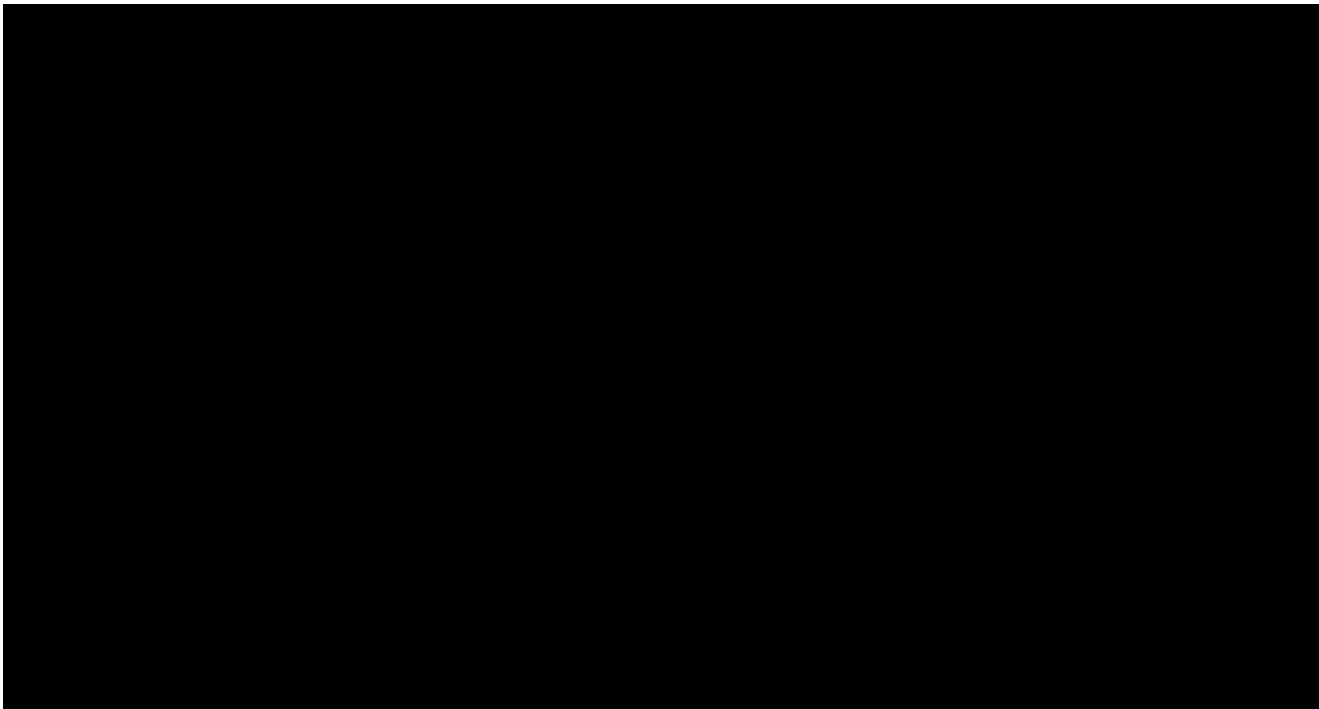
7.2.2 References throughout the Standard Conditions to "seller" are to be read and construed as if they are references to the Landlord and references to the "buyer" are to be read and construed as if they are references to the Tenant.

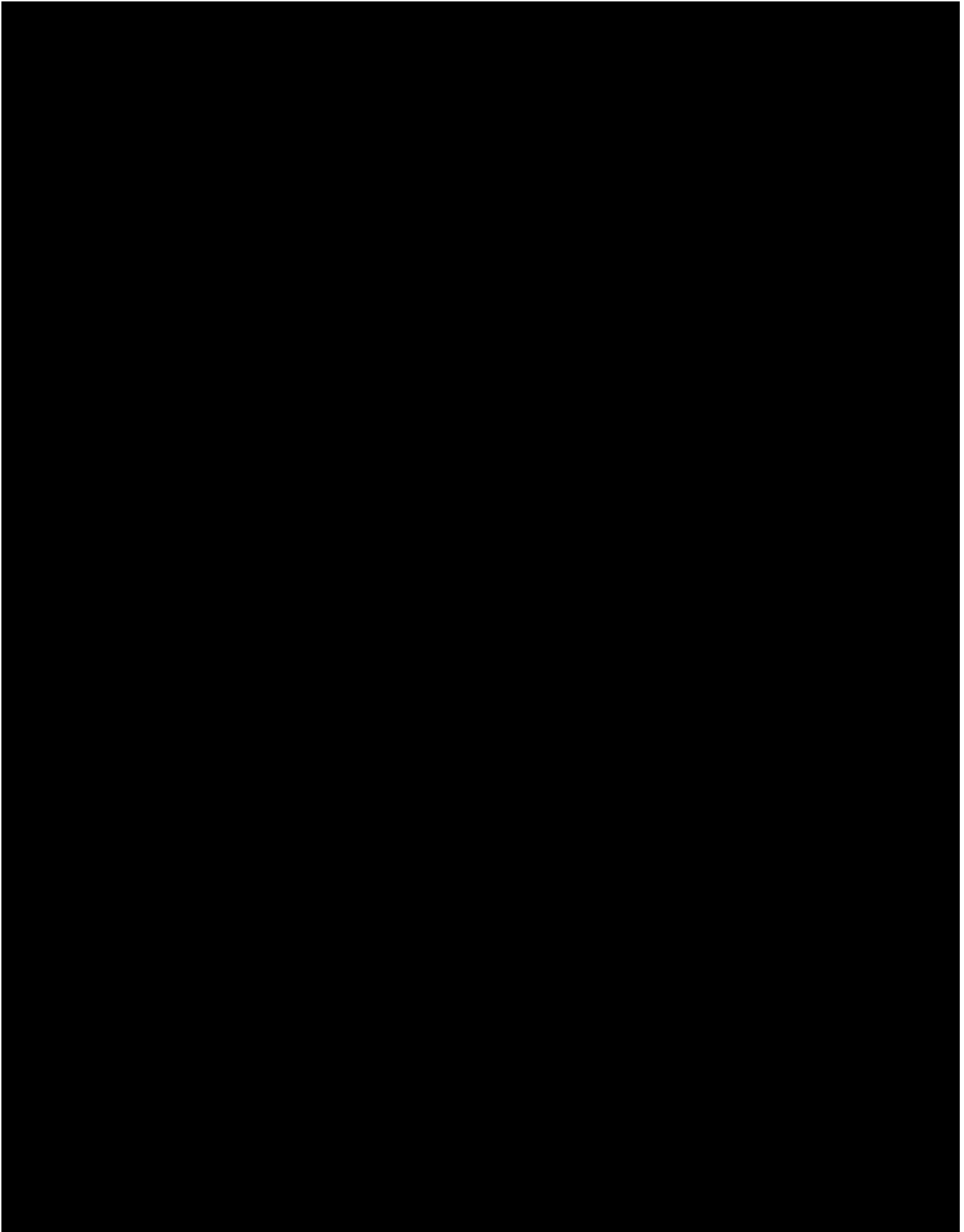
7.2.3 The term "working day" in the Standard Conditions means Working Day.

7.2.4 Paragraph (d) of Standard Condition 3.1.2 is varied by adding at the end "and entries appearing in any public register except any entries by the Land Registry on the title after the date of the official copies of the title supplied by the seller's conveyancer to the buyer's conveyancer and except entries made to protect financial obligations entered into by the seller".

7.2.5 Standard Condition 9.1.1 is varied to read "If any plan or statement in the contract, or in correspondence between the seller's conveyancer and the buyer's conveyancer before the date of the contract, is or was misleading or inaccurate due to any error or omission, the remedies available are as follows".

7.2.6 Standard Conditions 1.3, 1.5, 2.2, 2.3, 3.1.4, 6.2, 6.3, 7.1.3 and 8 do not apply.





[Redacted]

[Redacted]

[Redacted]

[Redacted]

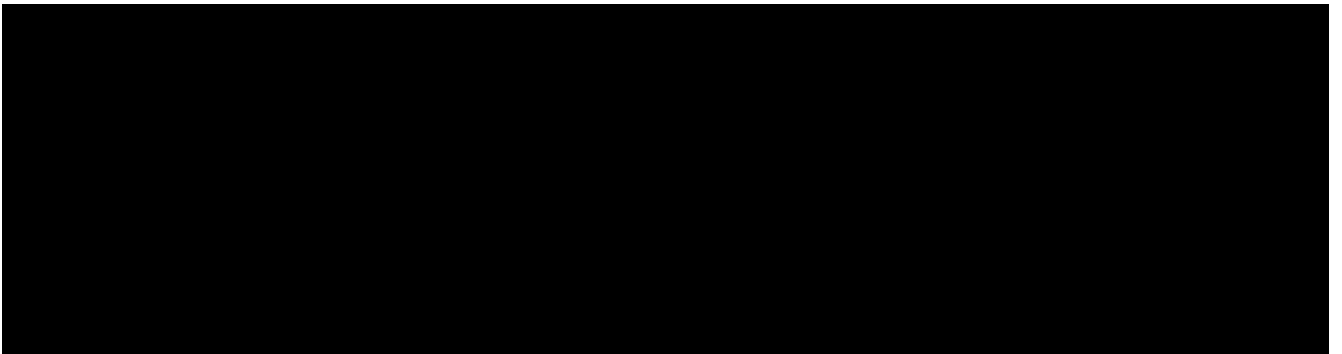
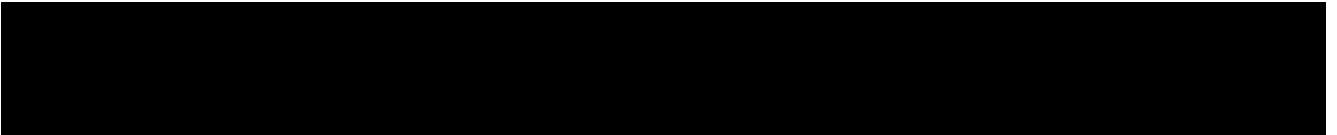
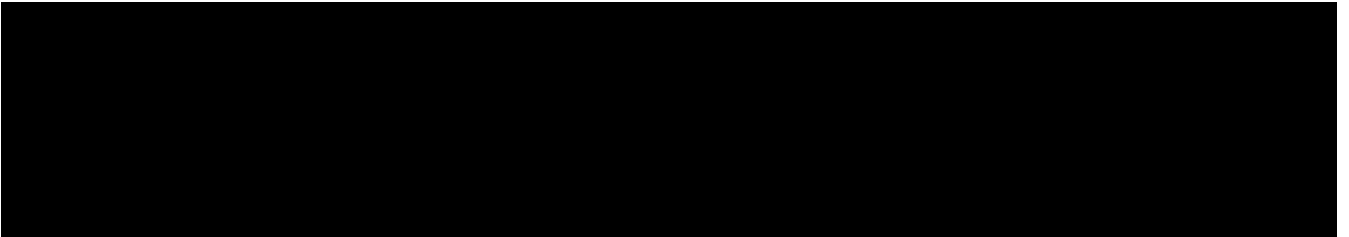
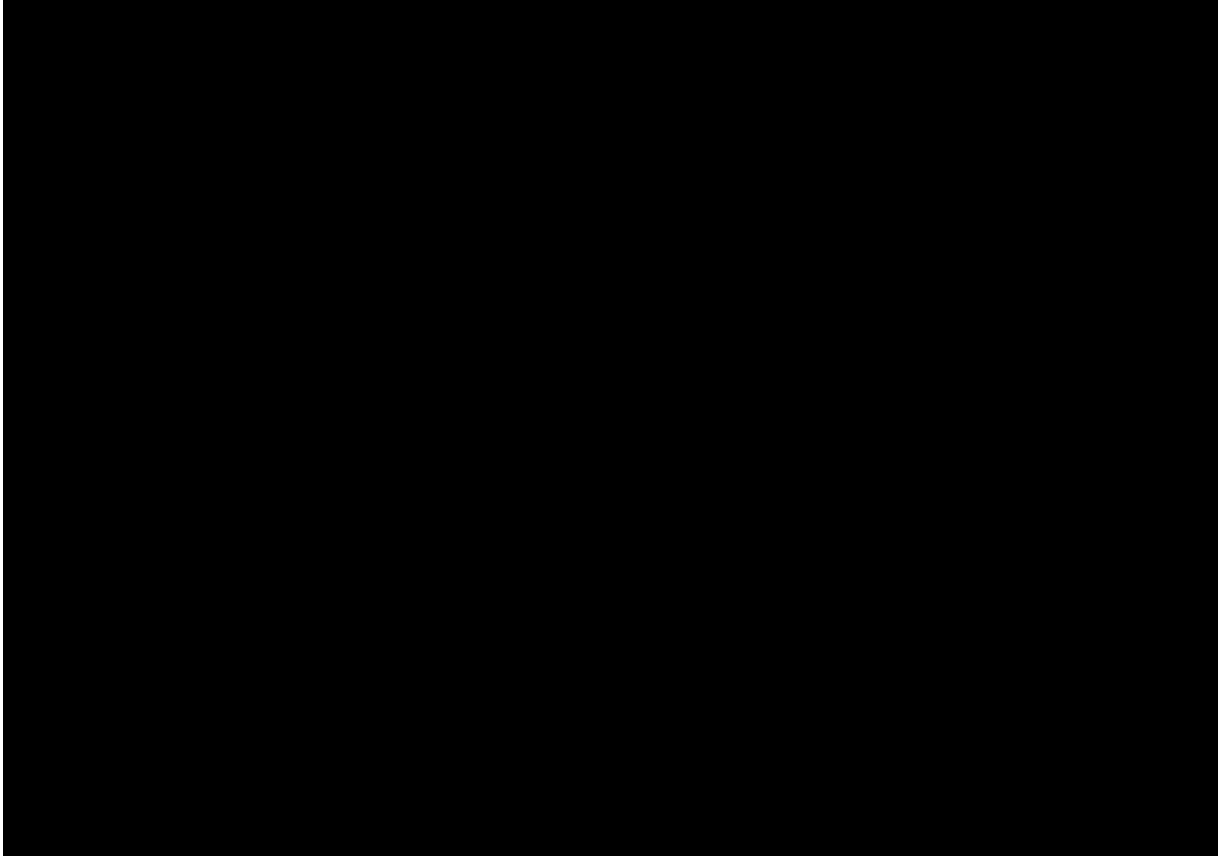
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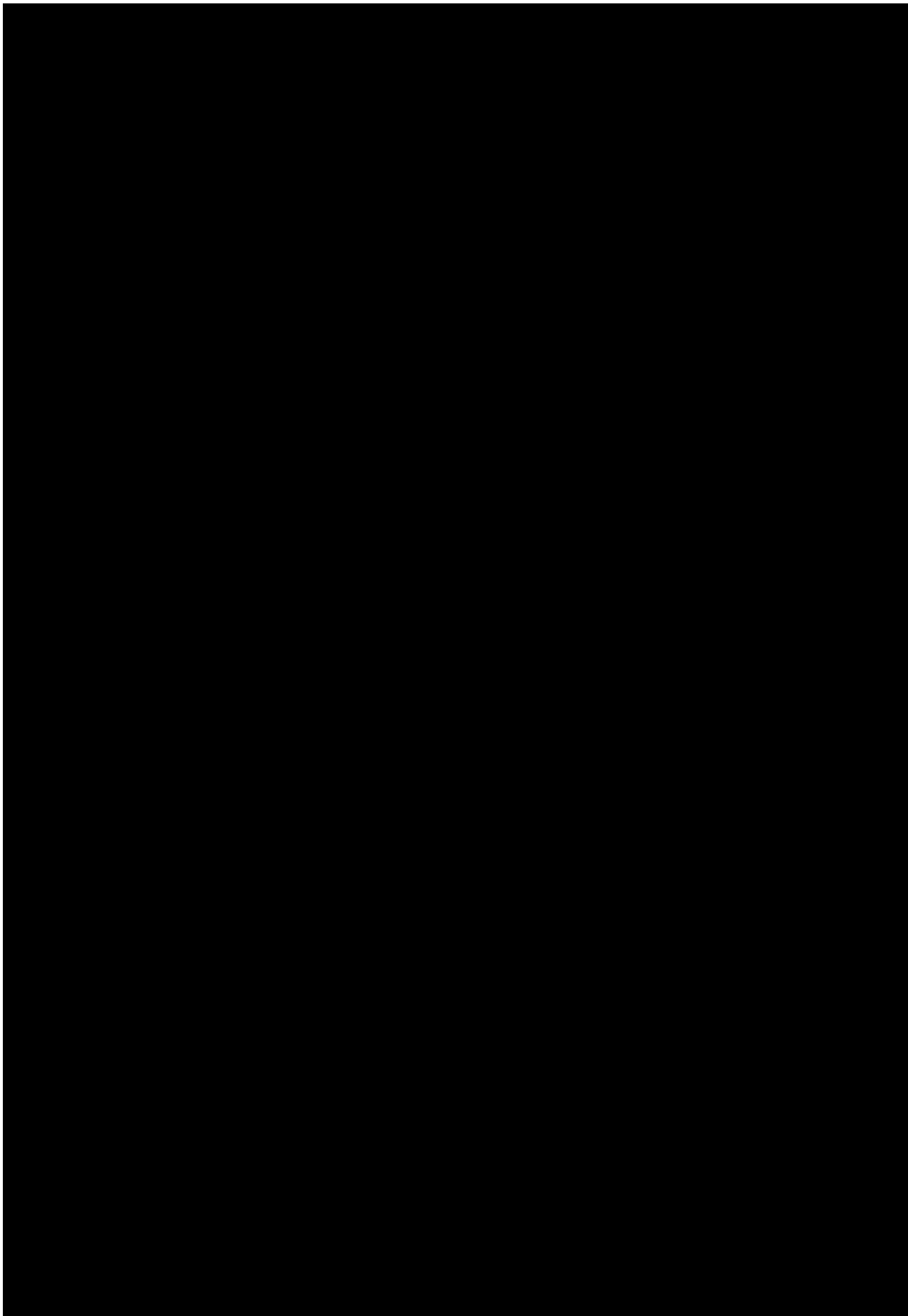
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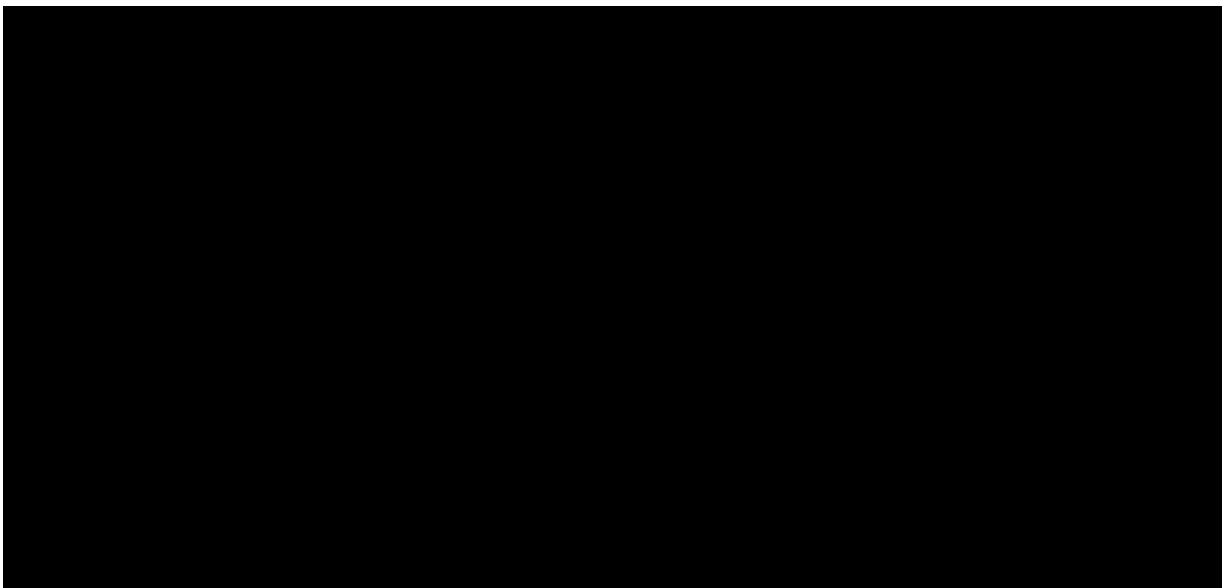
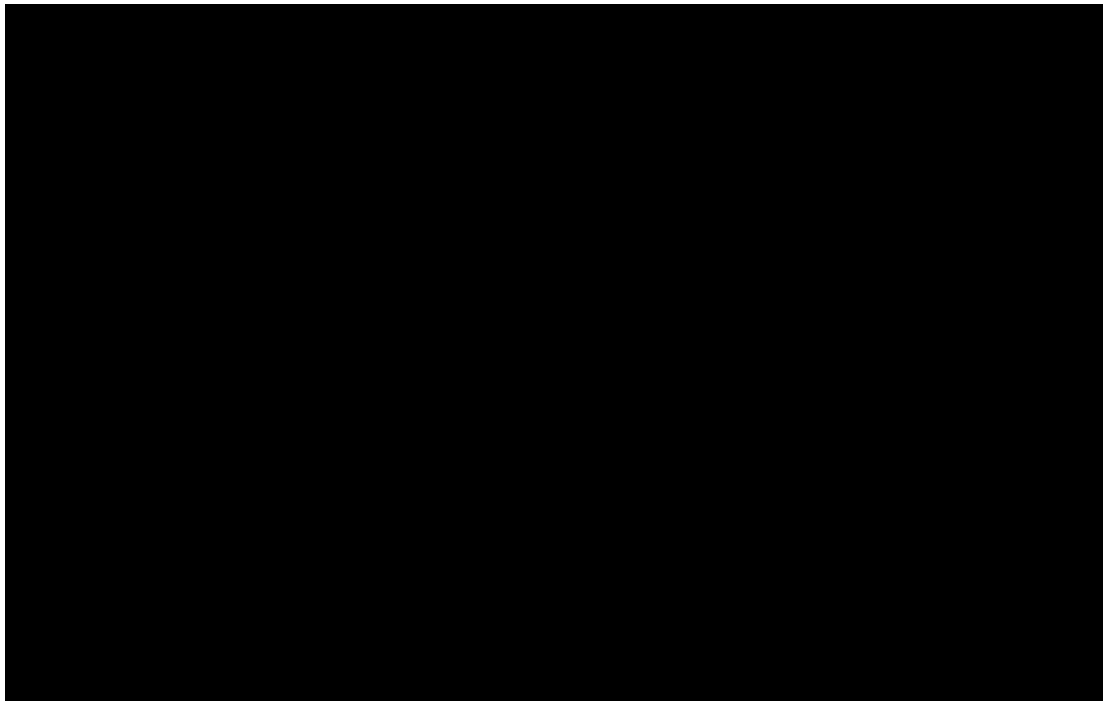


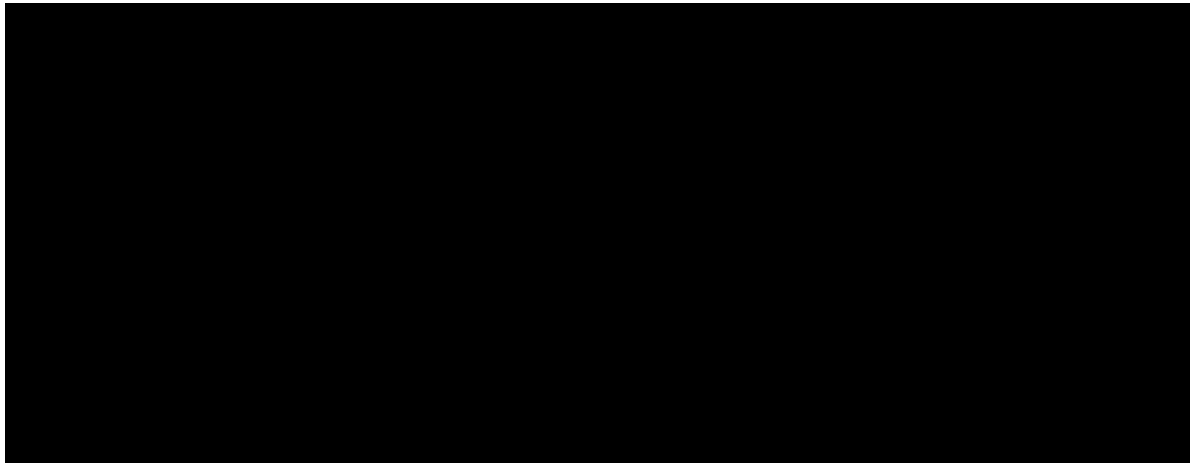




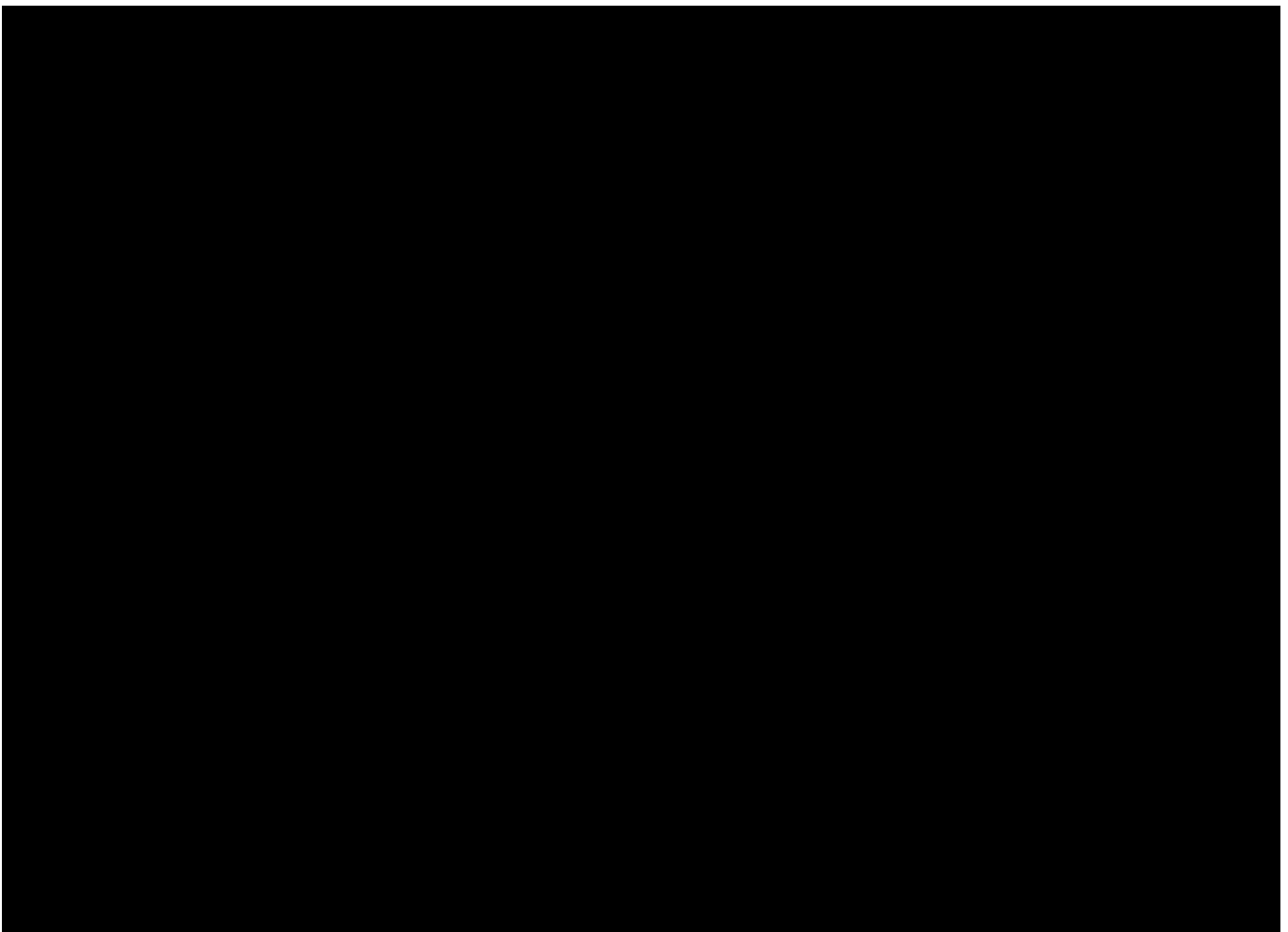
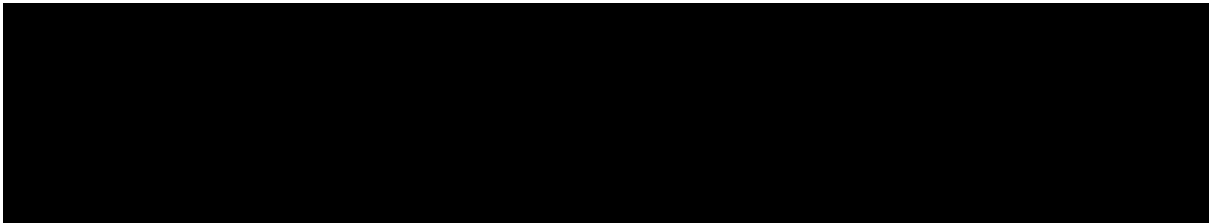
- (e) the Tenant shall design the Energy Projects so that:-
- (i) a minimum of 600 acres of the Property is utilised for the Solar Project;
and
 - (ii) a battery storage development which is of at least 250 megawatts of battery storage power is installed on the Energy Project Development Site,

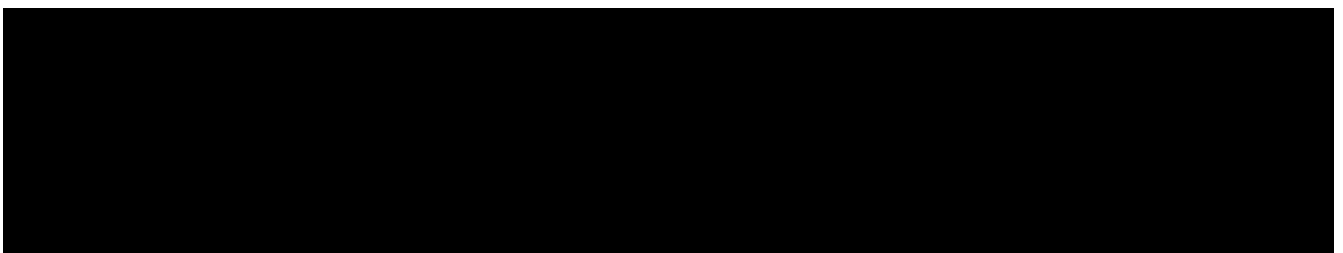
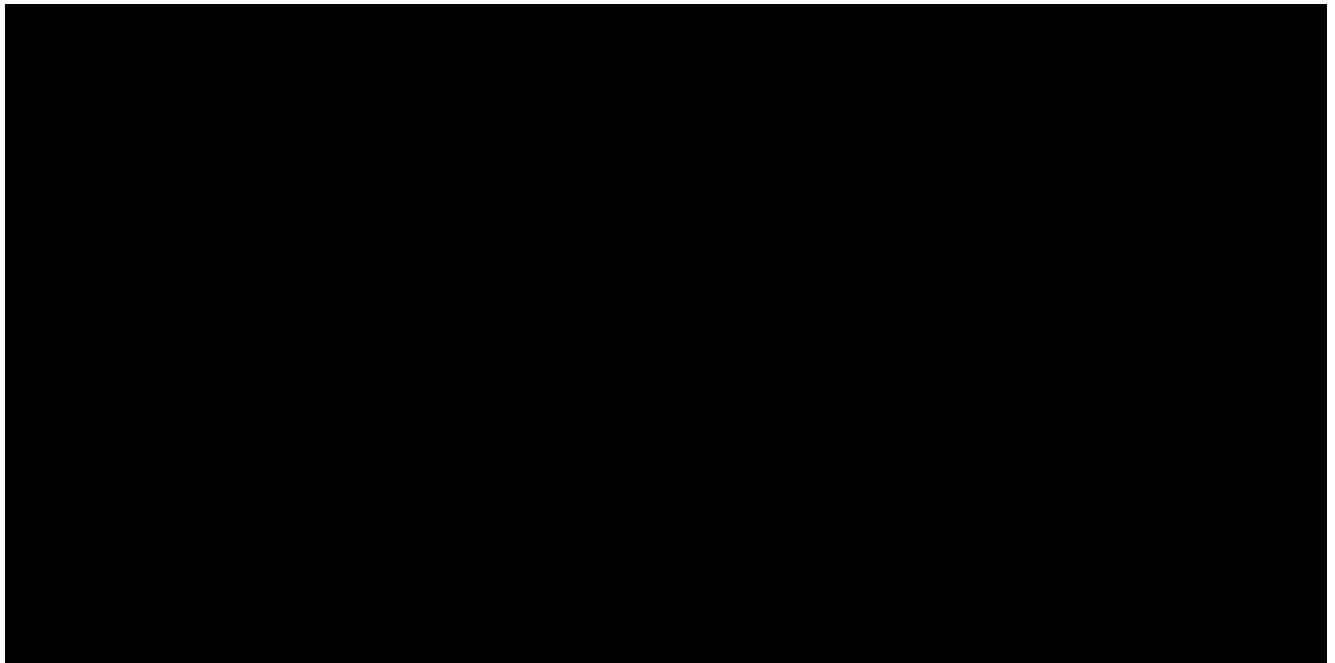
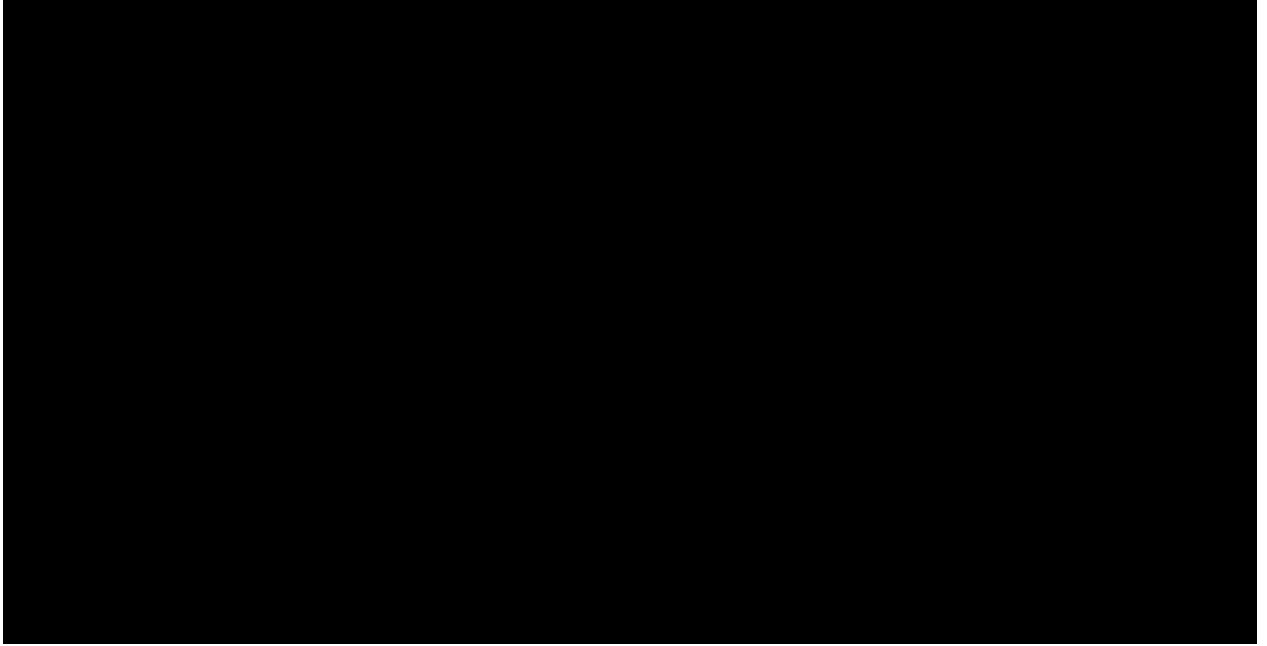
save that the above is subject to this being technically viable and subject to planning feasibility, with such technical viability and planning feasibility to be determined by the Tenant (acting in good faith) but subject to the Tenant sharing with the Landlord all relevant information which the Tenant has obtained in connection with such technical viability and planning feasibility;





- 10.1.5 Subject to technical viability the Tenant undertakes to use reasonable endeavours to use as much of the Property as is reasonably practicable for the purpose of constructing and operating and securing a Planning Consent(s) for the Solar Project and the Tenant shall, at the Landlord's request, disclose such details of negotiations between the Tenant and the planning authority as is reasonably necessary to demonstrate that the obligation to use reasonable endeavours has been fulfilled.





[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

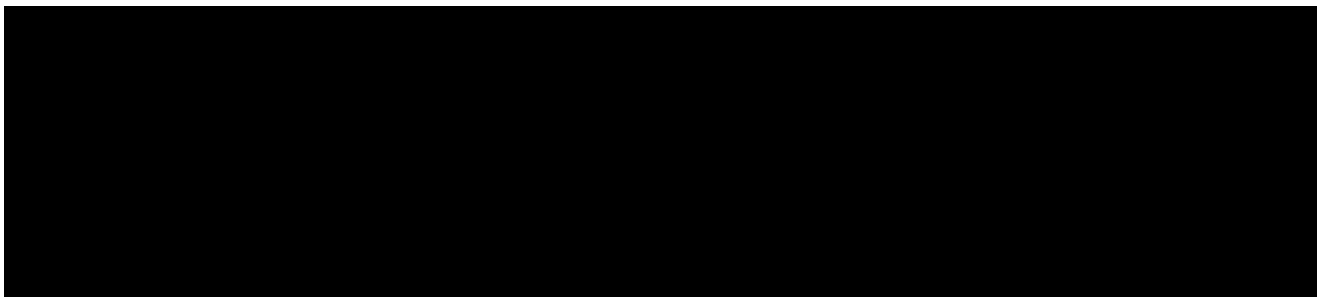
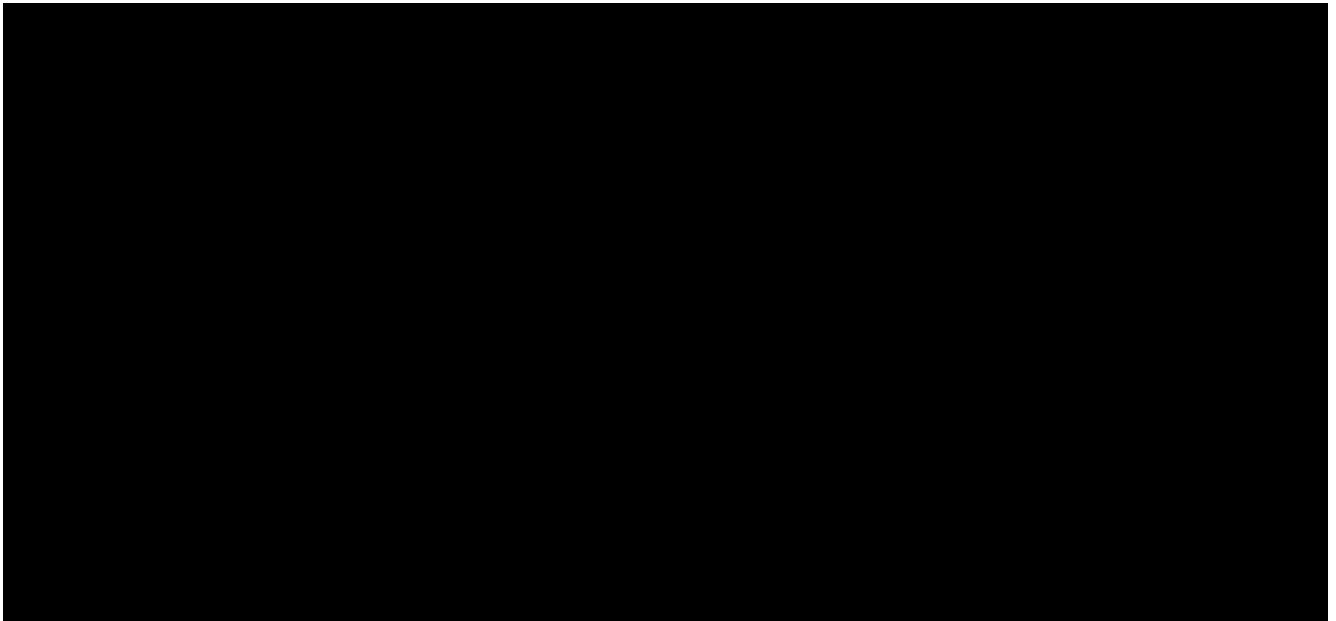
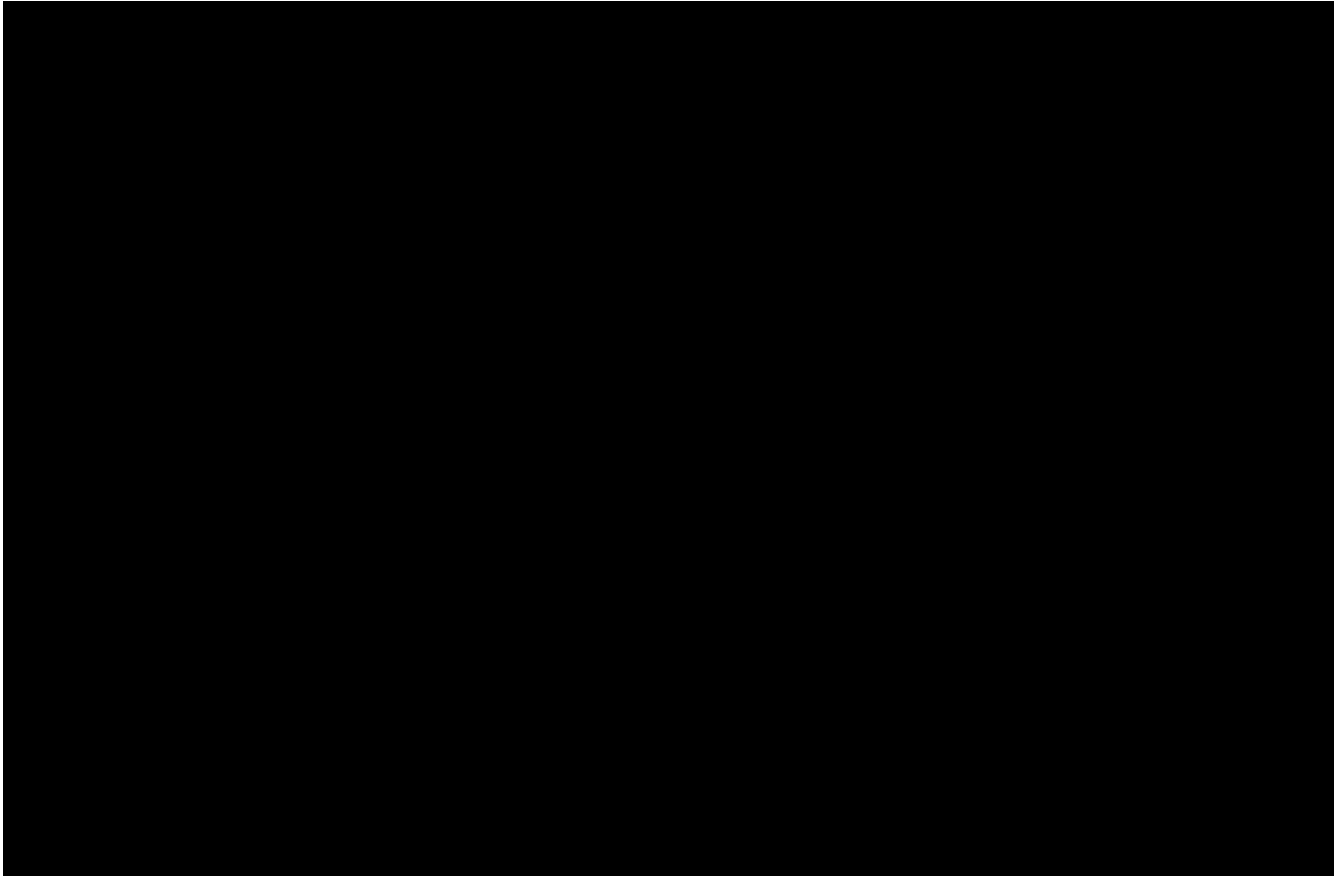
[REDACTED]

[REDACTED]

13. **COMPLIANCE WITH LAWS**

The Tenant must comply with all laws relating to the Tenant's exercise of the rights granted to it in this Agreement.

[REDACTED]



16. NOTICES

16.1 Delivery

Any Notice must be:-

- 16.1.1 delivered by hand; or
- 16.1.2 delivered by commercial courier; or
- 16.1.3 sent by pre-paid recorded delivery post.

16.2 Sufficient Service

16.2.1 Any Notice to the Tenant is sufficiently served if sent:-

- (a) to its registered office if the Tenant is a body corporate; or
- (b) to his last known address in the UK if the Tenant is a person; or
- (c) to the firm and any one or more of the partners of it at the principal place of business of the firm if the Tenant is a firm.

16.2.2 Any Notice to the Landlord is sufficiently served if sent:-

- (a) to its registered office if the Landlord is a body corporate;
- (b) to his last known address in the UK if the Landlord is a person; or
- (c) to the firm and any one or more of the partners of it at the principal place of business of the firm if the Landlord is a firm.

16.3 Deemed Receipt

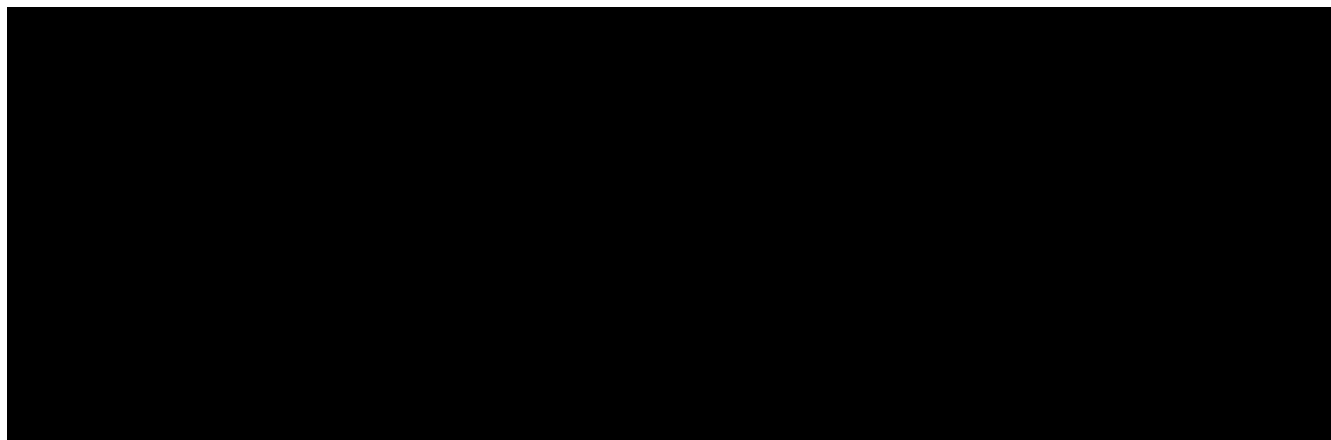
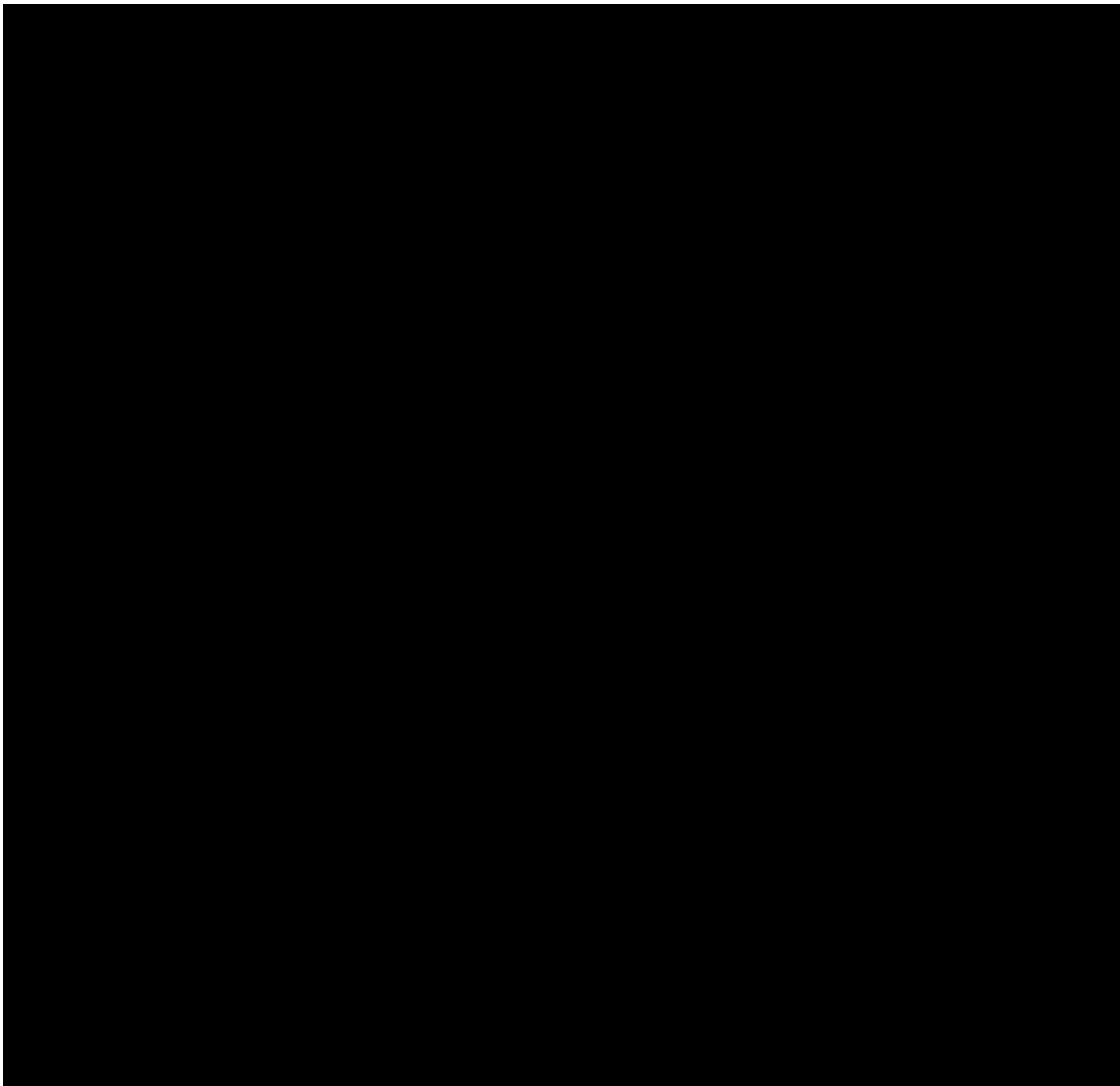
16.3.1 Subject to Clause 16.3.2 a Notice is deemed to have been received:-

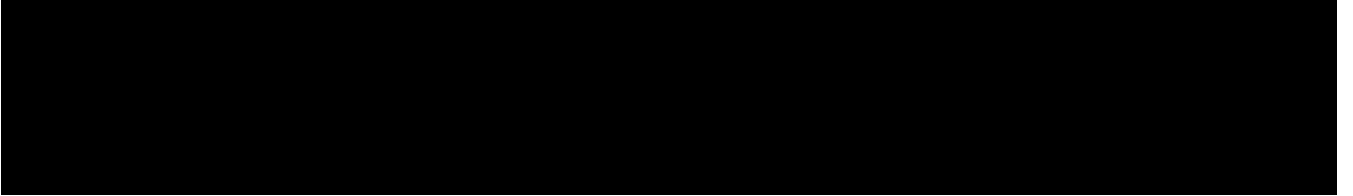
- (a) if delivered by hand, at the time of delivery; or
- (b) if delivered by commercial courier, at the time of signature of the courier's receipt; or
- (c) if sent by recorded delivery post, 48 hours from the date of posting.

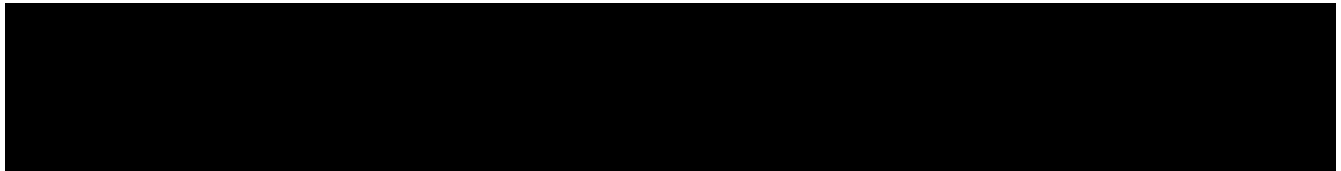
16.3.2 If deemed receipt under Clause 16.3.1 is not within business hours (meaning 9am to 5pm on a Working Day), the Notice is deemed to have been received at 9am on the next Working Day.

16.4 Proof of Service

To prove service, it is sufficient to prove that the envelope containing the Notice was properly addressed and posted if sent by recorded delivery post.







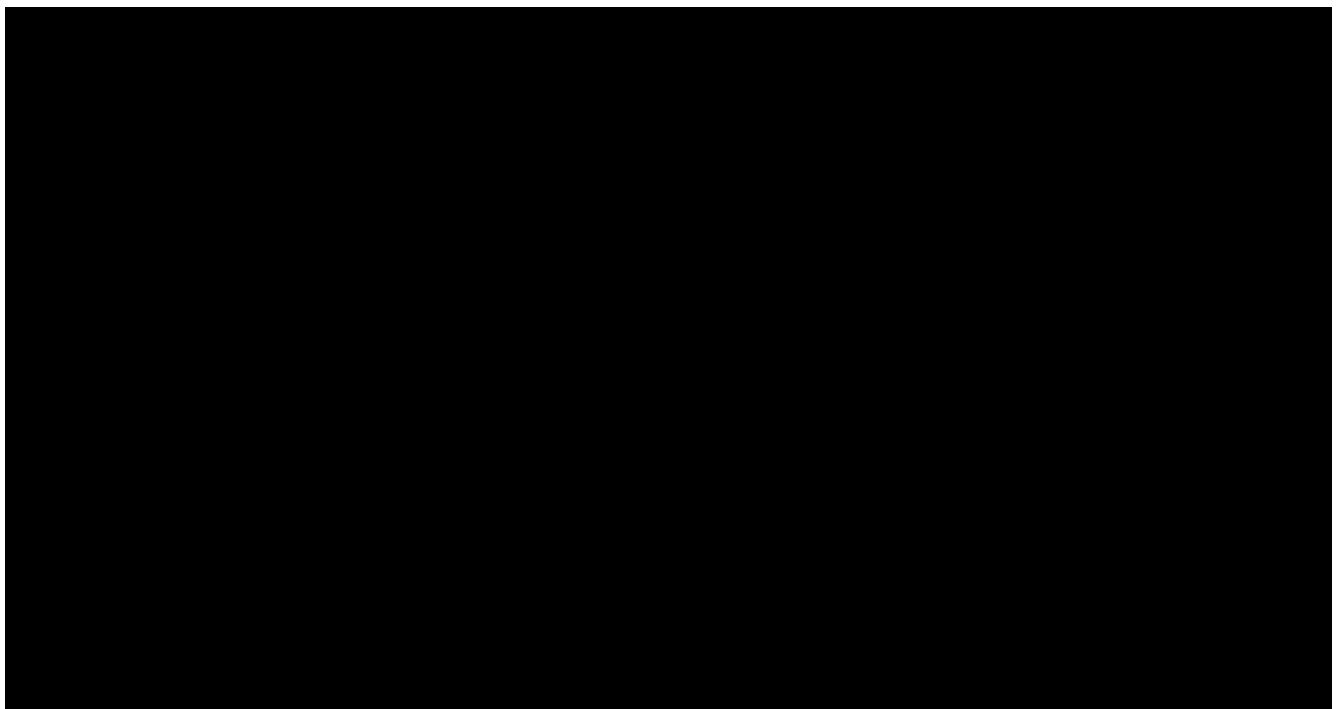
22. **DISPUTES**

22.1 **Parties to Act in Good Faith**

If there is a dispute or claim arising out of or relating to this Agreement, the Parties will attempt in good faith to resolve the dispute or claim within 20 Working Days through negotiations between the representatives of the Parties who have authority to settle the dispute or claim.

22.2 **Arbitration**

If the matter is not resolved through negotiations, the dispute or claim may be referred to arbitration to be carried out in accordance with the Arbitration Act 1996 by a single arbitrator. The arbitrator may be appointed by agreement between the Parties or failing agreement within 20 Working Days of the date of Notice by one Party to the other of the dispute or claim, to be appointed at the written request of either or both Parties by the RICS.



24. **ENTIRE AGREEMENT**

24.1 **Entire Agreement**

This Agreement constitutes the entire agreement between the Parties and supersedes any prior drafts, agreements, undertakings, understandings, representations, warranties and arrangements of any nature between the Parties, whether or not in writing, in relation to the subject matter of this Agreement.

24.2 **No Reliance**

Each Party warrants that (other than reliance by the Tenant on the Landlord's Solicitors' replies to the written enquiries raised by the Tenant's Solicitors) it has not entered into this Agreement in reliance on any representation, warranty or undertaking which is not expressly stated in this Agreement and any representation, warranty or undertaking implied by law or by custom is expressly excluded.

24.3 **Misrepresentation**

Each Party irrevocably and unconditionally waives any right or remedy it may have to claim damages or to rescind this Agreement by reason of any misrepresentation (other than a misrepresentation in the written replies of the Landlord's Solicitors to the written enquiries raised by the Tenant's Solicitors or a fraudulent misrepresentation) having been made to it by any person (whether party to this Agreement or not) other than as expressly set out in this Agreement.

24.4 **Liability for Fraud**

Nothing in this Agreement operates to exclude any liability or remedy for fraud.

24.5 **Further Assurance**

Each Party must, at the cost of the other Party, execute such documents and do such acts and things as the other Party may reasonably require for the purpose of giving to that Party the full benefit of all the provisions of this Agreement and/or must use reasonable endeavours to procure as appropriate that any necessary third party executes or does such acts and things.

25. **CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999**

A person who is not a party to this Agreement does not have any rights under or in connection with it by virtue of the Contracts (Rights of Third Parties) Act 1999.

26. **SEVERANCE**

If any provision of this Agreement is or becomes illegal, invalid, or unenforceable in any jurisdiction, that does not affect:-

- 26.1 the legality, validity or enforceability in that jurisdiction of any other provision of this Agreement; or
- 26.2 the legality, validity or enforceability in any other jurisdiction of that or any other provision of this Agreement.

27. **NON-MERGER OF AGREEMENT**

This Agreement, with the exception of Clause 2 (*Grant of the Option*) to the extent that the Option has been exercised, remains in full force and effect notwithstanding the exercise of the Option with regard to all obligations, matters and agreements which remain after the exercise of the Option.

28. **GOVERNING LAW AND JURISDICTION**

28.1 **Governing Law**

This Agreement and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims) is governed by and will be construed in accordance with the law of England.

28.2 **Jurisdiction**

Each Party irrevocably submits to the exclusive jurisdiction of the Courts of England to settle any dispute or claim that arises out of or in connection with this Agreement, its subject matter or formation (including non-contractual disputes or claims).

29. **EXCLUSION OF THE LANDLORD AND TENANT ACT 1954**

29.1 The Tenant confirms that in relation to the tenancy to be created by the Lease and prior to entering into this Agreement:-

29.1.1 the Landlord served on the Tenant a notice dated 28 October 2022 complying with the requirements of section 38A(3) of the Landlord and Tenant Act 1954;

29.1.2 the Tenant or a person duly authorised by the Tenant made a statutory declaration dated 28 October 2022 (the "**Statutory Declaration**") complying with the requirements of Schedule 2 to the Regulatory Reform (Business Tenancies) (England and Wales) Order 2003.

29.2 Where the Statutory Declaration was made by a person other than the Tenant the Tenant confirms that the declarant was duly authorised to make the Statutory Declaration on the Tenant's behalf.

29.3 The Landlord and the Tenant agree that sections 24 to 28 (inclusive) of the Landlord and Tenant Act 1954 shall be excluded in relation to the tenancy to be created by the Lease.

30. **DEED OF VARIATION**

If a further landowner or landowners grant an option or options for lease which the Tenant wishes to include as an addition or additions to the Energy Project Development to which the Planning Consent(s) relates, the Landlord shall if requested by the Tenant act in good faith in agreeing and completing a deed of variation to this Agreement and the form of the Lease attached to this Agreement to substitute a new plan showing the Energy Project Development Site and to cater for any other amendments reasonably required to allow for the sharing of infrastructure on different parts of the Energy Project Development Site provided that the Landlord shall have the right to approve (acting reasonably) the routes or locations of any infrastructure serving parts of the Energy Project Development Site on other landowners' property. [REDACTED]

EXECUTED AS A DEED by the Parties on the date which first appears in this Agreement.

PART 1

THE OPTION NOTICE

To: [LANDLORD/SUCCESSOR IN TITLE] at []
for the attention of [POSITION]

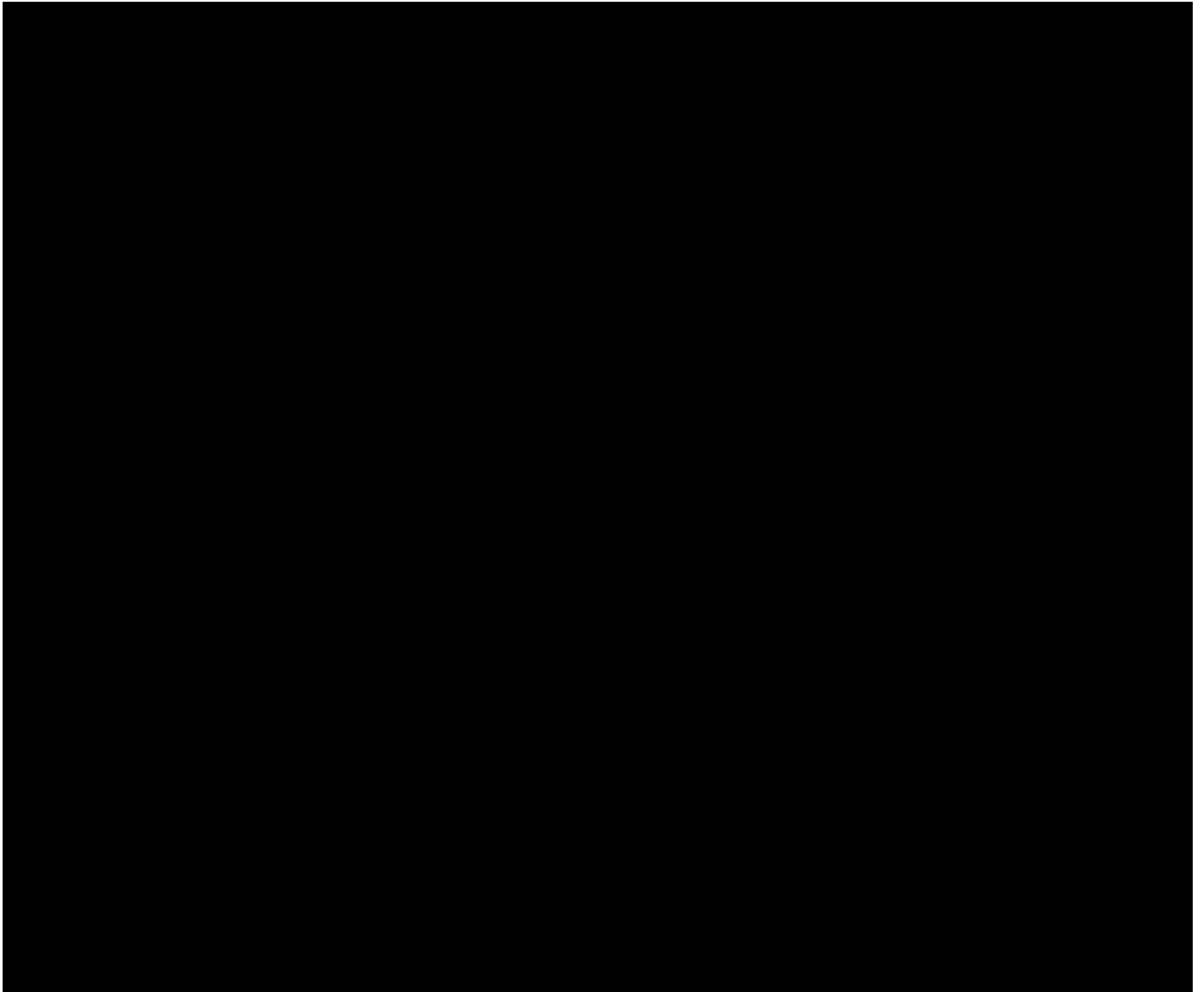
[OR SUCH OTHER ADDRESS/FOR THE ATTENTION OF SUCH OTHER PERSON, AS WAS LAST NOTIFIED IN WRITING BY THE LANDLORD/SUCCESSOR IN TITLE]

BY [HAND] [PRE-PAID FIRST CLASS POST] [RECORDED DELIVERY] IN DUPLICATE

1. This notice is given pursuant to an option agreement (the "**Agreement**") dated [DATE] made between [LANDLORD] and [TENANT] relating to *inter alia* [PROPERTY], the terms of which are incorporated into this notice.
2. [TENANT] gives [LANDLORD/SUCCESSOR IN TITLE] notice of the exercise of the Option to take [a lease in respect of the Property [or of a part of it] in accordance with the terms of the Agreement.
3. Unless otherwise defined in this notice, all terms shall have the meaning given to them in the Agreement.
4. The Lease Plan for the Lease shall be the [plan/plan 1/plan 2] annexed to this notice.
5. The Property in respect of the Lease is shown edged red on the [Lease Plan/plan 1] [of which [] acres is to be utilised for the Solar Project] [and on which [] megawatt of battery storage power is to be installed as part of the Battery Storage Project]
6. The Existing Access Roads are shown edged [] on [[Lease Plan/plan 1]].
7. The Electricity Sub-Station Site is shown edged [] on [[Lease Plan/plan 1]].
8. The location of the Electrical Infrastructure is shown [] on [[Lease Plan/plan 1]].
9. [The New Access Roads are shown edged [] on [[Lease Plan/plan 1]].]
10. The Sterilised Land is shown shaded [] on [[Lease Plan/plan]]

DATE:

[NAME OF DIRECTOR/OFFICER] for and on behalf of
[Tenant]



PART 3 - LEASE

DATED

[REDACTED]

(1) [CLAYDON ESTATE LLP]

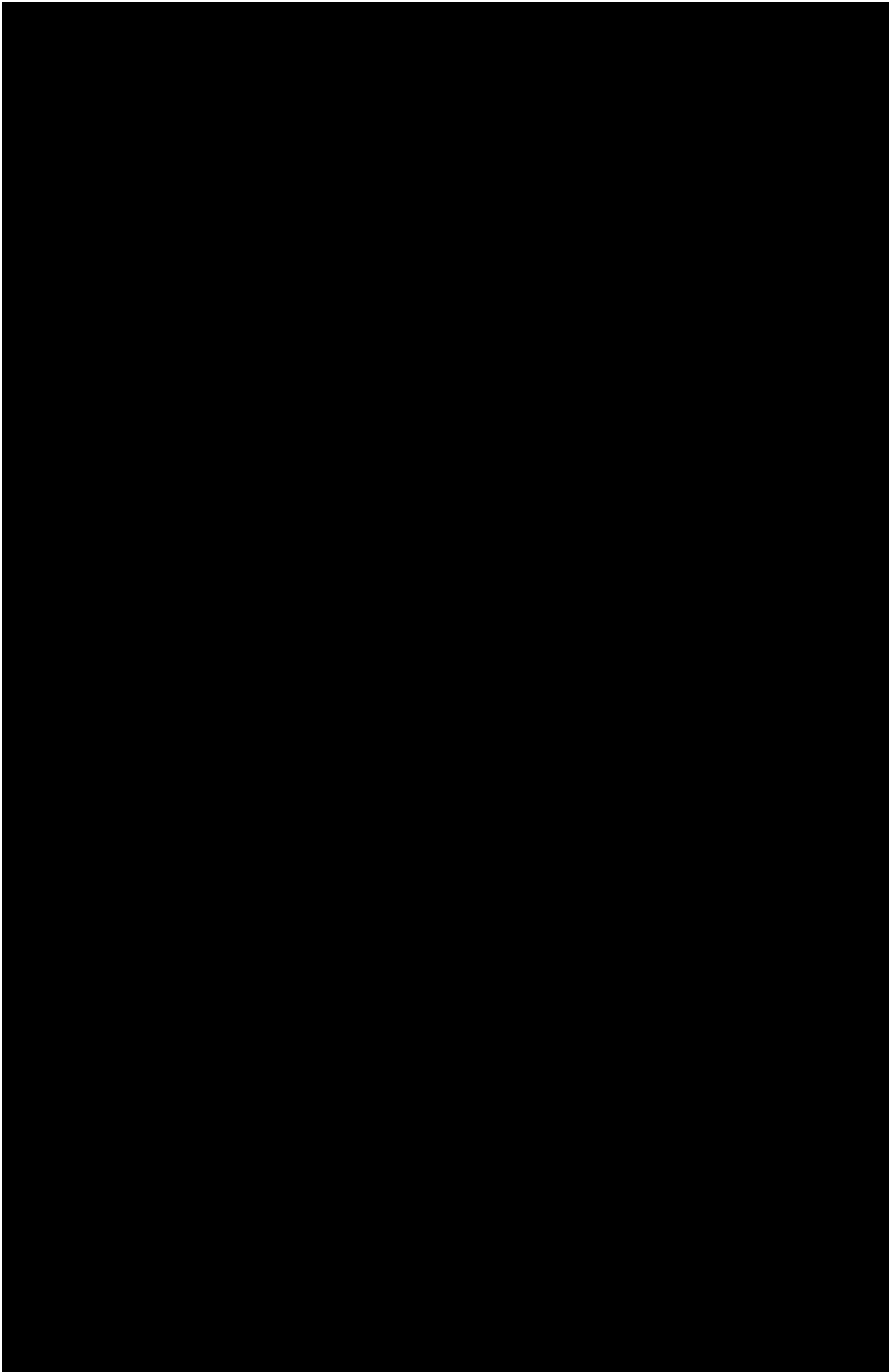
(2) [REDACTED]

**LEASE
of [REDACTED]**



Pinsent Masons

CONTENTS





PRESCRIBED CLAUSES

LR1. Date of lease

LR2. Title number(s)

LR2.1 Landlord's title number(s)

[REDACTED]

LR2.2 Other title numbers

LR3. Parties to this lease

Landlord

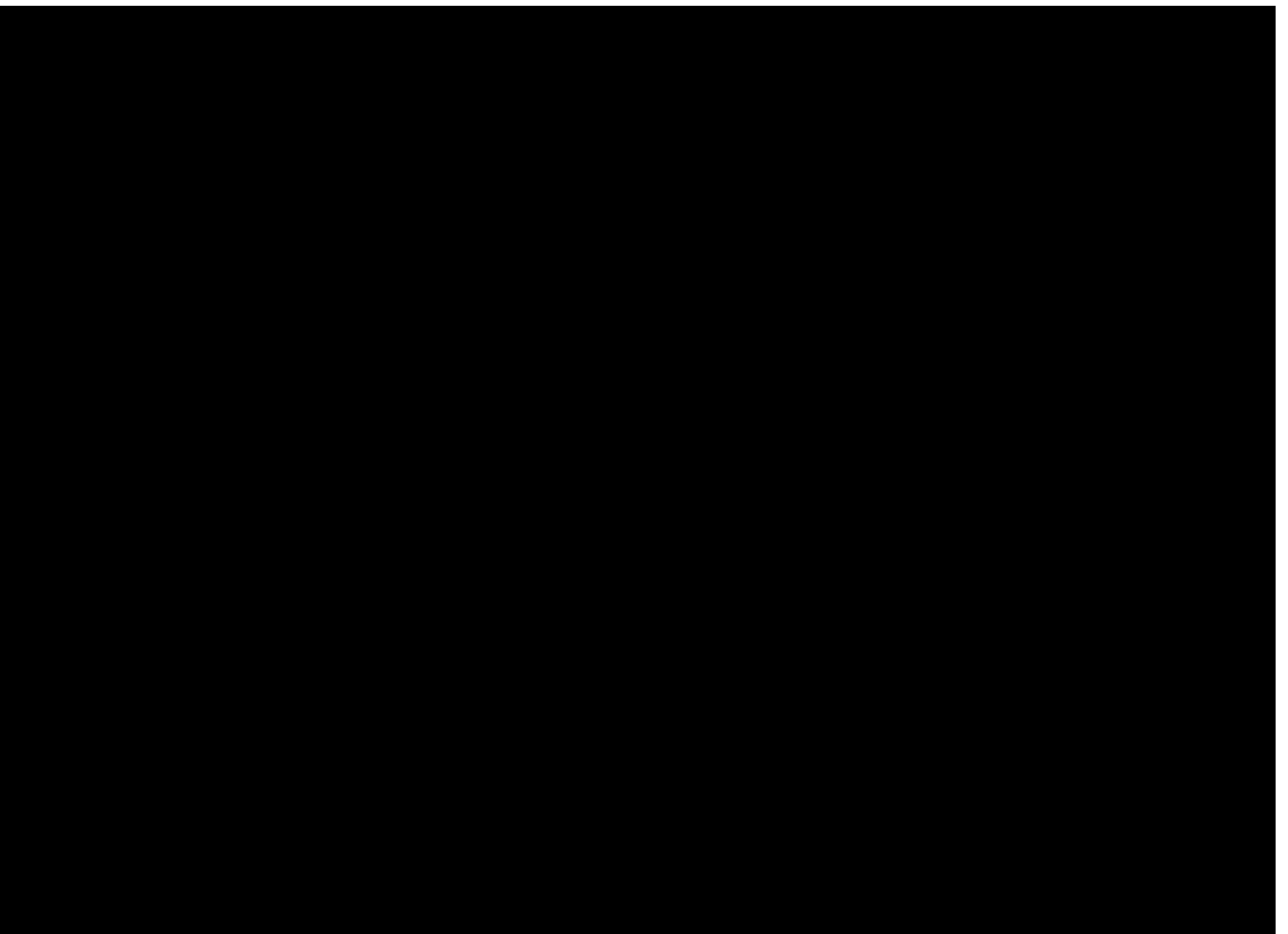
[REDACTED] (No [REDACTED]) of/whose registered office is at [REDACTED]

Tenant

[REDACTED] (No [REDACTED]) of/whose registered office is at [REDACTED]

Other parties

[None]





THIS LEASE is made on the date stated in LR1

BETWEEN:-

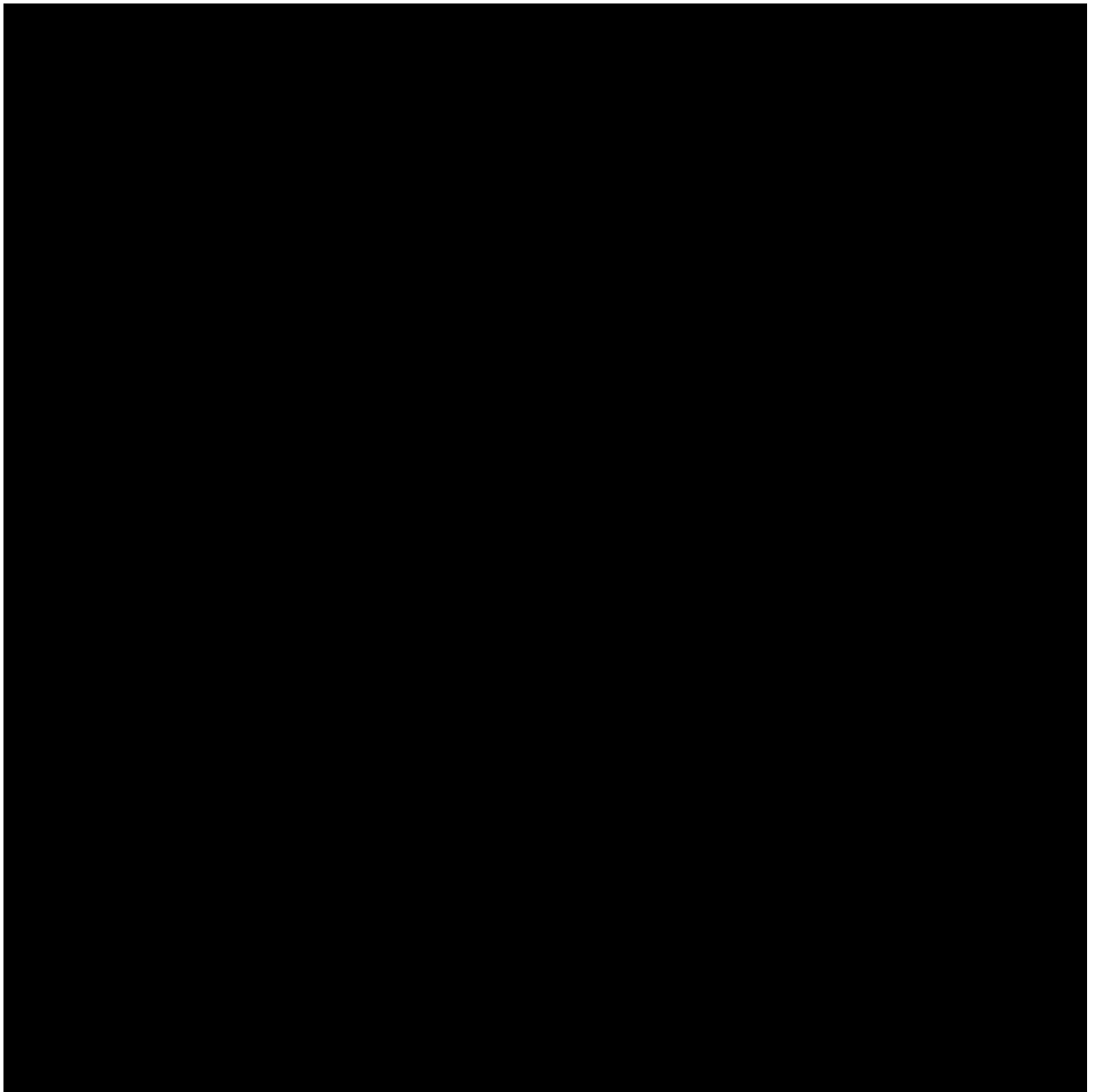
- (1) the party named as landlord in LR3 (the "**Landlord**"); and
 - (2) the party named as tenant in LR3 (the "**Tenant**"),
- together the "**Parties**" and individually a "**Party**".

IT IS AGREED as follows:-

1. **DEFINITIONS AND INTERPRETATION**

1.1 **Definitions**

In this Lease unless the context requires otherwise:-



[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

"Battery Storage Project Site" means the land shown edged [REDACTED] on the Plan

[REDACTED]

"Commencement Date" means the date of this Lease

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[Redacted]

[Redacted]

"Landlord" means the Party named as the Landlord in this Lease and includes the person entitled to the immediate reversion to this Lease

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[REDACTED]

"Notice" means a written notice given by or on behalf of one Party to the other and served in accordance with Clause 21 (Notices)

"Option Agreement" means the agreement for the grant of this Lease between (1) Claydon Estate LLP and (2) Custodian Energy Limited dated [REDACTED]

[REDACTED]

"Plan" means the plan attached to this Lease at Appendix 1

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

"Property" means the area of land edged red on the Plan

"Quarter Days" means 25 March, 24 June, 29 September and 25 December in every year and **"Quarter Day"** means any one of them

[REDACTED]

"Retained Land" means [DRAFTING NOTE: AREA TO BE DEFINED WITH REFERENCE TO A PLAN AND IS TO EXCLUDE THE

PROPERTY. AREA OF THE PROPERTY AND THE
RETAINED LAND TOGETHER IS TO BE THE
LANDLORD'S PROPERTY DEFINED IN THE OPTION
AGREEMENT]

"RICS"

means the President for the time being of the Royal
Institution of Chartered Surveyors or any person
authorised at the relevant time to act on his behalf

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

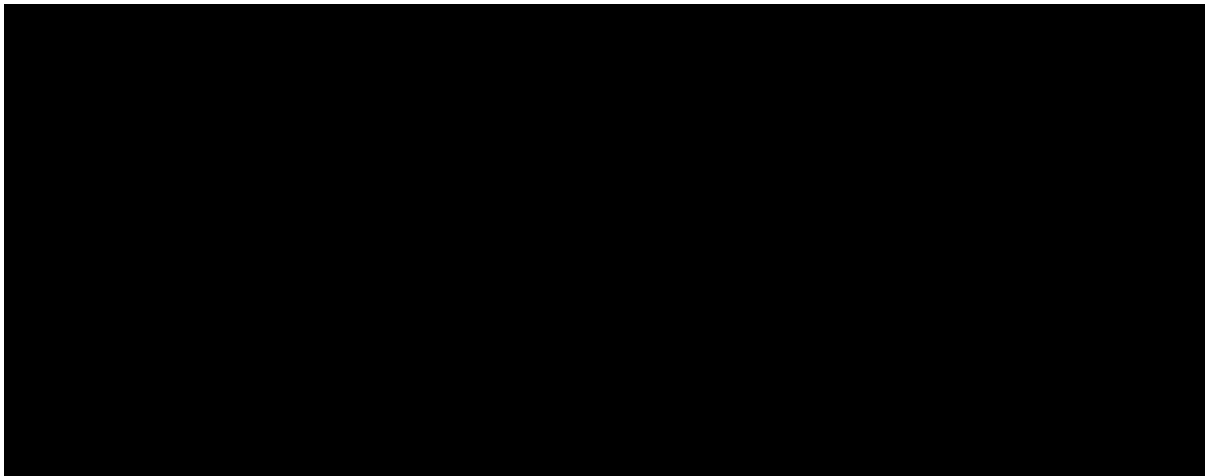
"Tenant"

means the Party named as the Tenant in this Lease and
includes its successors in title and assigns

[REDACTED]

[REDACTED]

[REDACTED]



"VAT"

means Value Added Tax as provided for in the Value Added Tax Act 1994 and any similar or turnover tax replacing or introduced in addition to Value Added Tax

"Working Day"

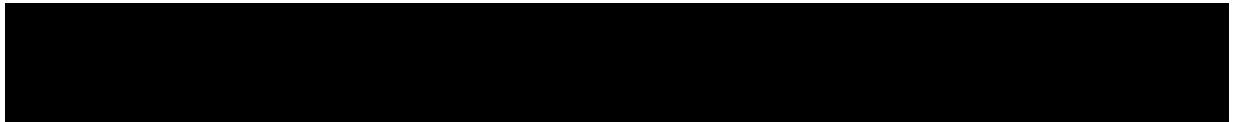
means any day which is not a Saturday, Sunday, bank holiday or public holiday in London.

1.2 Interpretation

Unless the context or an express provision of this Lease requires otherwise, in this Lease:-

1.2.1 words importing any gender include all other genders;

1.2.2 words importing the singular number only include the plural number and *vice versa*;



1.2.4 where there are two or more persons included in the expressions "**Landlord**" or "**Tenant**" each reference to the Landlord or the Tenant includes a separate reference to each of those persons and the covenants made with or by the Landlord or Tenant are to be treated as made with or by those persons jointly and severally;

1.2.5 if at any time the Landlord or the Tenant is a firm or partnership:-

(a) the obligations under this Lease are binding jointly and severally on all persons who are or become partners of the firm at any time whilst such firm or partnership is vested in the Landlord's or the Tenant's interest (as the case may be) in this Lease and their respective executors and representatives as well as on the firm and its whole stock, funds, assets and estate without the necessity of discussing them in their order; and

(b) these obligations remain in force even if the firm or partnership is dissolved or any changes take place in the firm or partnership whether by the assumption of a new partner or partners or by the retirement, bankruptcy or death of any individual partner or by a change in the firm name;

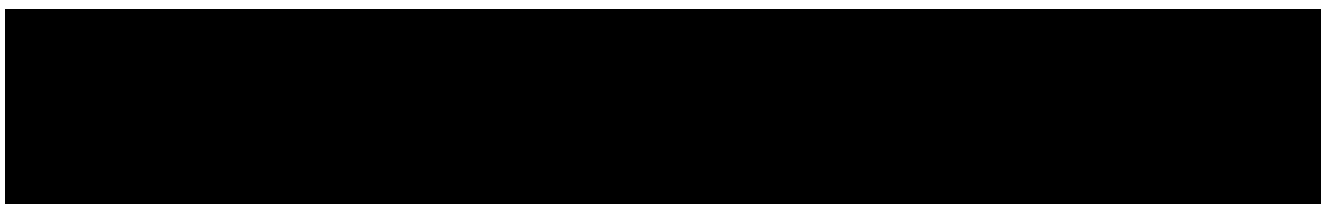
1.2.6 a person includes a corporate or unincorporated body and *vice versa* and includes a limited liability partnership incorporated under the Limited Liability Partnerships Act 2000;

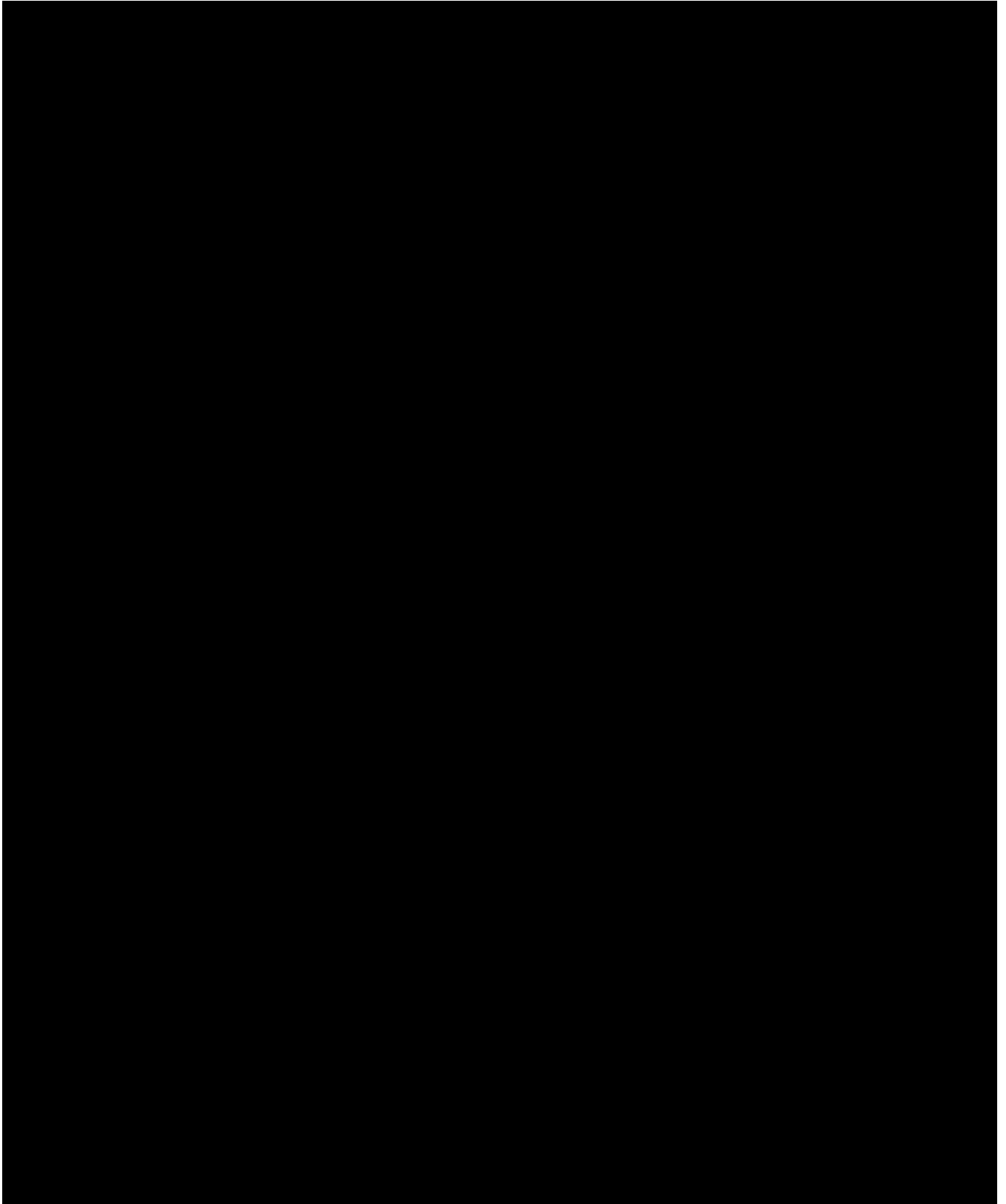
1.2.7 reference to this Lease or to any other document is to be construed as reference to this Lease or to that other document as modified, amended, varied, supplemented, assigned, novated or replaced from time to time;

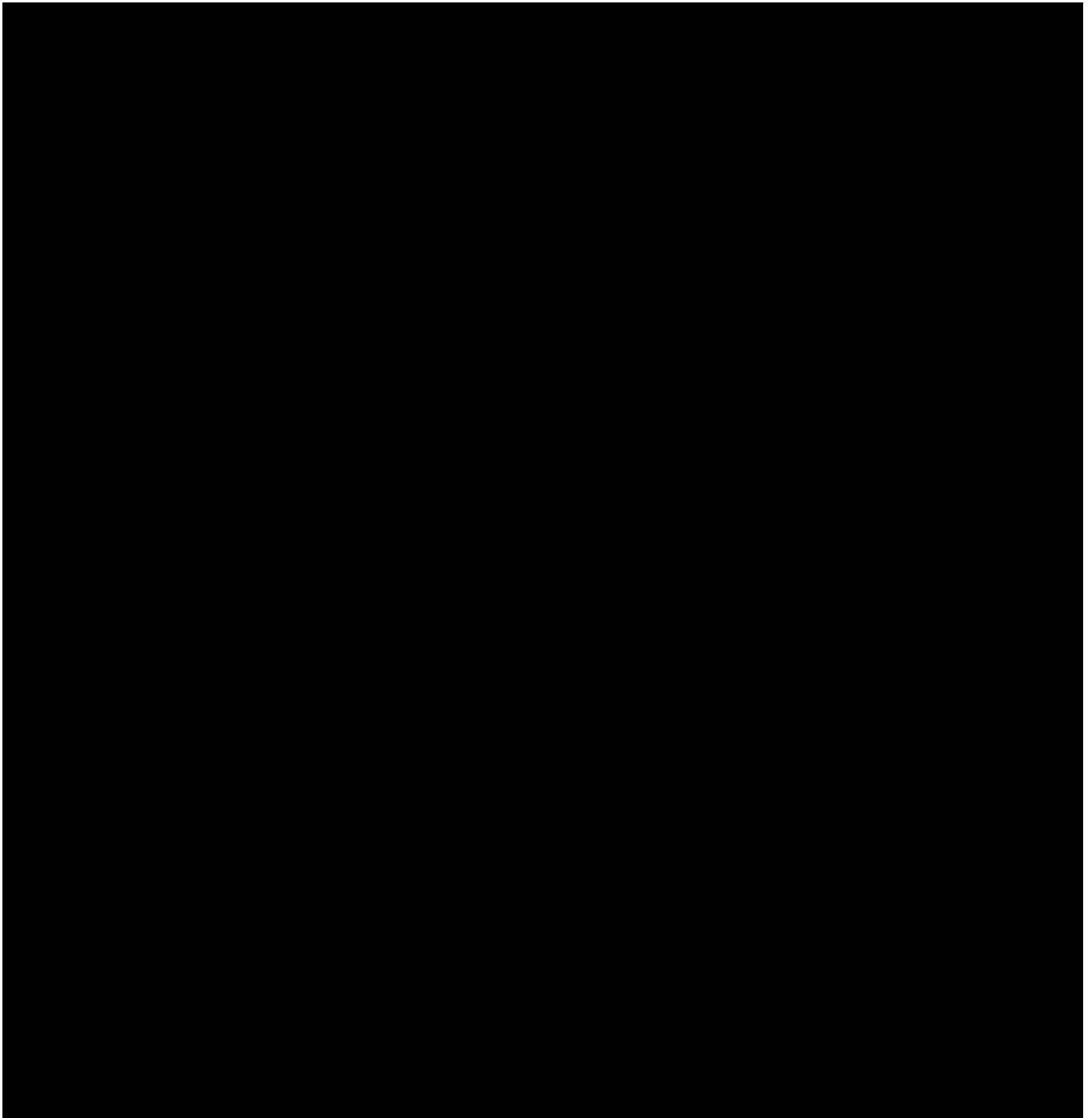
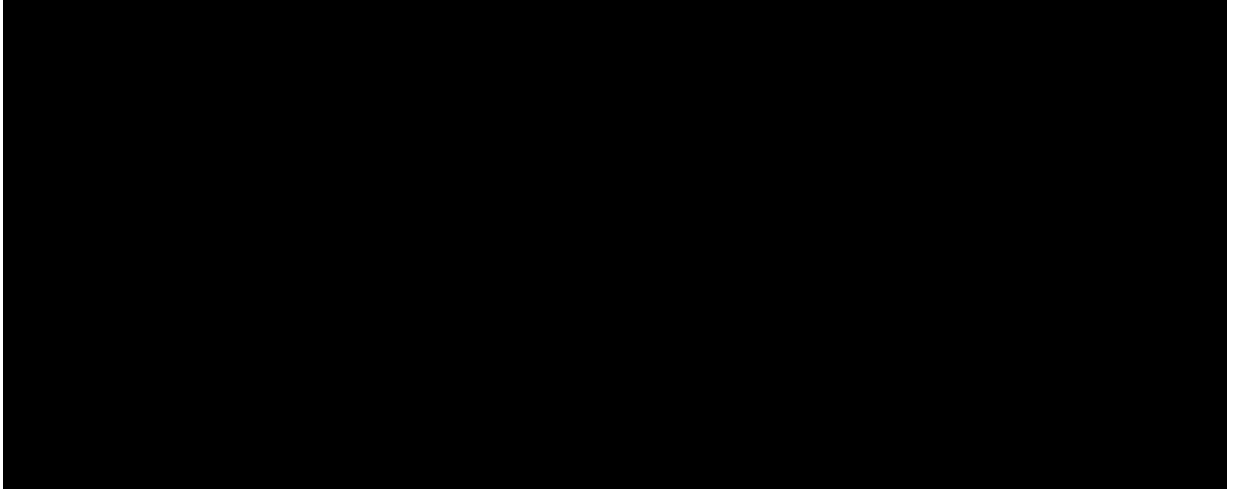
- 1.2.8 reference to the Parties is to be construed as reference to the Parties to this Lease at that time;
- 1.2.9 reference to a Clause, Schedule or Part or paragraph of a Schedule is to the relevant Clause, Schedule or Part or paragraph of the Schedule to this Lease;
- 1.2.10 reference to a particular law is a reference to it as it is in force for the time being, taking account of any amendment, extension, application or re-enactment and includes any subordinate laws for the time being in force made under it and any orders, notices, codes of practice and guidance made under it;
- 1.2.11 reference to laws in general is to all local, national and directly applicable supra-national laws in force for the time being, taking account of any amendment, extension, application or re-enactment and includes any subordinate laws for the time being in force made under them and any orders, codes of practice and guidance made under them;
- 1.2.12 any phrase introduced by the words "**including**", "**include**", "**in particular**" or any similar expression is to be construed as illustrative only and is not to be construed as limiting the generality of any preceding words;
- 1.2.13 the term "**holding company**" has the meaning given to it in section 1159 of the Companies Act 2006;
- 1.2.14 the term "**subsidiary**" has the meaning given to it in section 1159 of the Companies Act 2006 and a company shall be treated, for the purposes only of the membership requirement contained in subsections 1159(1)(b) and (c) of Companies Act 2006, as a member of another company even if its shares in that other company are registered in the name of (a) another person (or its nominee), whether by way of security or in connection with the taking of security, or (b) its nominee. In the case of a limited liability partnership which is a subsidiary of a company or another limited liability partnership, section 1159 of the Companies Act 2006 is amended so that (a) references in subsections 1159(1)(a) and (c) of the Companies Act 2006 to voting rights are to the members' rights to vote on all or substantially all matters which are decided by a vote of the members of the limited liability partnership and (b) the reference in section 1159(1)(b) of the Companies Act 2006 to the right to appoint or remove a majority of its board of directors is to the right to appoint or remove members holding a majority of the voting rights;
- 1.2.15 except in the case of a Notice, reference to "**writing**" and "**written**" includes letter, fax and email;
- 1.2.16 an obligation on a Party not to do or omit to do something includes an obligation not to agree or suffer that thing to be done or omitted by another person;
- 1.2.17 reference to "**reasonable consent**" means the prior written consent or approval of the Party, which consent or approval is not to be unreasonably withheld or a decision unreasonably delayed; and
- 1.2.18 where a sum is expressed to be payable "**on demand**", it will become payable 10 Working Days after written demand has been made.

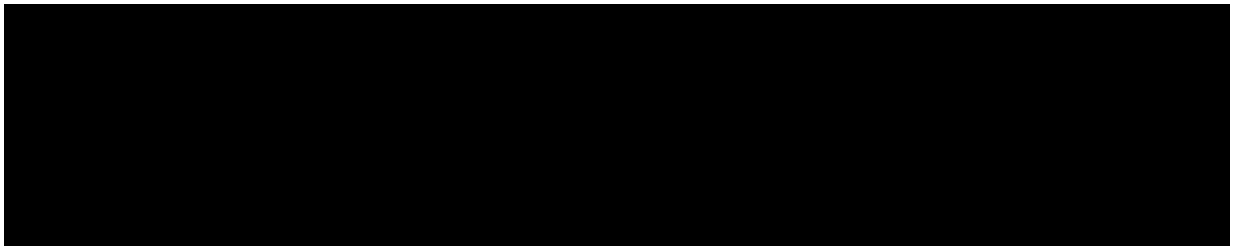
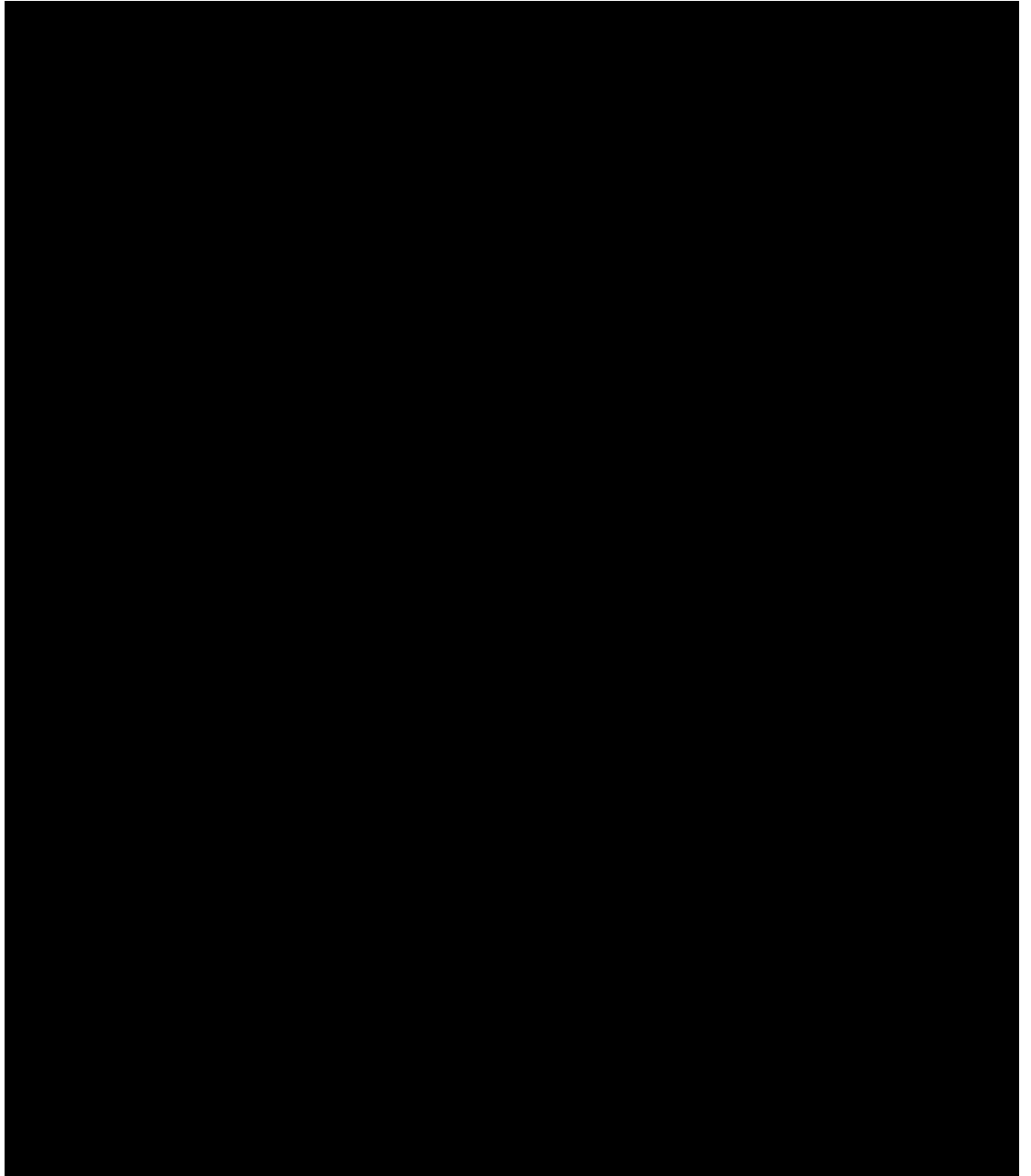
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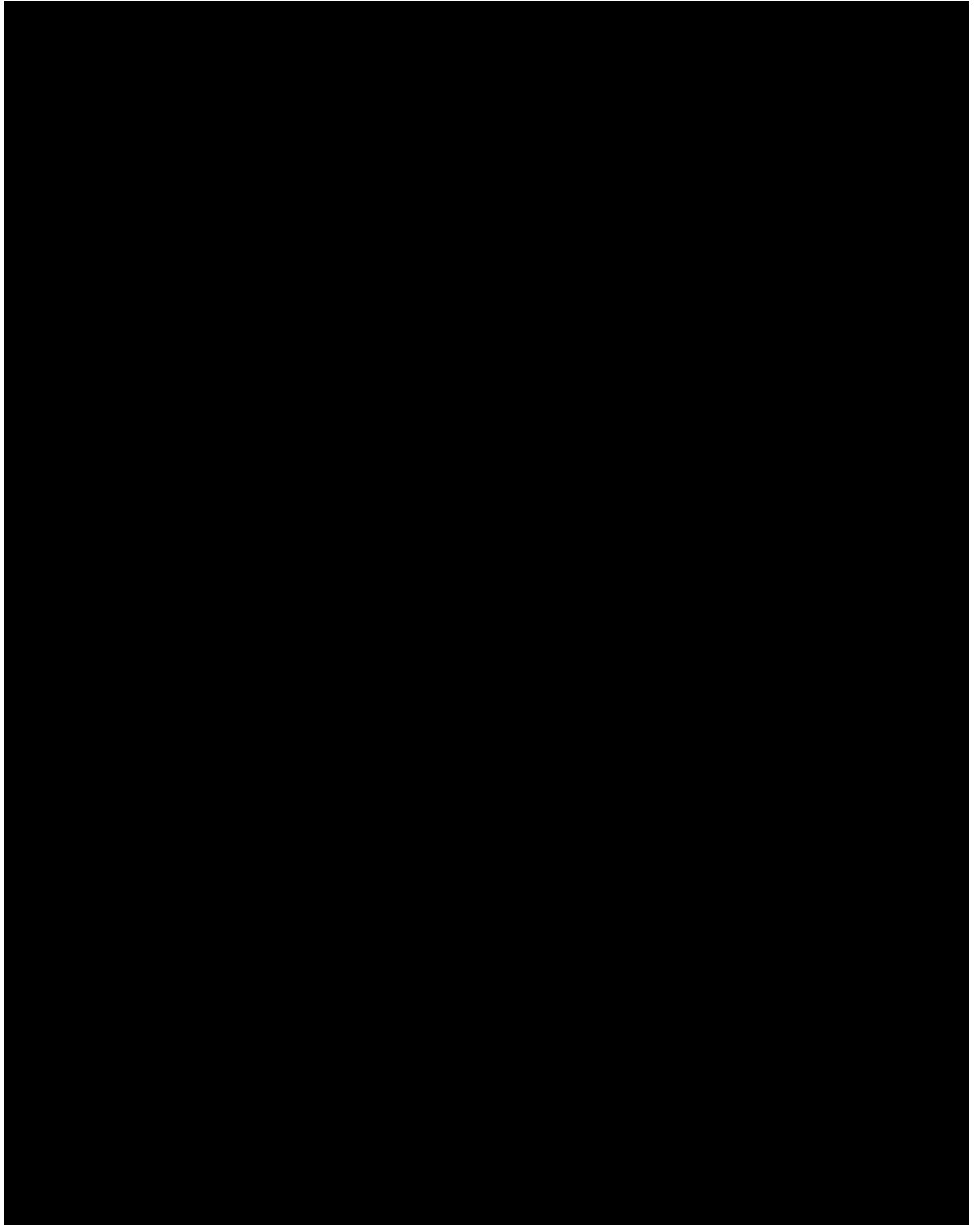
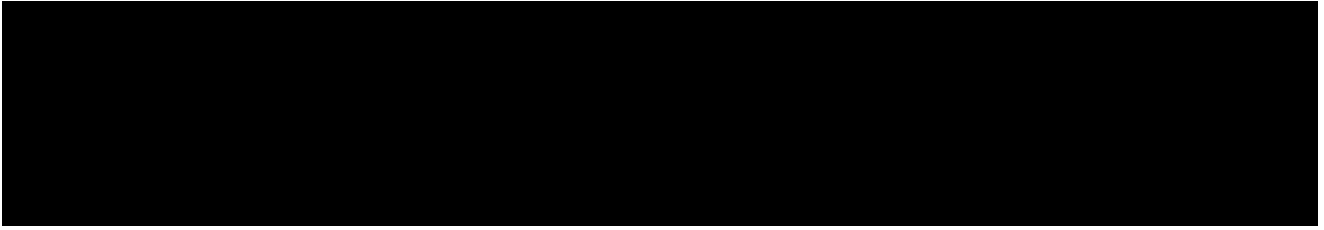
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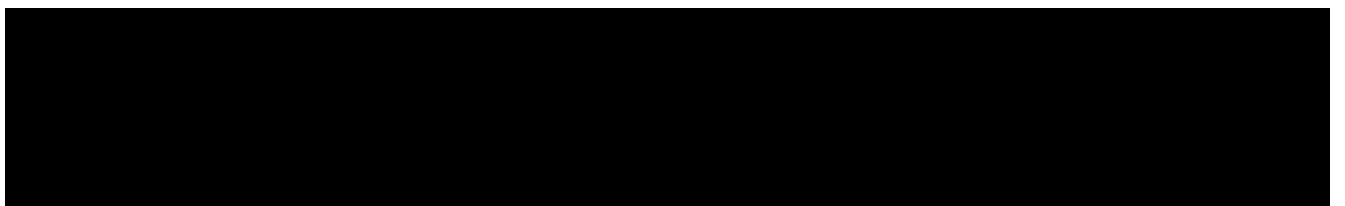
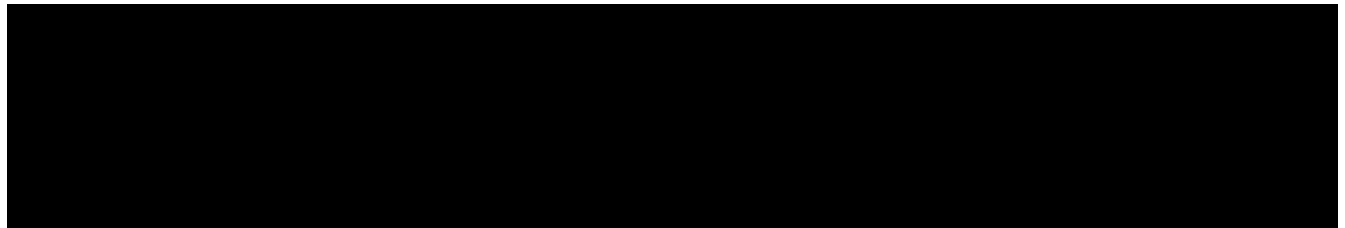
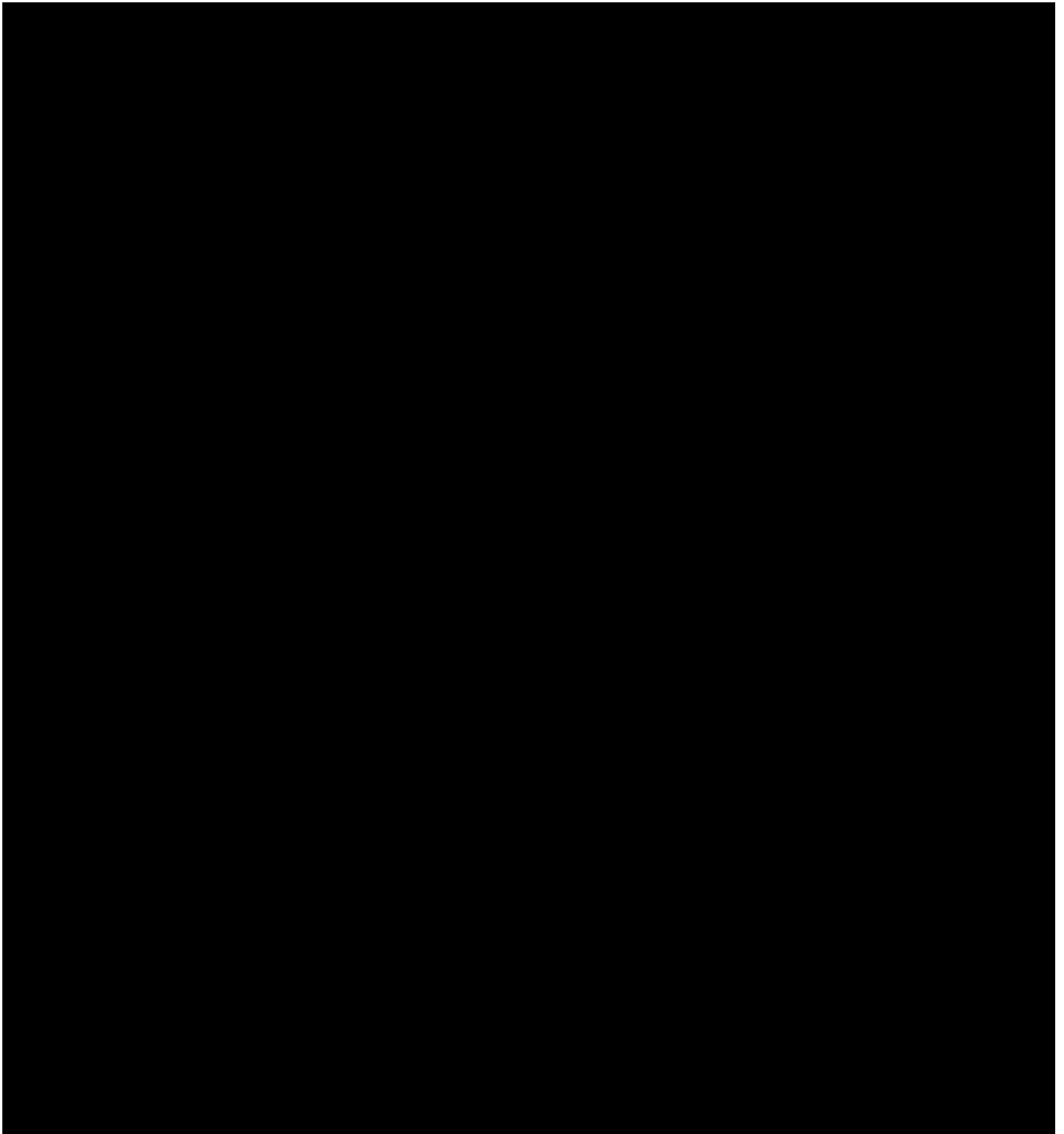


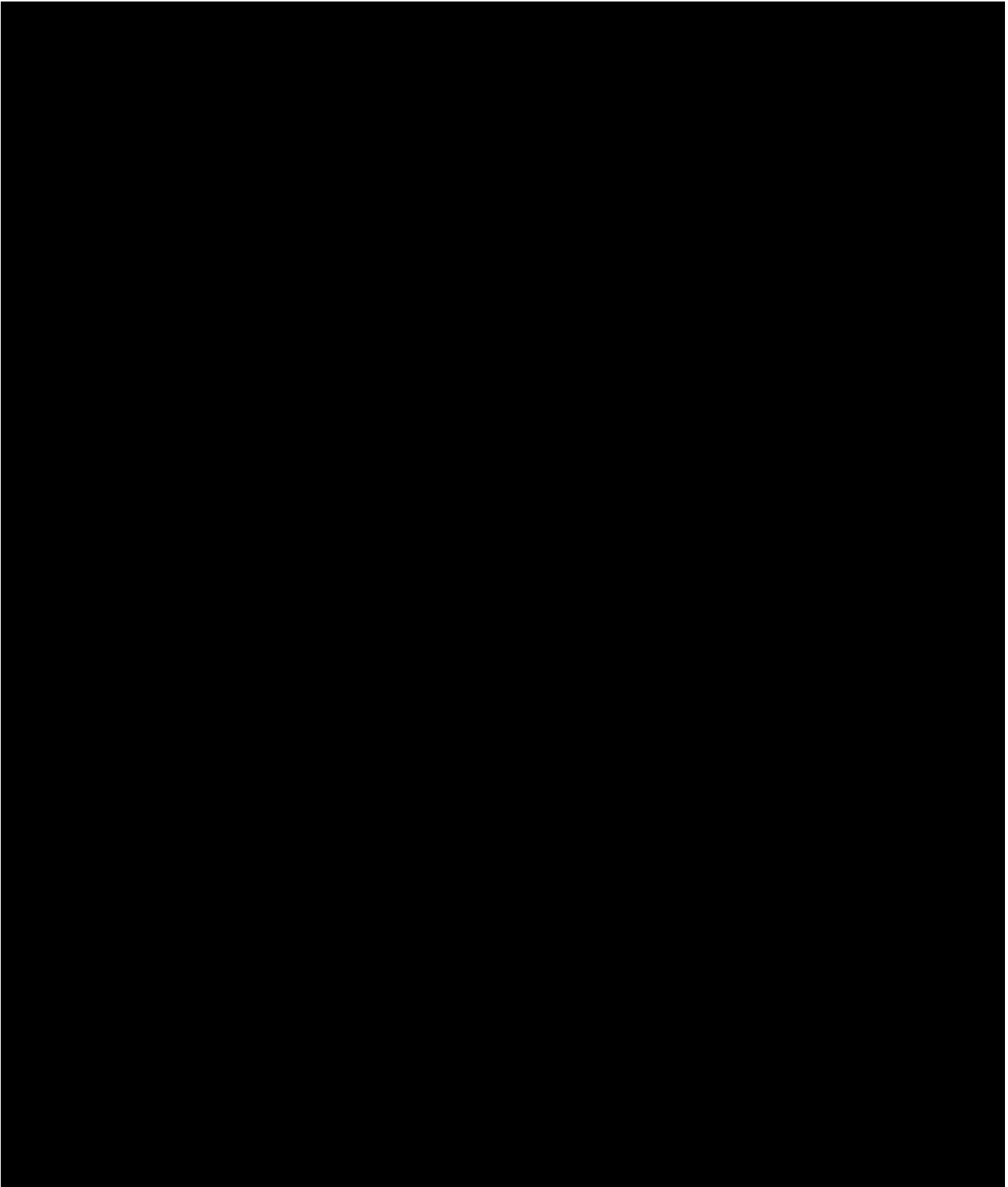


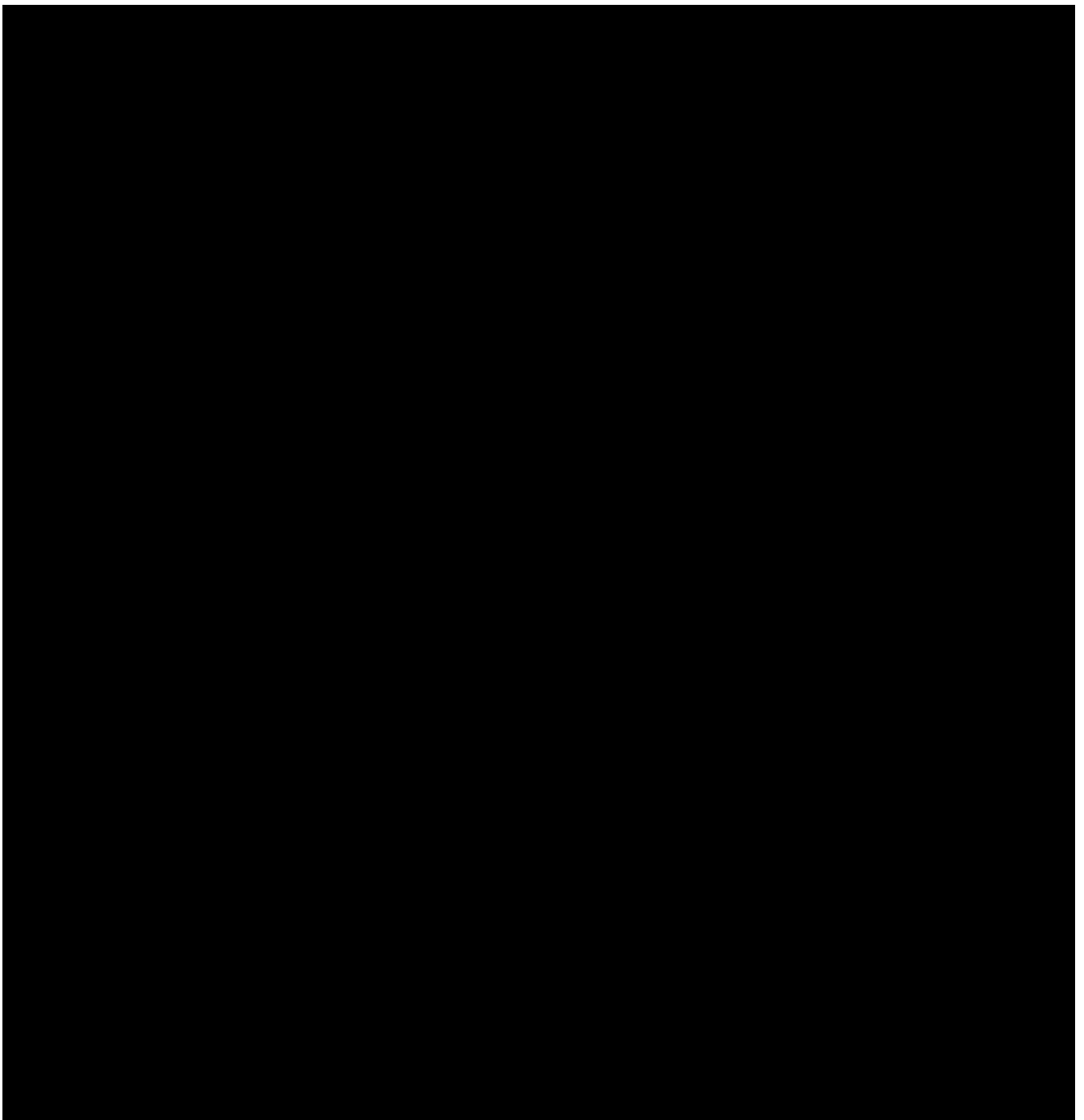
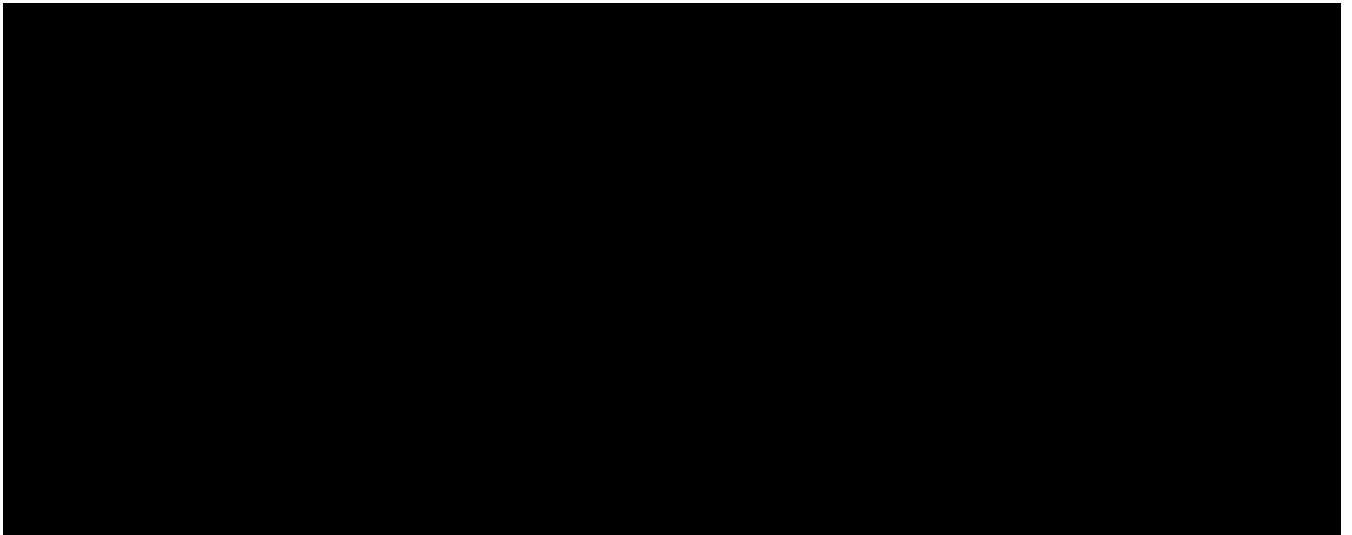










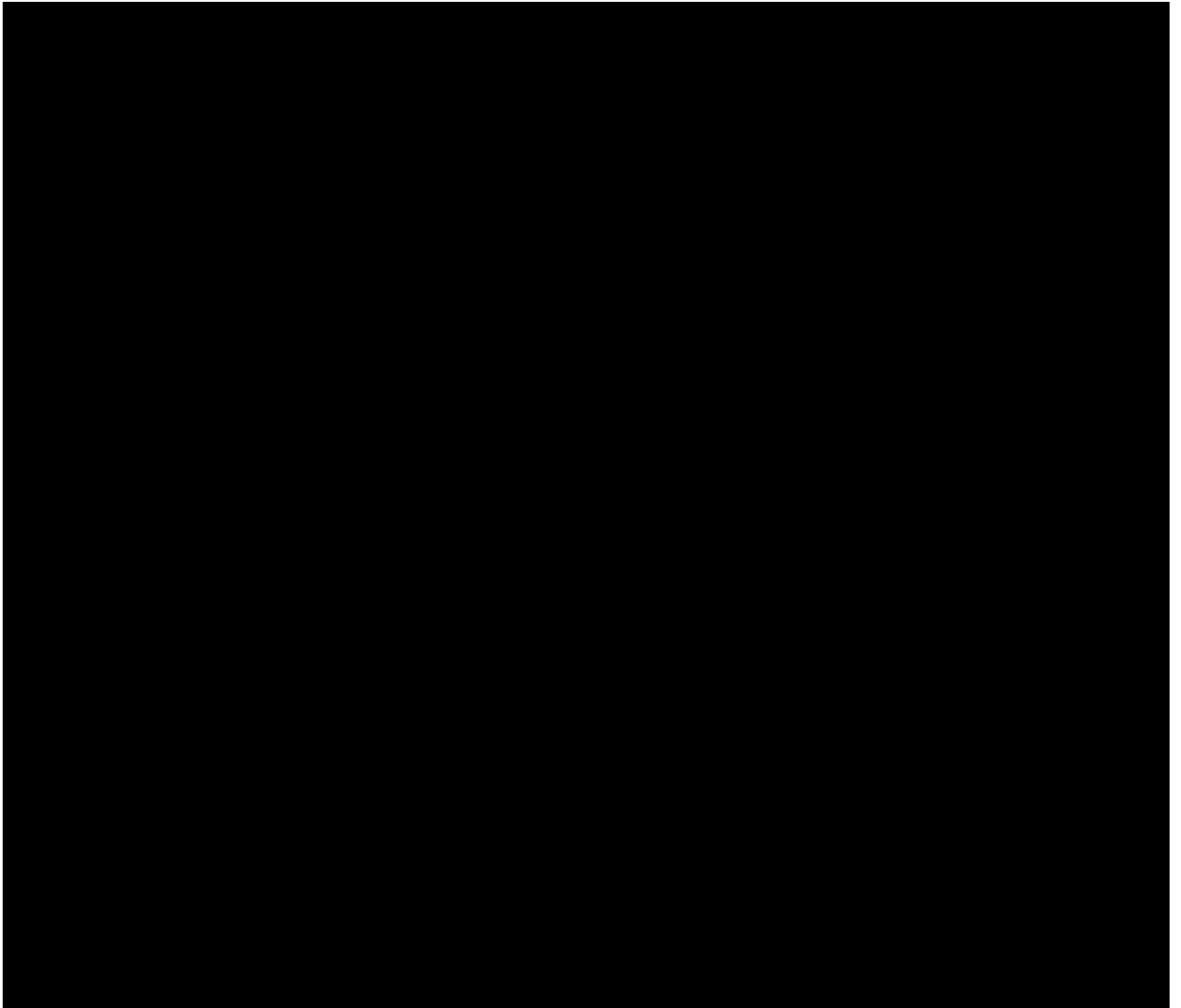
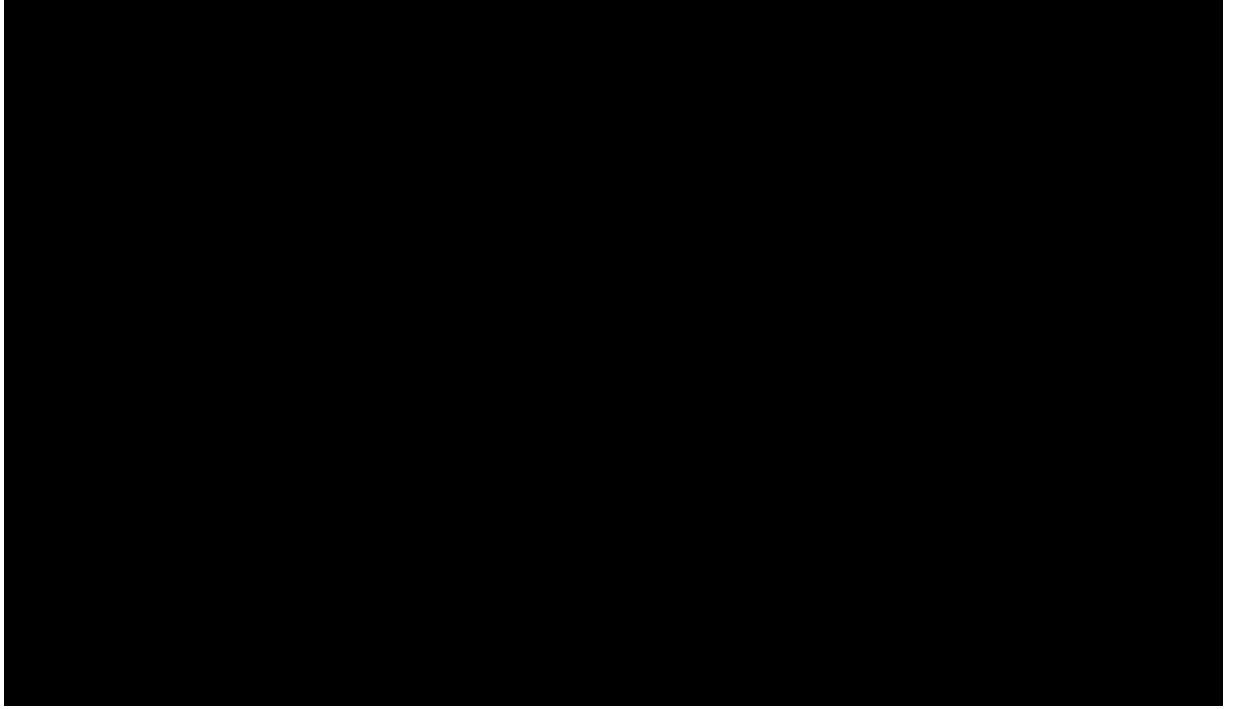


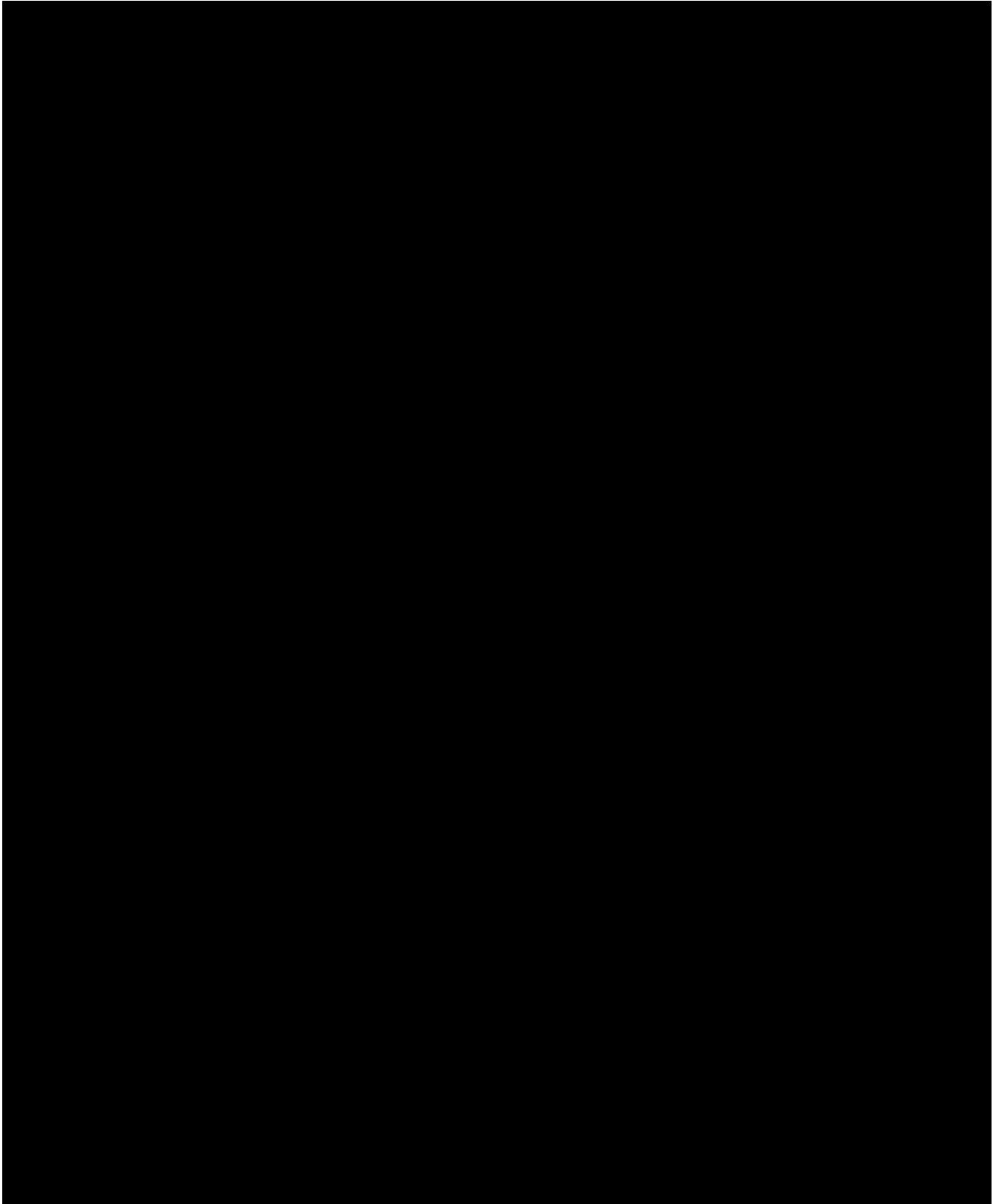
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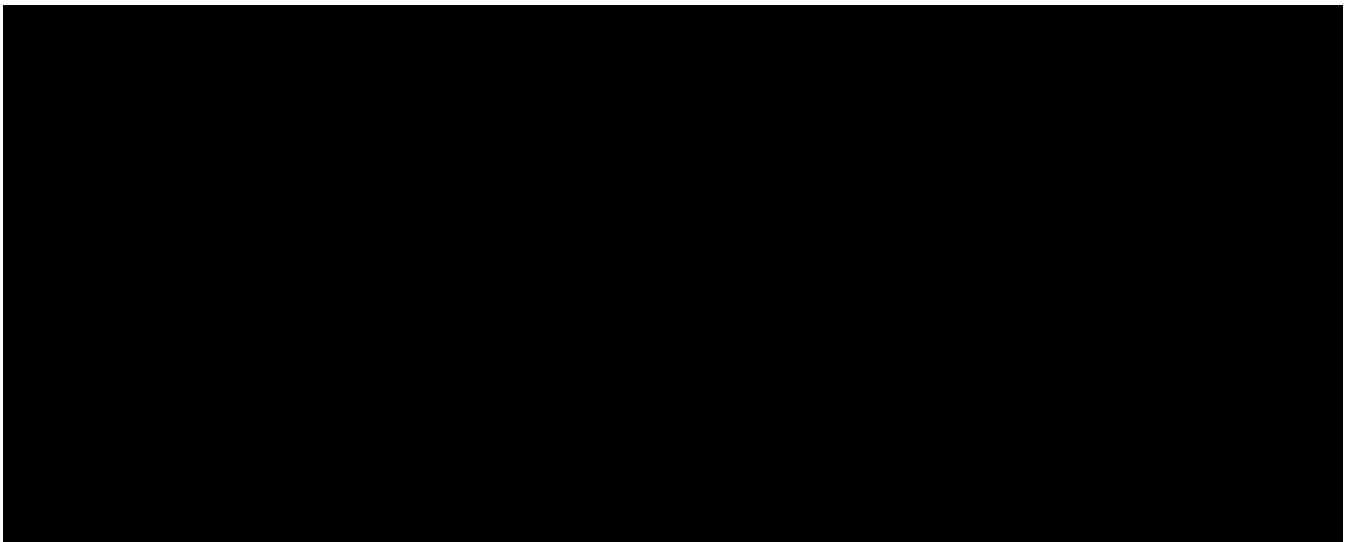
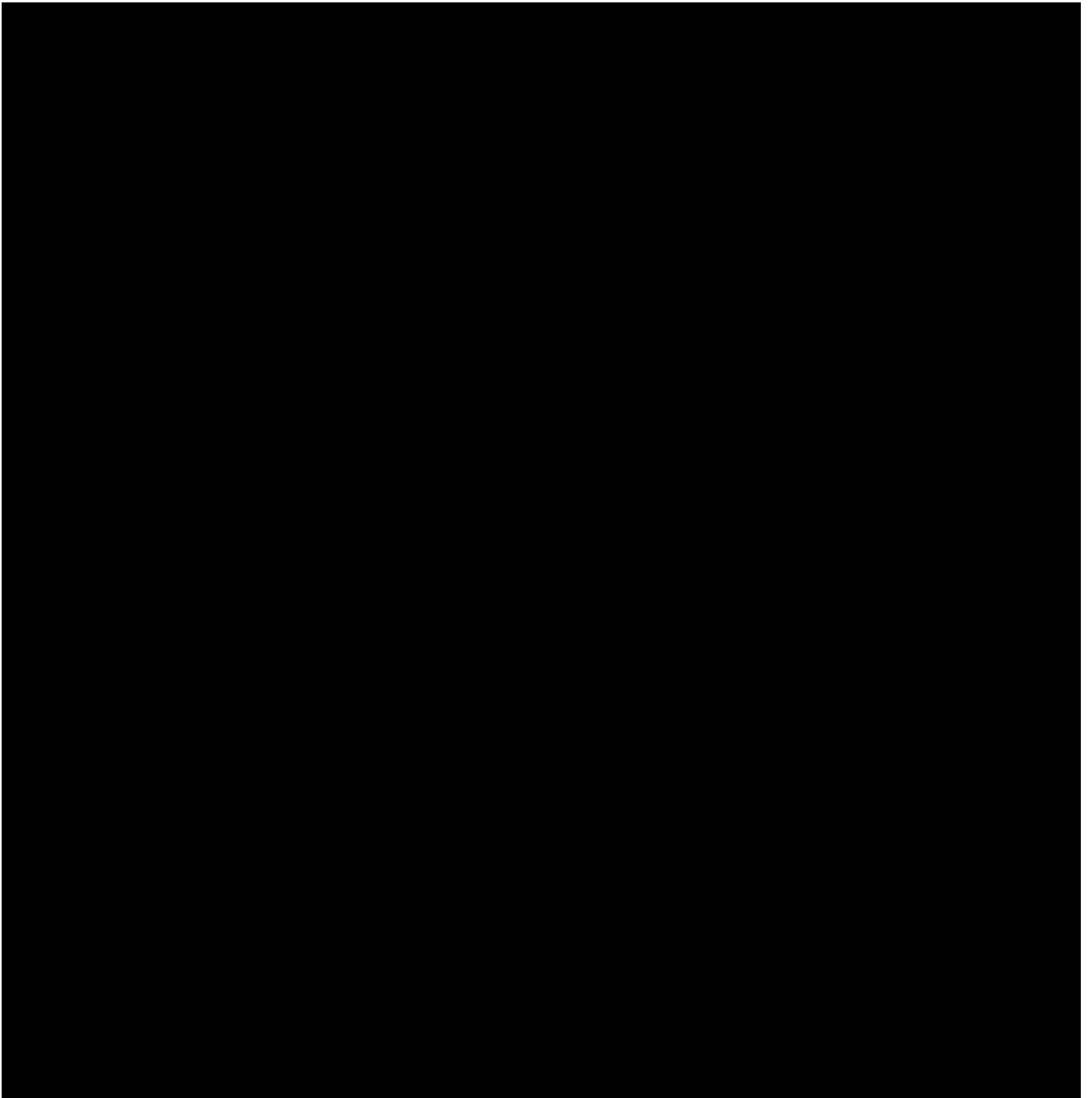
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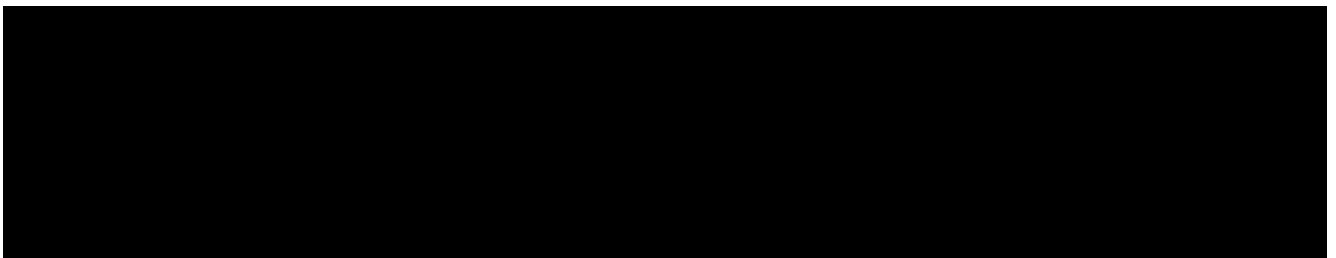
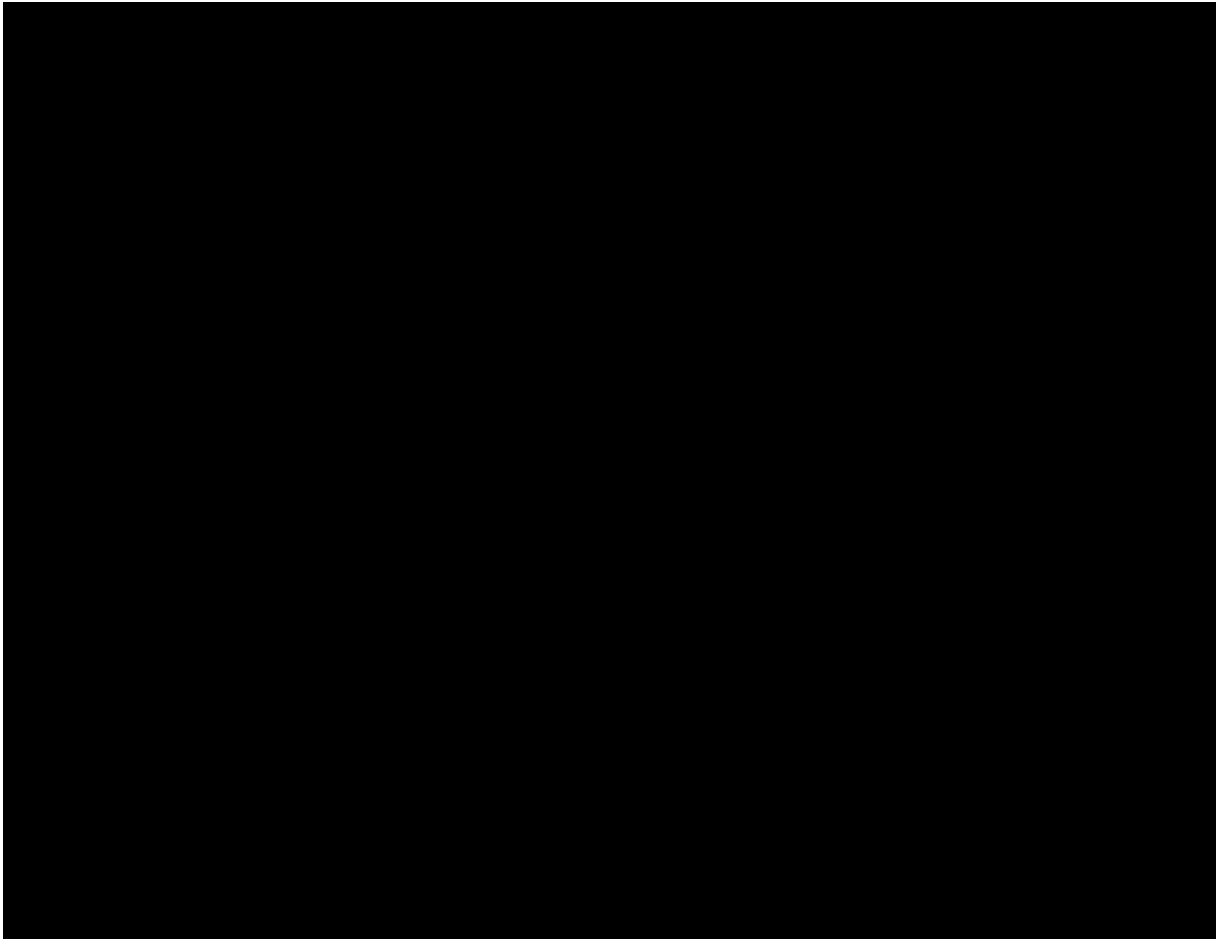
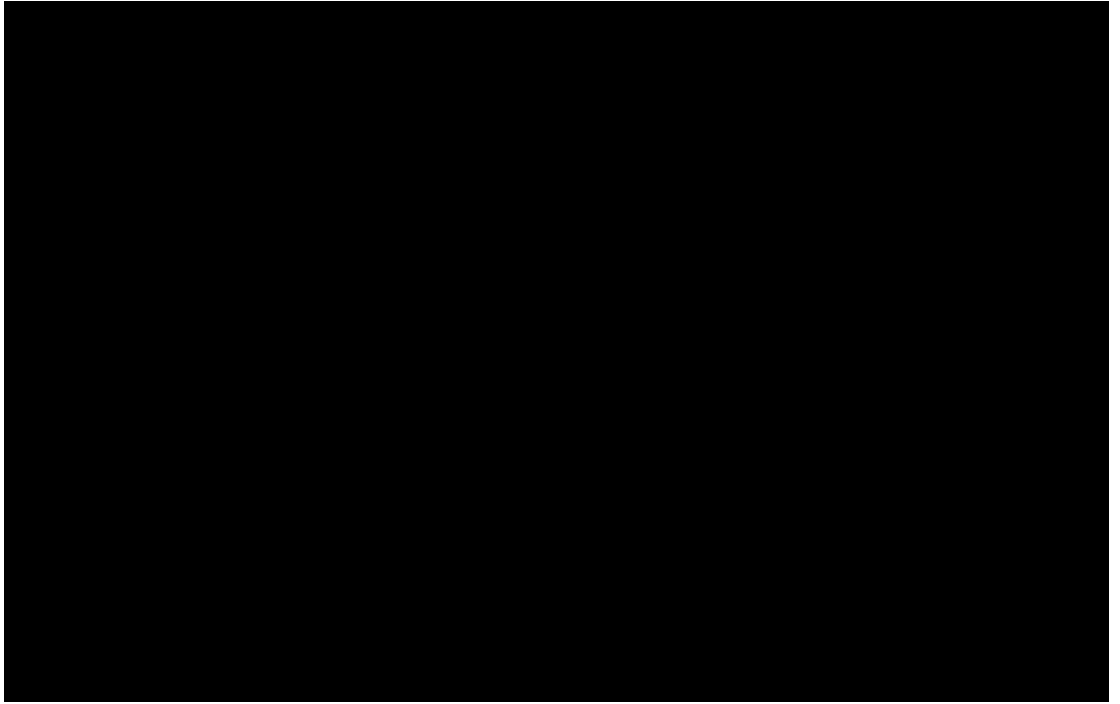
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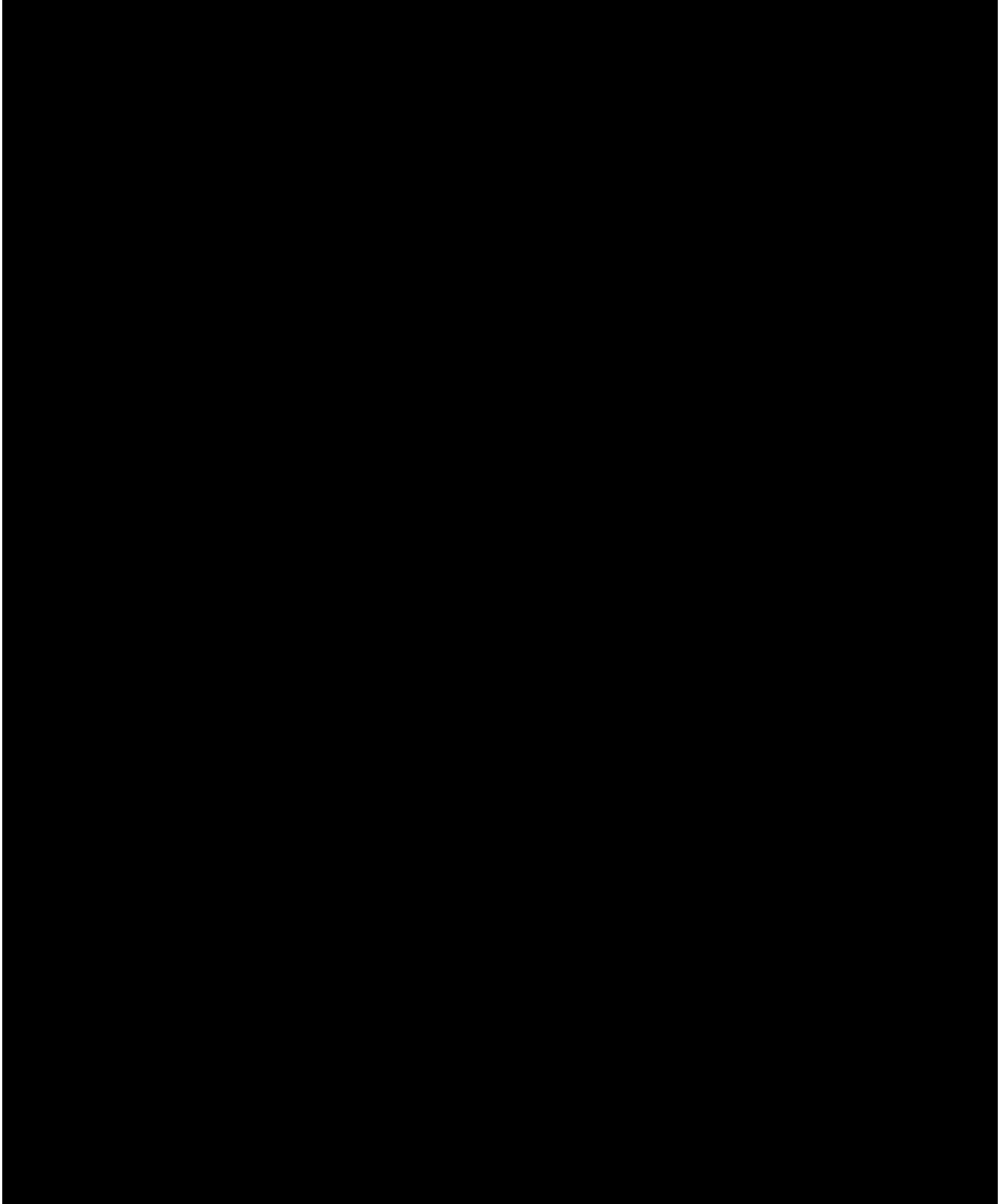
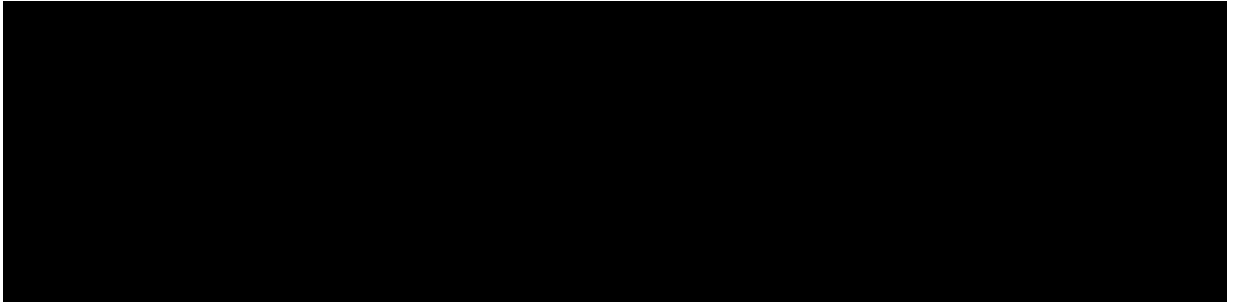
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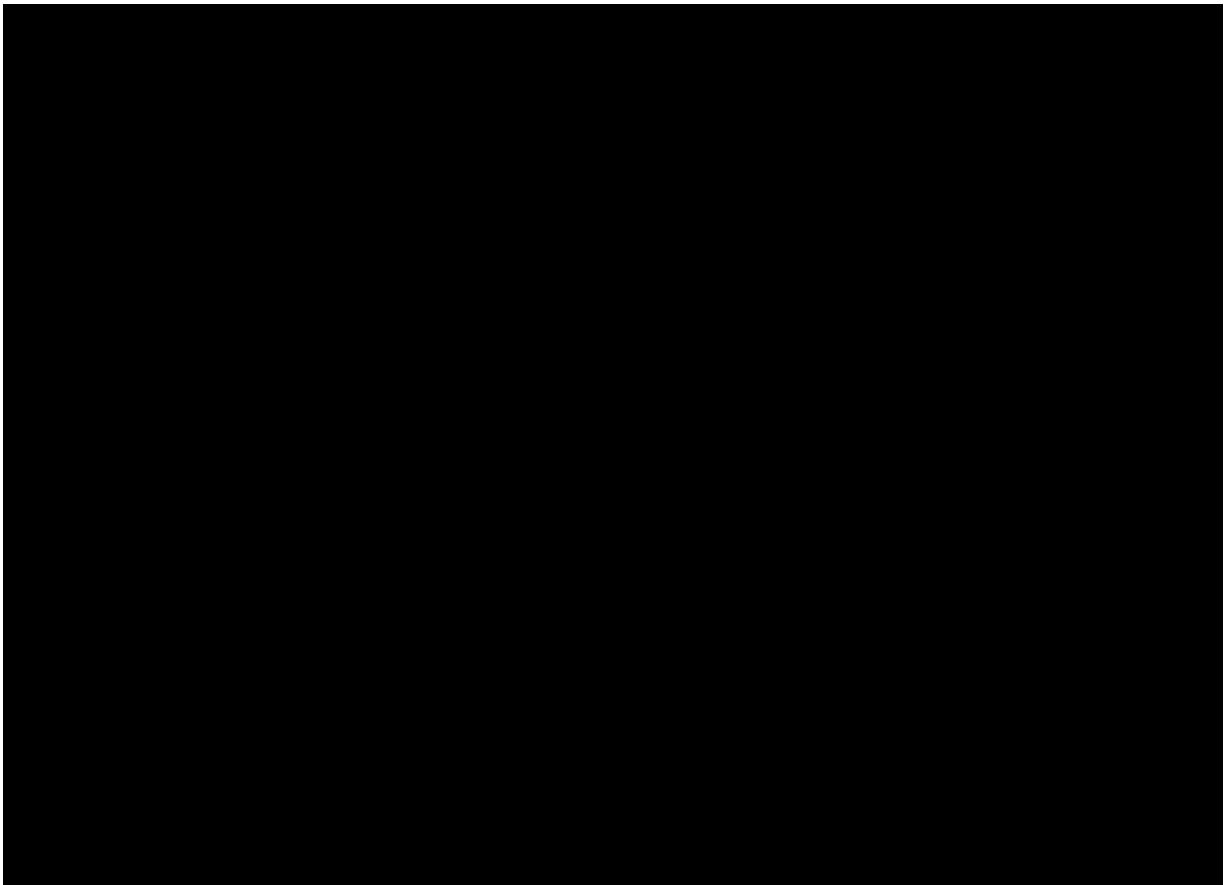
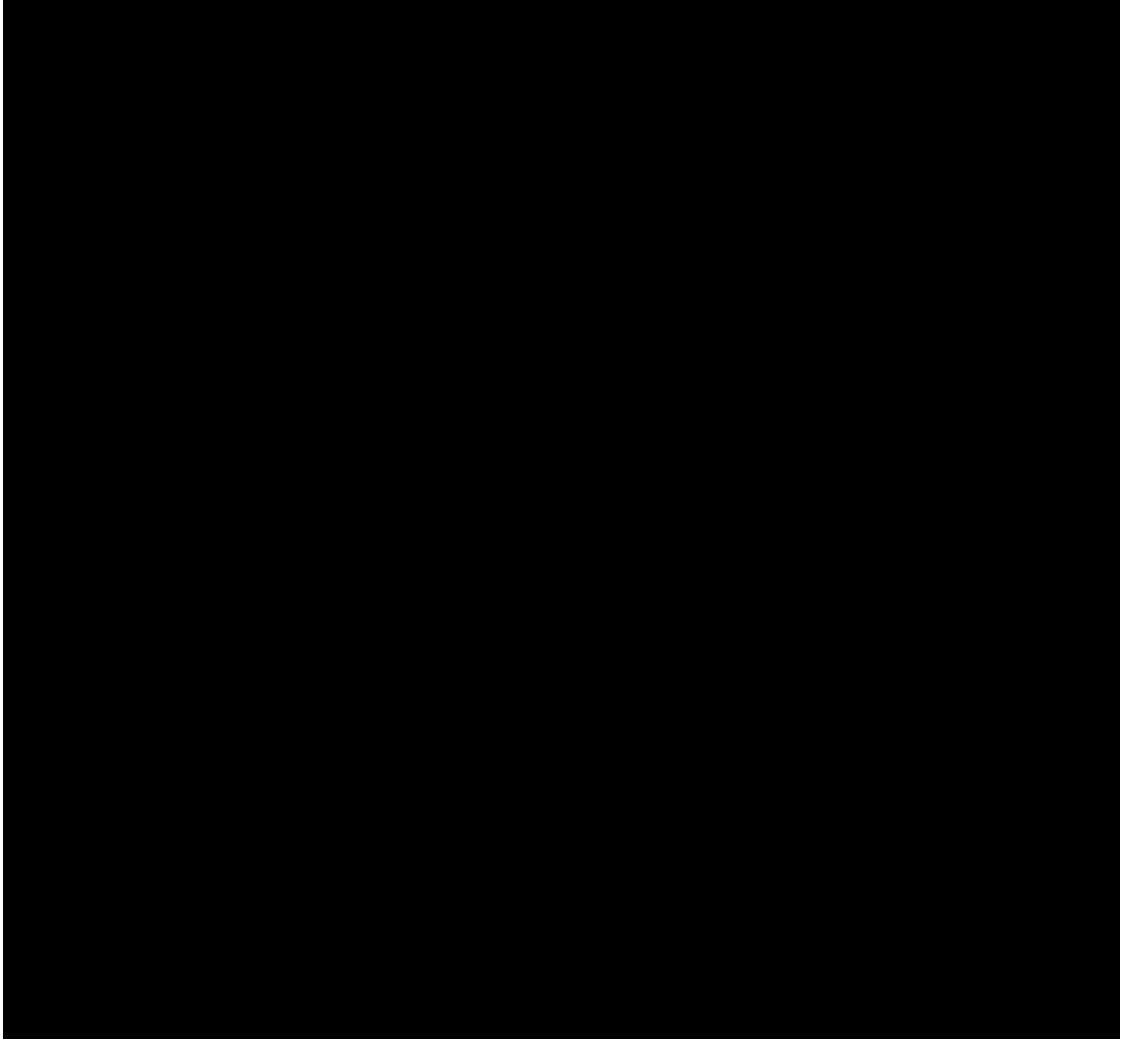


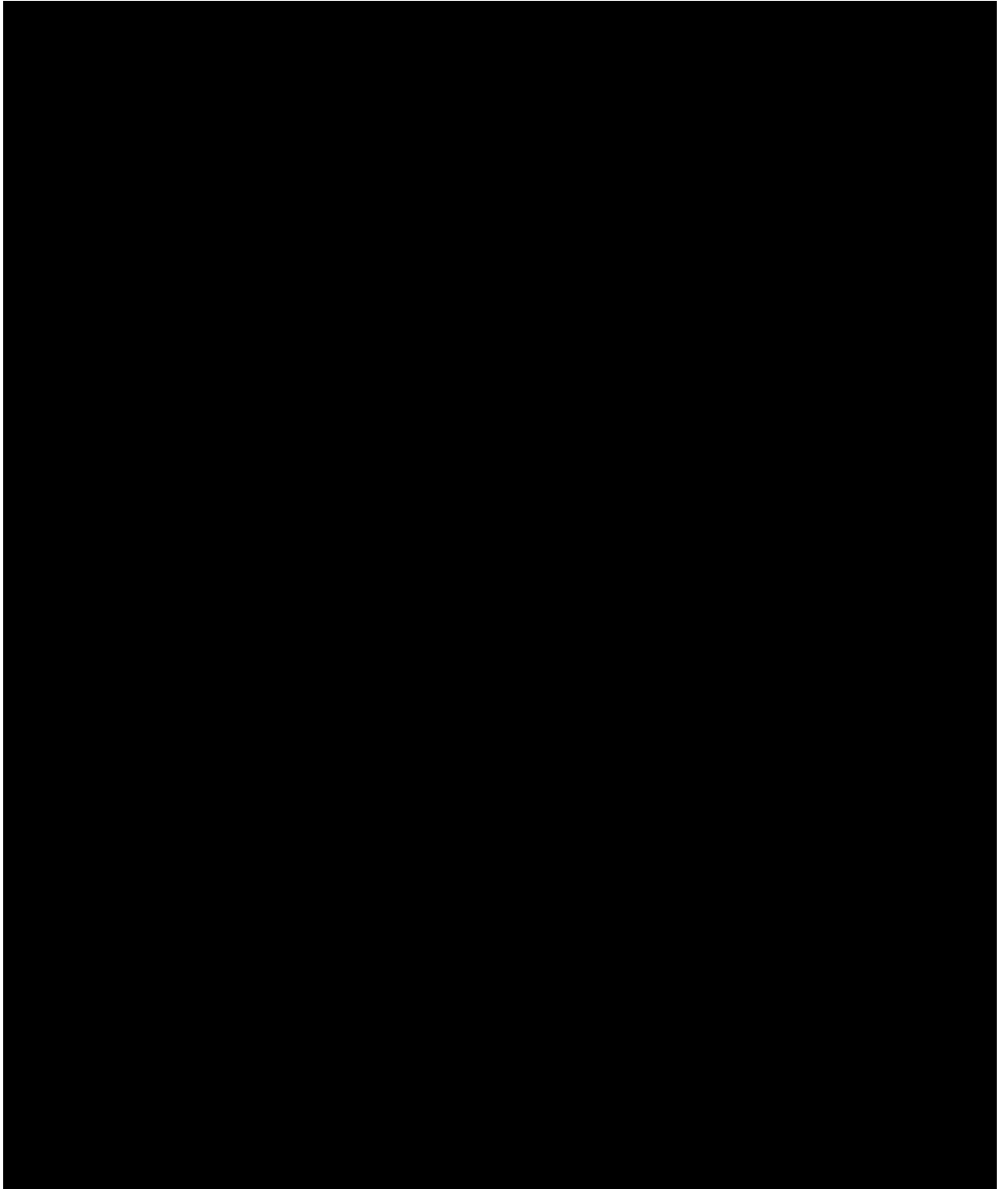


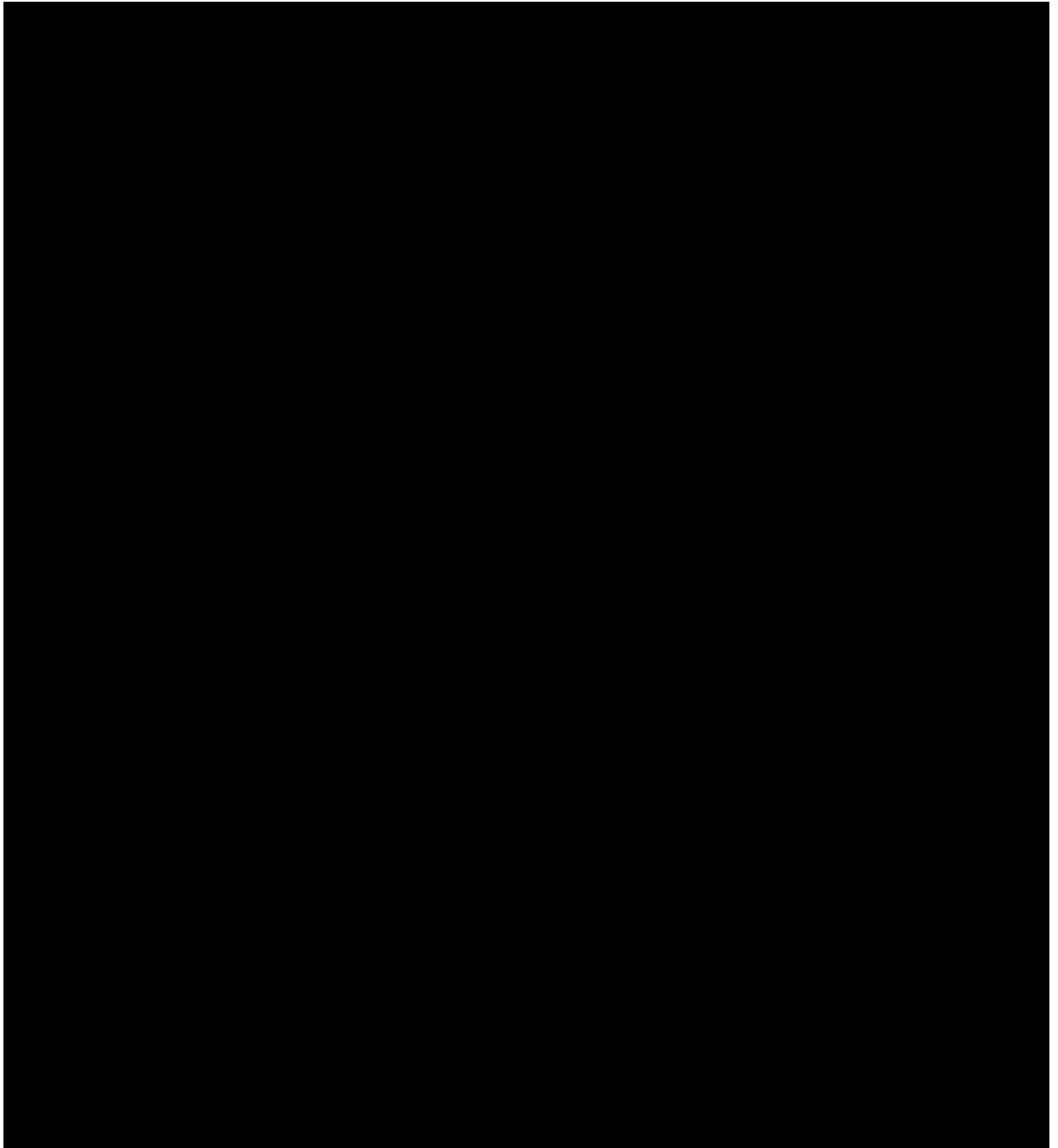
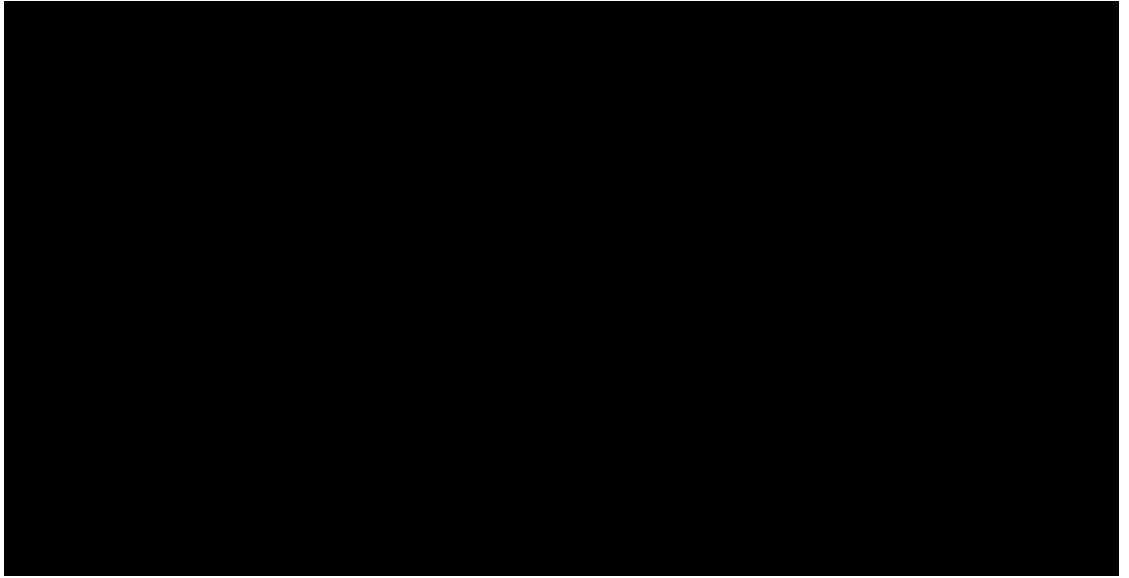


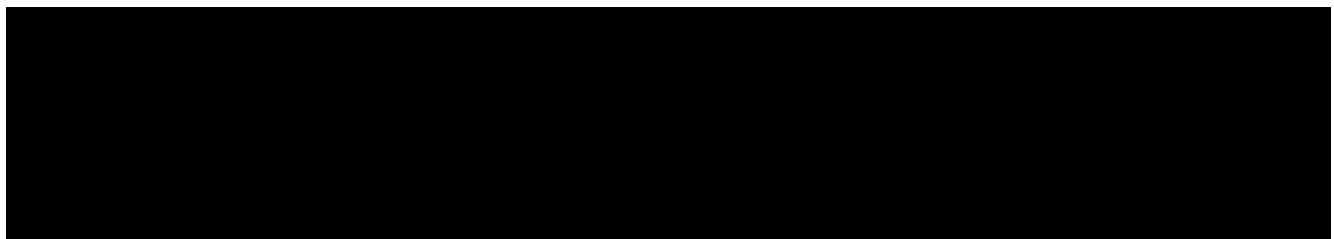
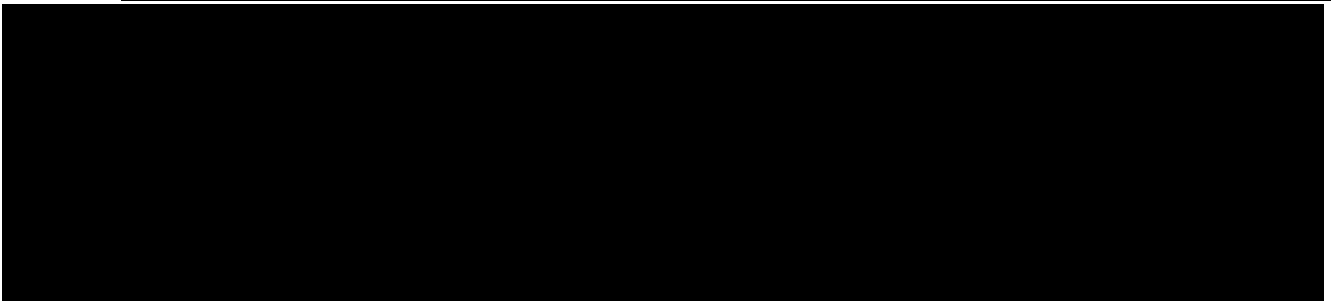
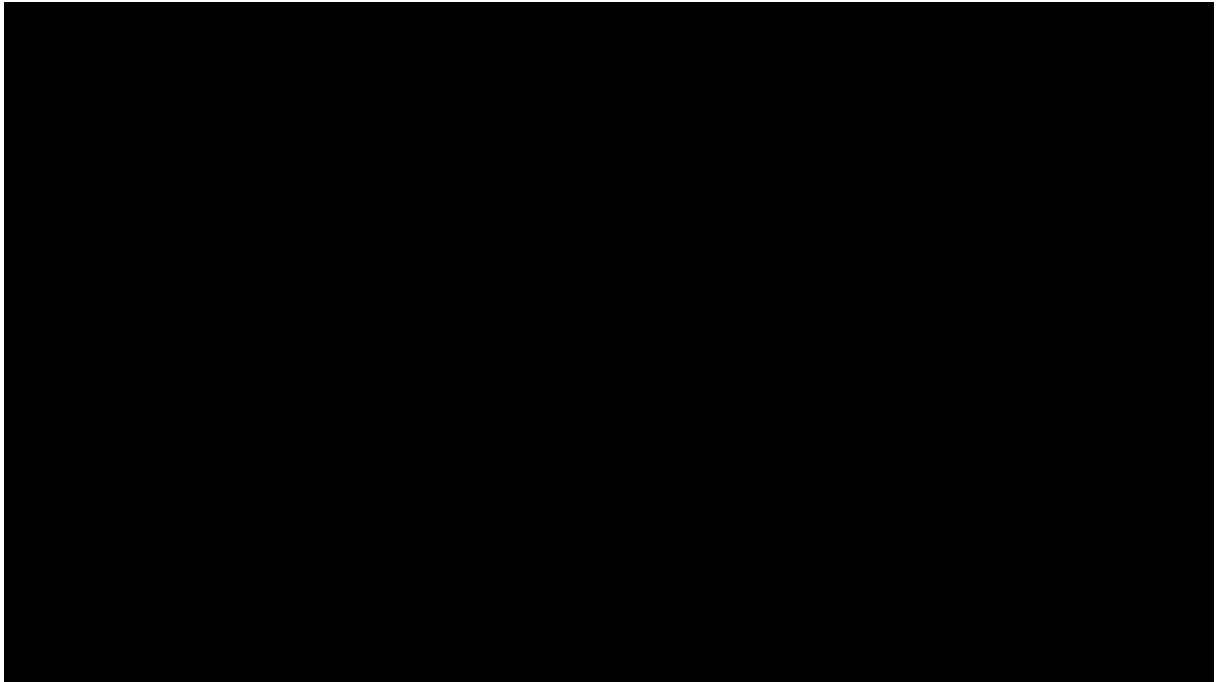


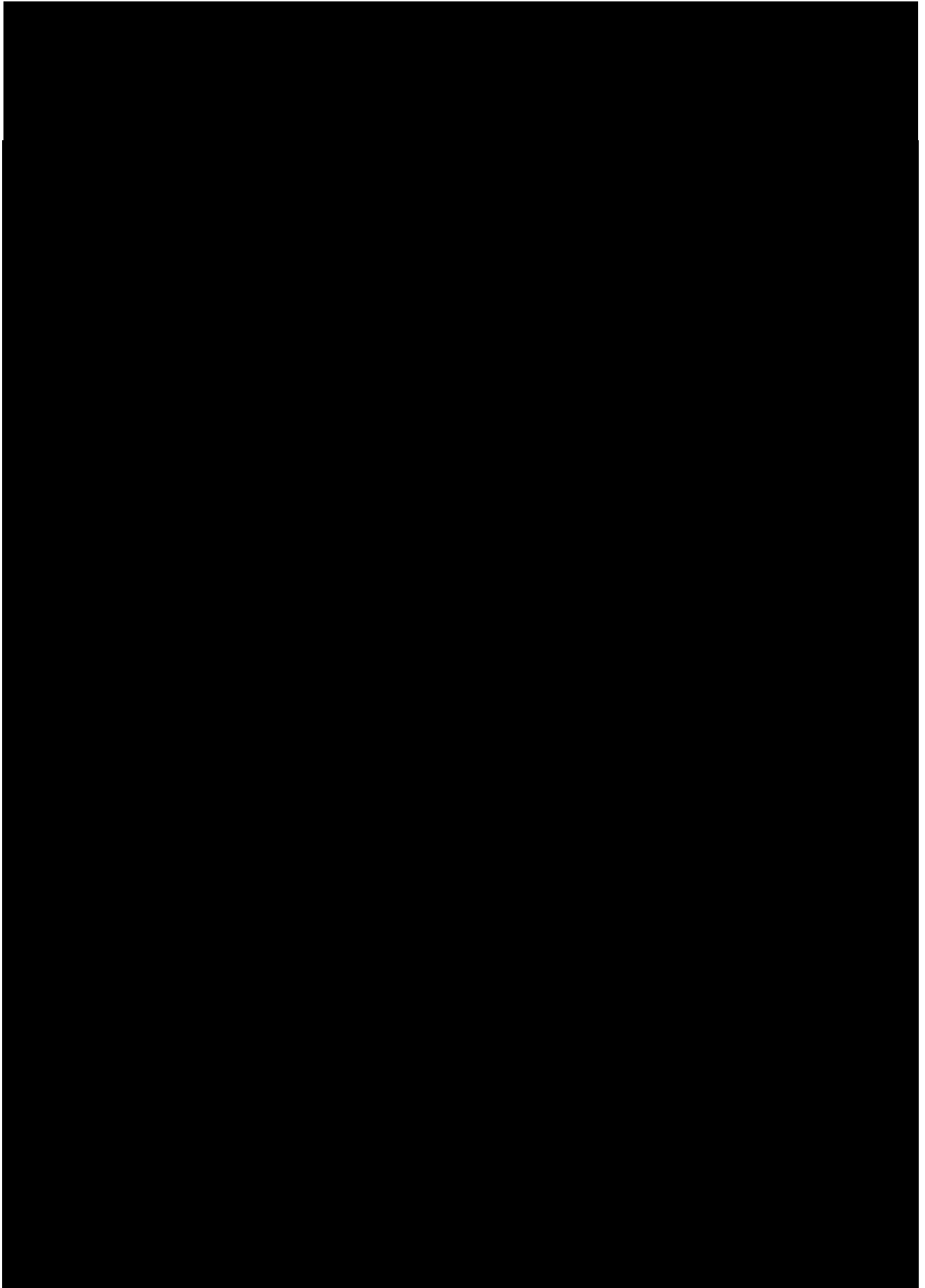


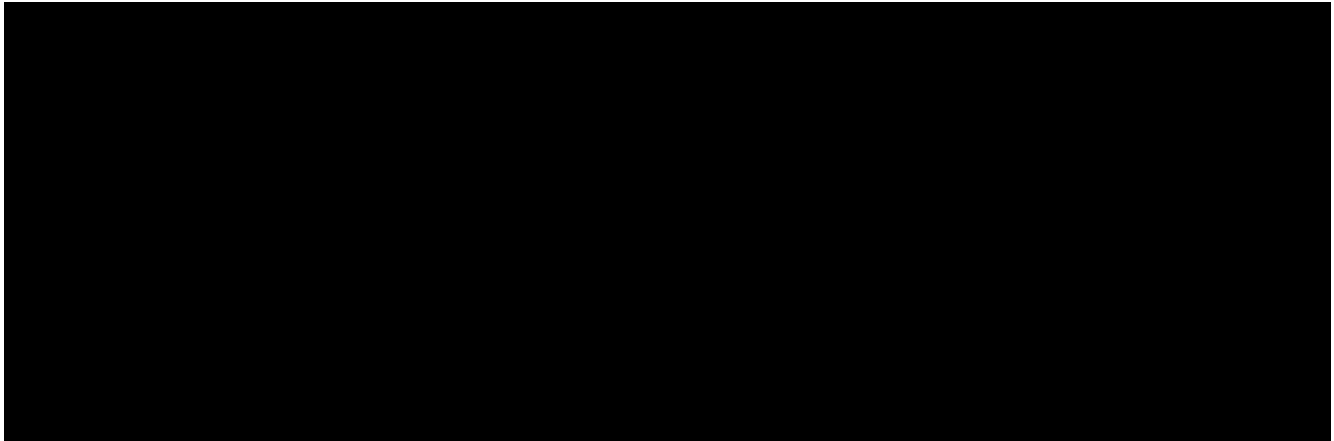
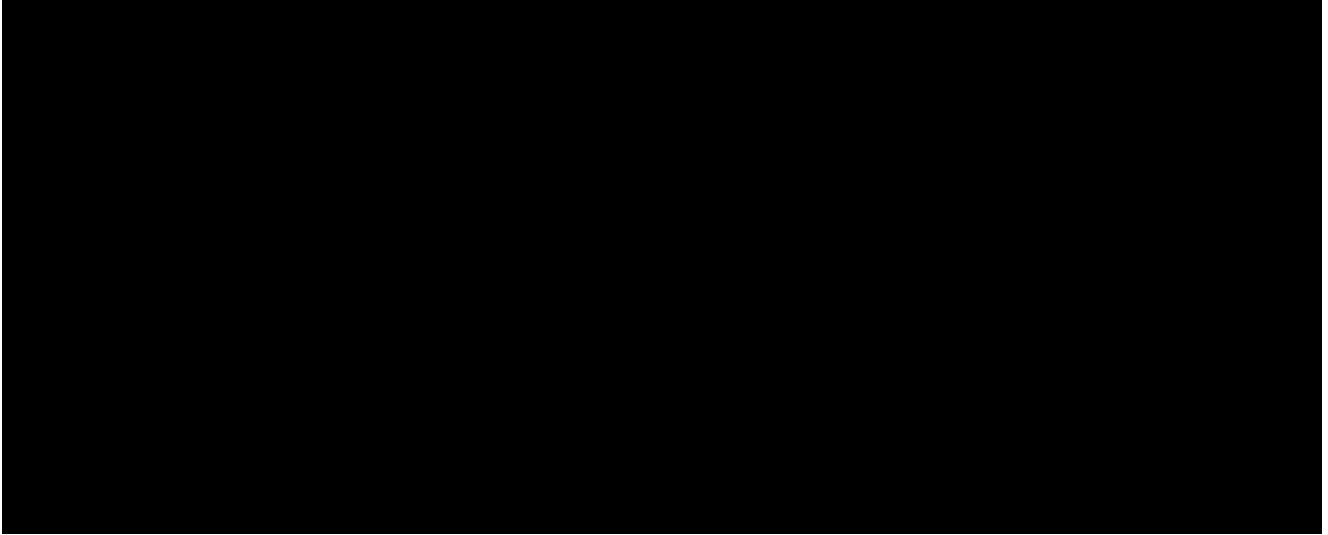












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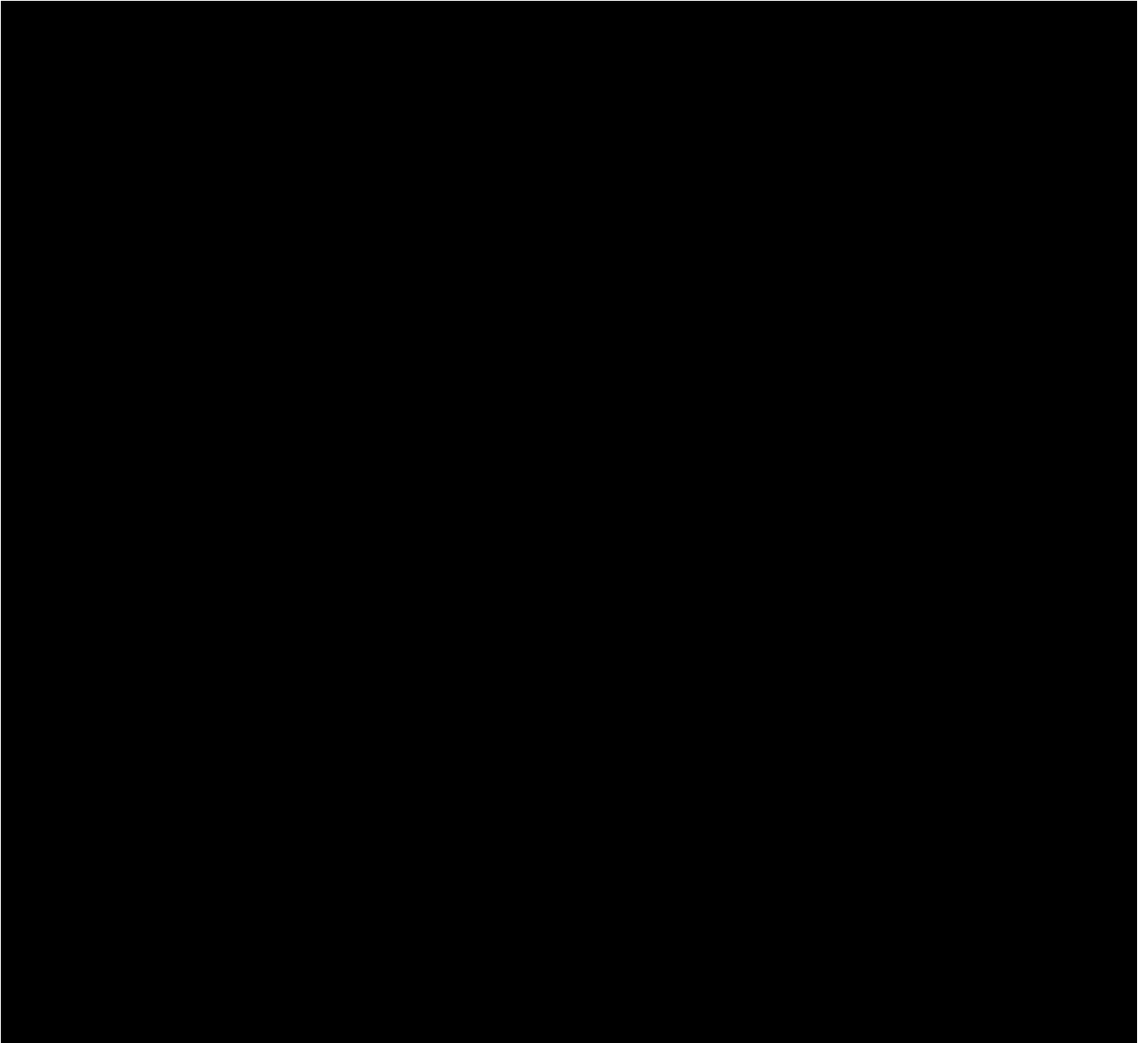
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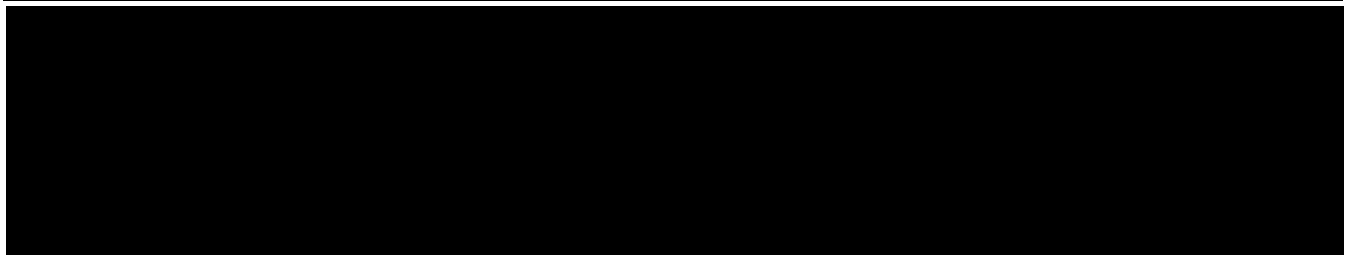
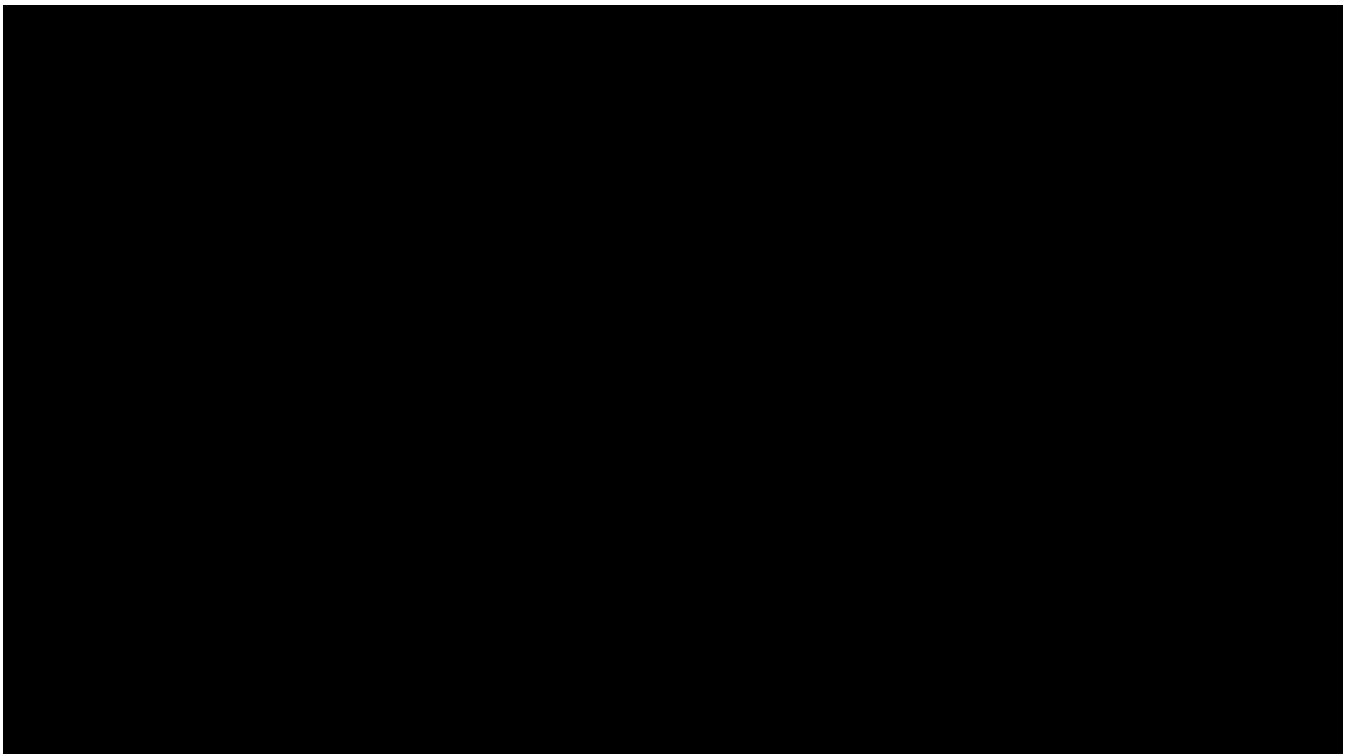
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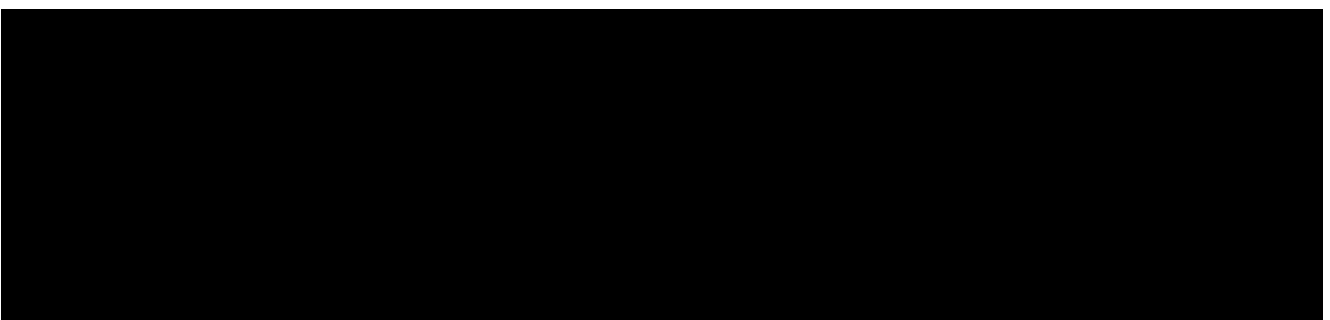
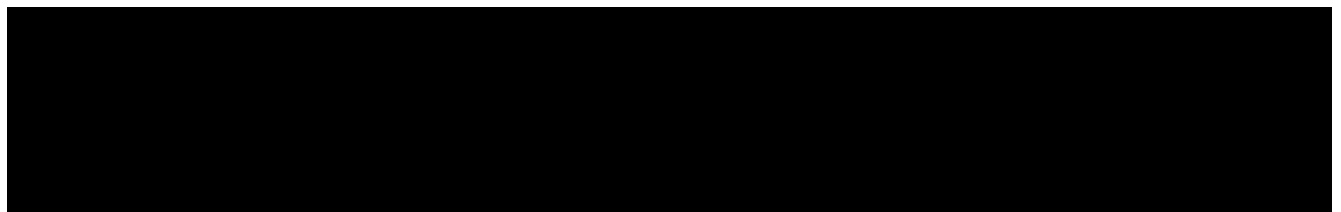
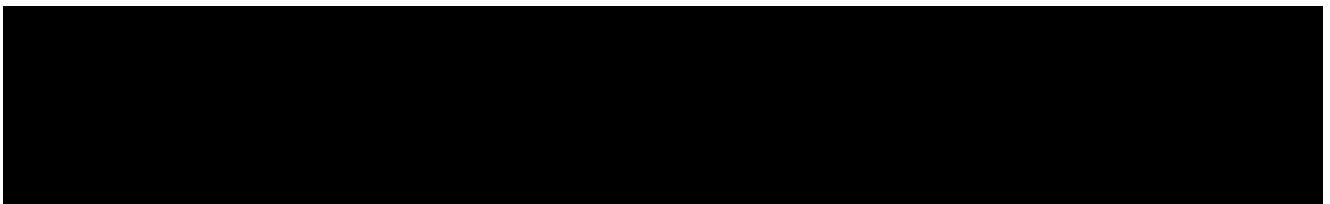


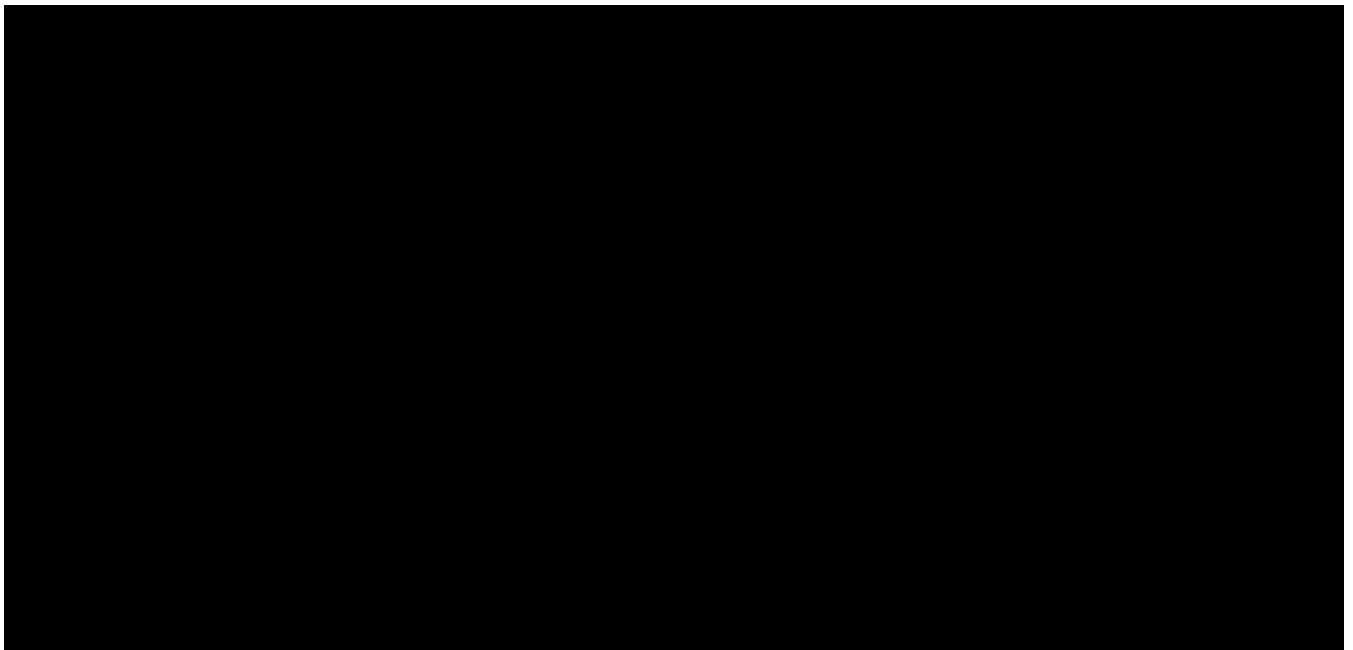
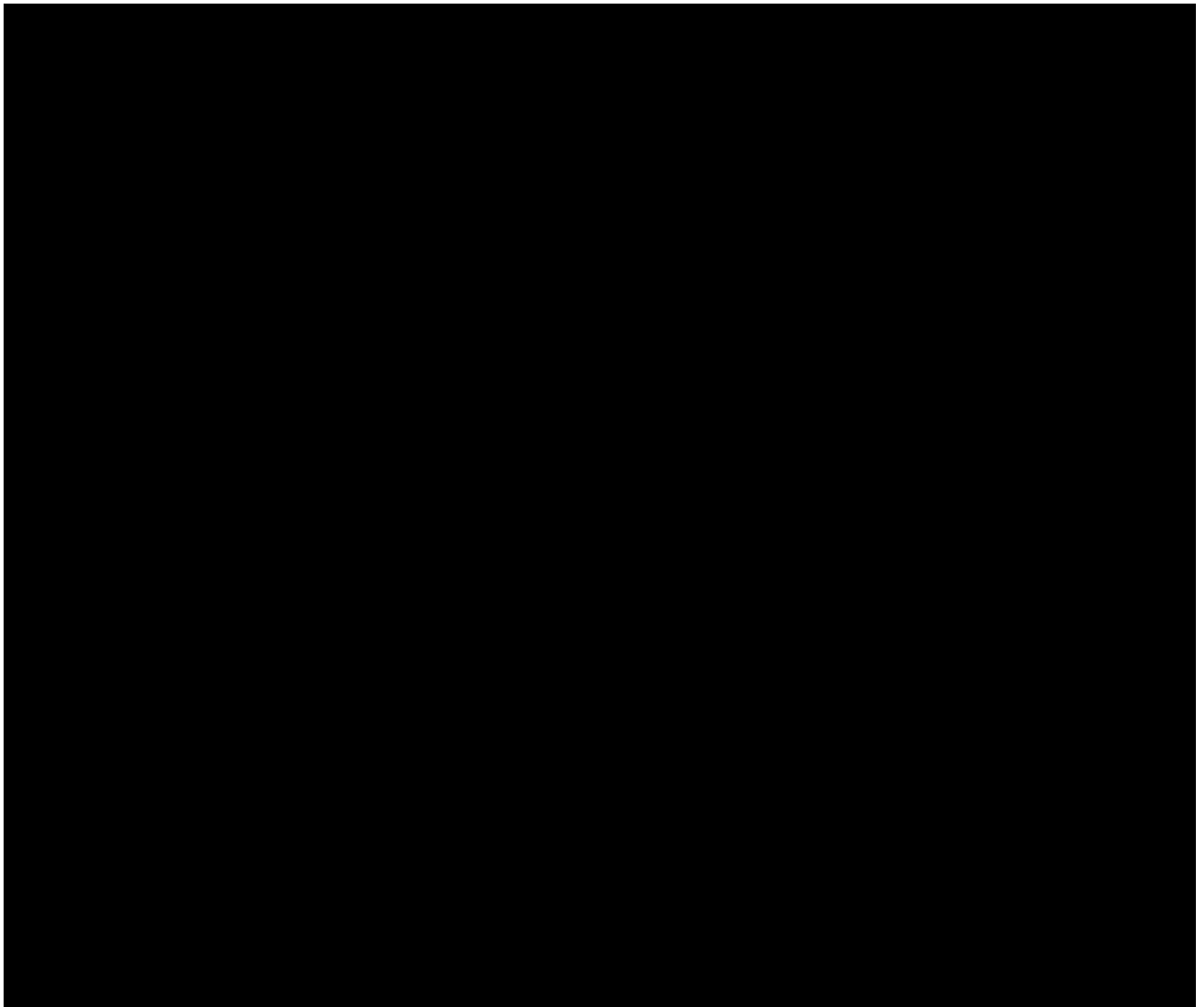


20. **PROVISOS**

20.1 **Ancillary Rights**

Section 62 of the Law of Property Act 1925 does not apply to this Lease.





21. NOTICES

21.1 Delivery

Any Notice must be:-

- 21.1.1 delivered by hand; or
- 21.1.2 delivered by commercial courier; or
- 21.1.3 sent by pre-paid recorded delivery post.

21.2 Sufficient Service

21.2.1 Any Notice to the Tenant is sufficiently served if sent:-

- (a) to its registered office if the Tenant is a body corporate; or
- (b) to his last known address in the UK if the Tenant is a person; or
- (c) to the firm and any one or more of the partners of it at the principal place of business of the firm if the Tenant is a firm.

21.2.2 Any Notice to the Landlord is sufficiently served if sent:-

- (a) to its registered office if the Landlord is a body corporate; or
- (b) to his last known address in the UK if the Landlord is a person; or
- (c) to the firm and any one or more of the partners of it at the principal place of business of the firm if the Landlord is a firm.

21.3 Deemed Receipt

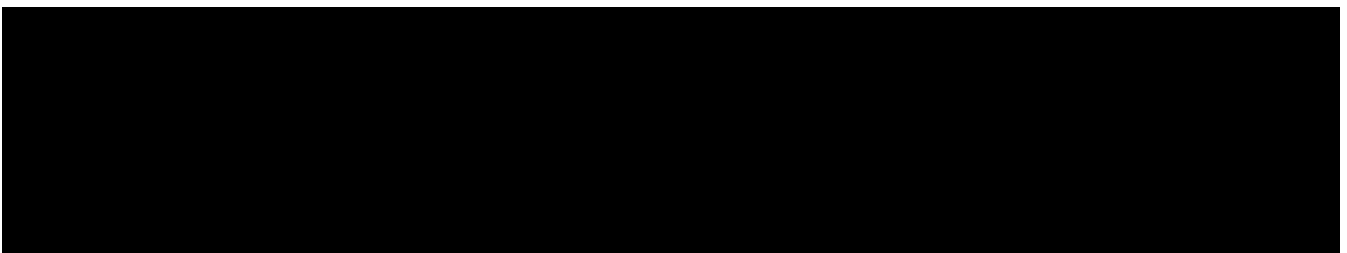
21.3.1 Subject to Clause 21.3.2 a Notice is deemed to have been received:-

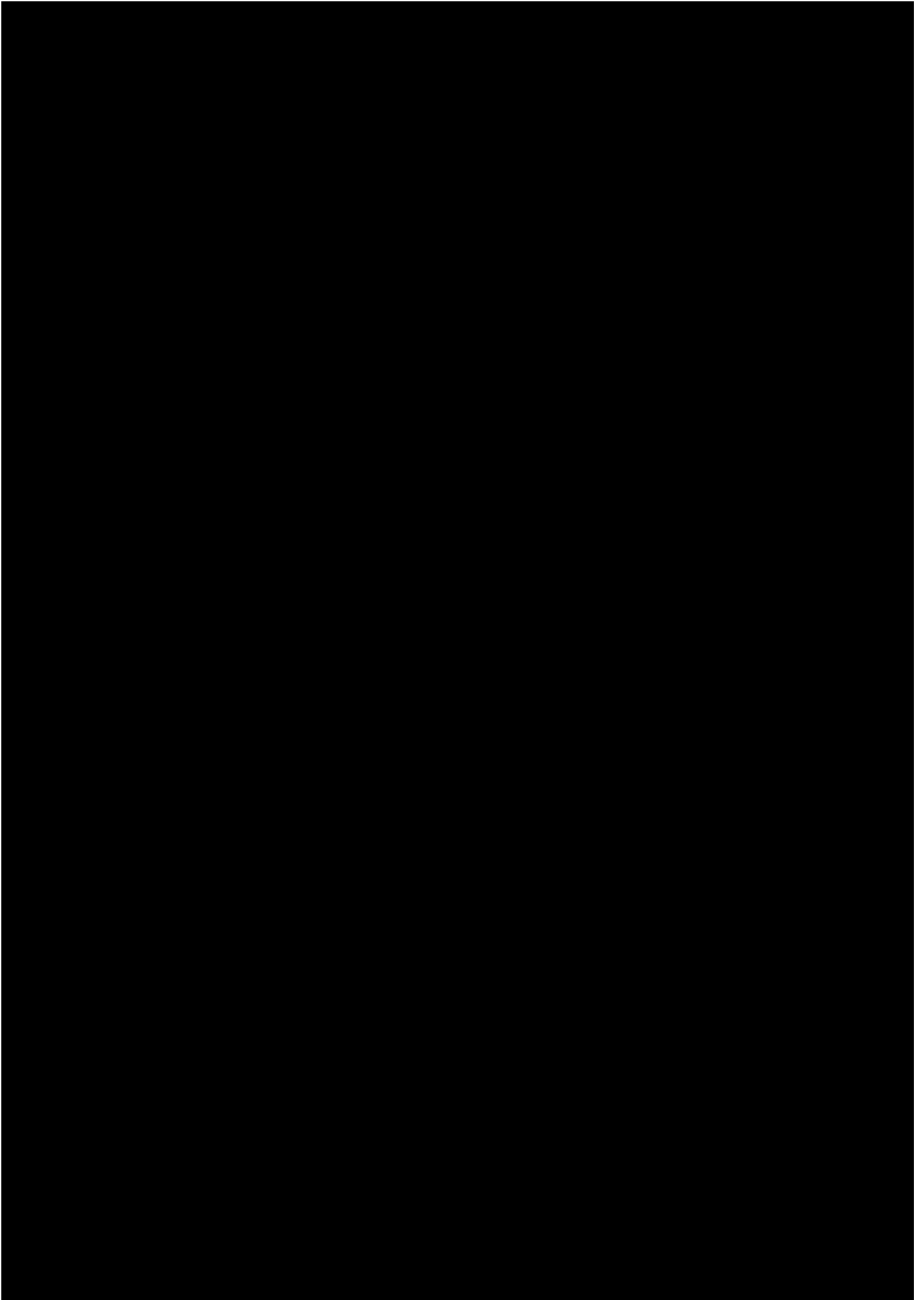
- (a) if delivered by hand, at the time of delivery; or
- (b) if delivered by commercial courier, at the time of signature of the courier's receipt; or
- (c) if sent by recorded delivery post, 48 hours from the date of posting.

21.3.2 If deemed receipt under Clause 21.3.1 is not within business hours (meaning 9am to 5pm on a Working Day), the Notice is deemed to have been received at 9am on the next Working Day.

21.4 Proof of Service

To prove service, it is sufficient to prove that the envelope containing the Notice was properly addressed and posted if sent by recorded delivery post.





24. **DISPUTES**

24.1 **Parties to Act in Good Faith**

If there is a dispute or claim arising out of or relating to this Lease, the Parties will attempt in good faith to resolve it within 20 Working Days through negotiations between the representatives of the Parties who have authority to settle the dispute or claim.

24.2 **Mediation**

24.2.1 If the dispute or claim is not resolved through negotiations, it may be referred to mediation. A mediator may be appointed by agreement between the Parties, or failing agreement within 20 Working Days of the first Party's proposal to appoint a mediator, to be appointed at the written request of either or both Parties by the RICS.

24.2.2 Neither Party may commence any court proceedings or (save where otherwise provided in this Lease) arbitration in relation to any dispute until it has attempted to settle by mediation and either the mediation has terminated or the other Party has failed to participate in the mediation, provided that the right to issue proceedings or seek arbitration is not prejudiced by a delay.

24.3 **Arbitration**

24.3.1 If the dispute or claim is not resolved through mediation, or if otherwise provided for under the terms of this Lease, the dispute or claim may be referred to arbitration to be carried out in accordance with the Arbitration Act 1996 by a single arbitrator ("Arbitration"). The arbitrator may be appointed by agreement between the Parties, or failing agreement within 20 Working Days of the date of Notice by one Party to the other of the dispute or claim, to be appointed at the written request of either or both Parties by the RICS. The arbitrator's decision will be binding on the Parties (save in the case of manifest error).

24.3.2 If the arbitrator dies, delays or becomes unwilling or incapable of acting, the President for the time being of the RICS or the person for the time being authorised to act on his behalf may on the application of either the Landlord or the Tenant discharge the arbitrator and appoint another in his place.

24.3.3 The arbitrator shall have current relevant experience of the market for properties similar to the Property being used for purposes similar to the Permitted Use

24.3.4 If the arbitrator is ready to make his award but is unwilling to do so due to the failure of one Party to pay its share of the costs in connection with the award the other Party may serve upon the Party in default a notice requiring the Party in default to pay such costs within fourteen (14) days and if the Party in default fails to comply with the notice the other Party may pay to the arbitrator or independent surveyor the costs payable by the Party in default and any amount so paid by the other Party shall be a debt due forthwith from the Party in default to the other Party together with interest at the Prescribed Rate

25. **EXCLUSION OF SECTIONS 24 TO 28 OF THE LTA 1954**

25.1 **Exclusion**

The Parties confirm that:-

25.1.1 the Landlord served a notice on the Tenant, in accordance with section 38A(3)(a) of the LTA 1954, applying to the tenancy created by this Lease, before the Option Agreement was entered into; and

25.1.2 [the Tenant] [*name of declarant*] who was duly authorised by the Tenant to do so] made a statutory declaration dated [] in accordance with section 38A(3)(b) of the LTA 1954.

25.2 No Security of Tenure

The Parties agree that the provisions of sections 24 to 28 of the LTA 1954 are excluded in relation to the tenancy created by this Lease.

27. NO RELIANCE

27.1 No Reliance

Each Party warrants that (other than reliance by the Tenant on the Landlord's solicitors' replies to the written enquiries raised by the Tenant's solicitors) it has not entered into this Lease in reliance on any representation, warranty or undertaking which is not expressly stated in this Lease and any representation, warranty or undertaking implied by law or by custom is expressly excluded.

27.2 Misrepresentation

Each Party irrevocably and unconditionally waives any right or remedy it may have to claim damages or to rescind this Lease by reason of any misrepresentation (other than a misrepresentation in the written replies of the Landlord's solicitors to the written enquiries raised by the Tenant's solicitors or a fraudulent misrepresentation) having been made to it by any person (whether party to this Lease or not) other than as expressly set out in this Lease.

27.3 Liability for Fraud

Nothing in this Lease operates to exclude any liability or remedy for fraud.

27.4 Further Assurance

Each Party must, at the cost of the other Party, execute any documents and do any things as the other Party may reasonably require for the purpose of giving to that Party the full benefit of all the provisions of this Lease and must use reasonable endeavours to procure as appropriate that any necessary third party executes or does such things.

28. **CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999**

With the exception of an assignee, undertenant or other permitted disponent of the Electricity Sub-Station a person who is not a party to this Lease does not have any rights under or in connection with it by virtue of the Contracts (Rights of Third Parties) Act 1999.

29. **SEVERANCE**

If any provision of this Lease is or becomes illegal, invalid or unenforceable in any jurisdiction, that does not affect:-

29.1 the legality, validity or enforceability in that jurisdiction of any other provision of this Lease; or

29.2 the legality, validity or enforceability in any other jurisdiction of that or any other provision of this Lease.

30. **LANDLORD AND TENANT (COVENANTS) ACT 1995**

This Lease creates a new tenancy for the purposes of the Landlord and Tenant (Covenants) Act 1995.

31. **GOVERNING LAW AND JURISDICTION**

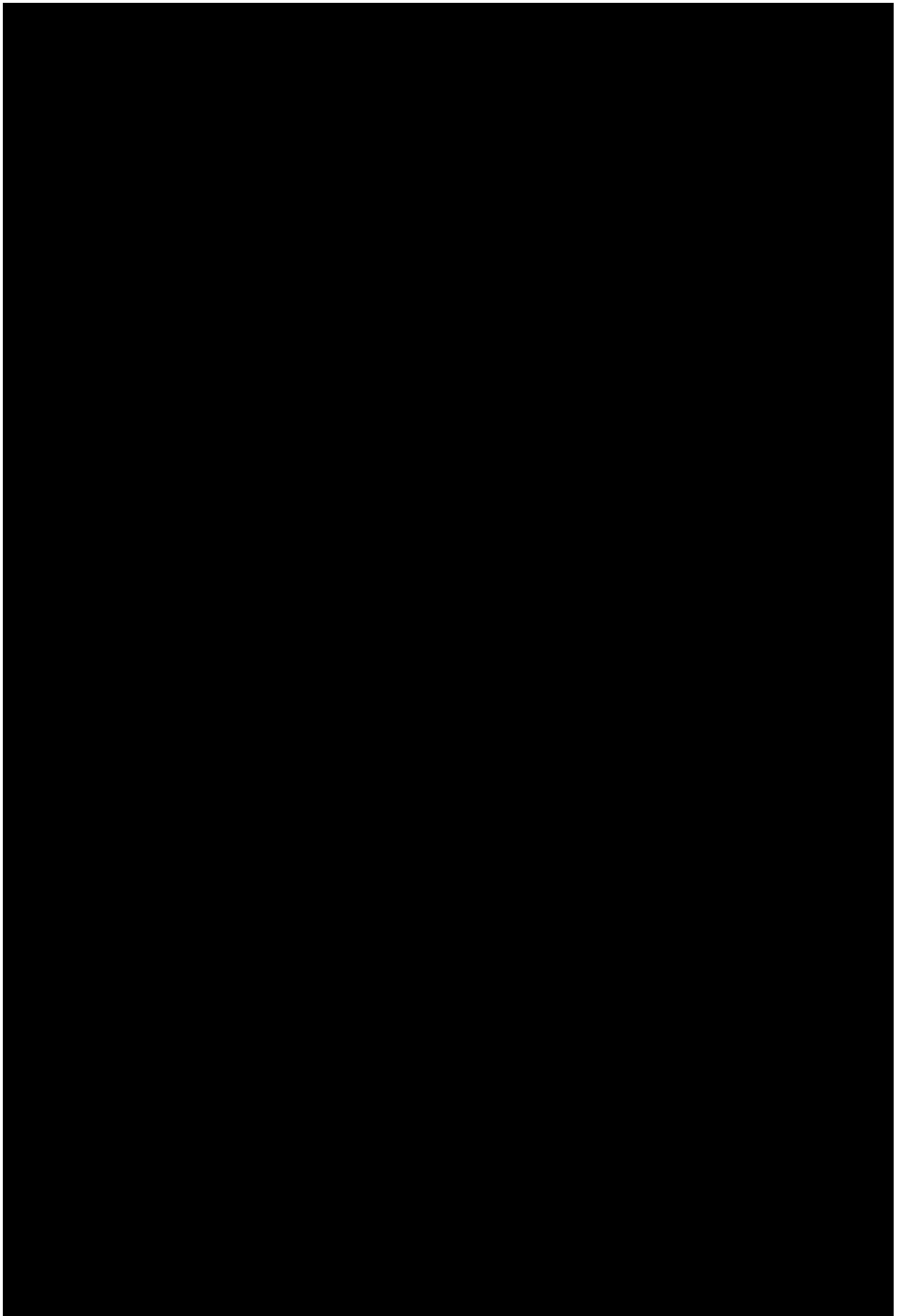
31.1 **Governing Law**

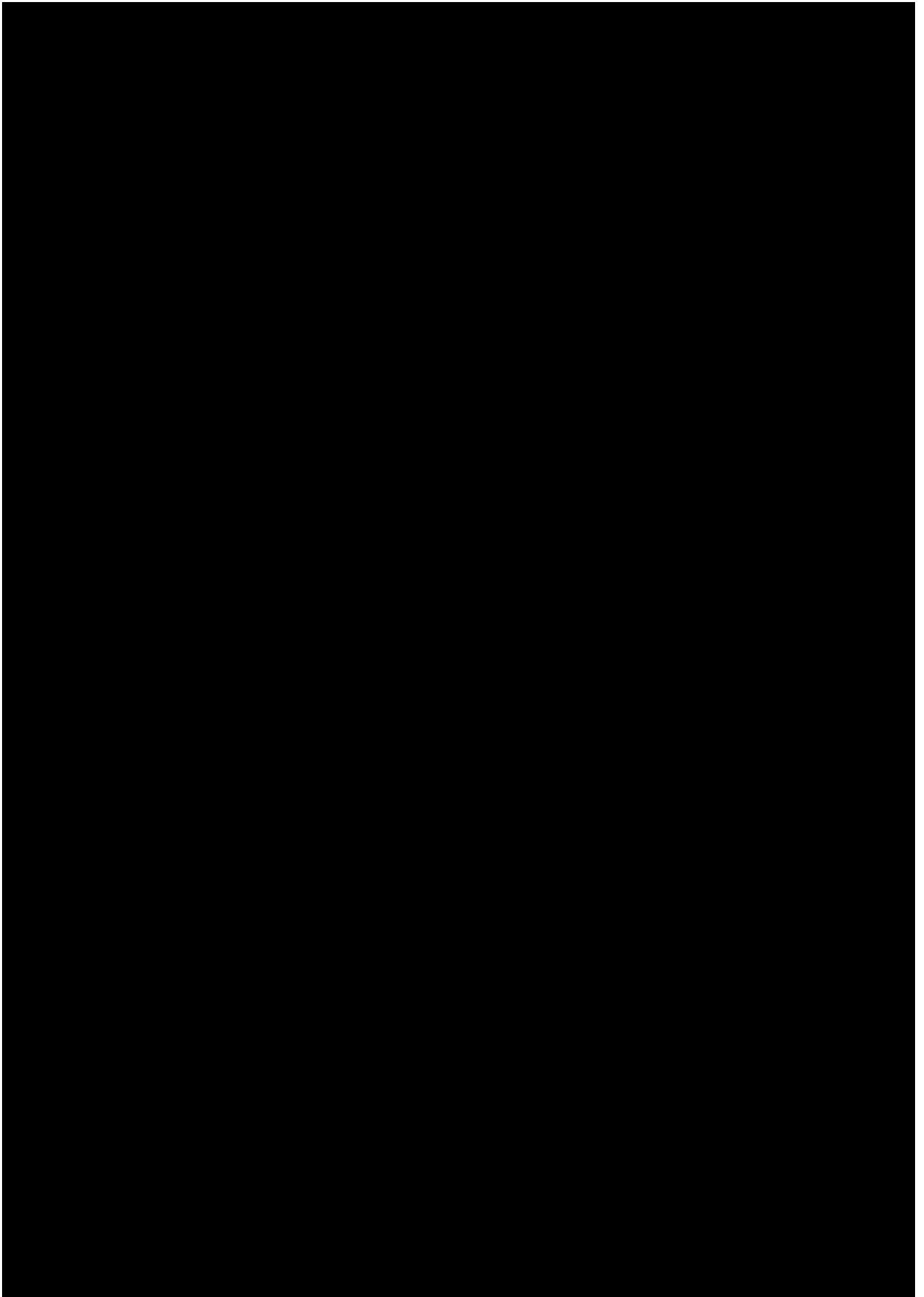
This Lease and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims) is governed by and will be construed in accordance with the law of England.

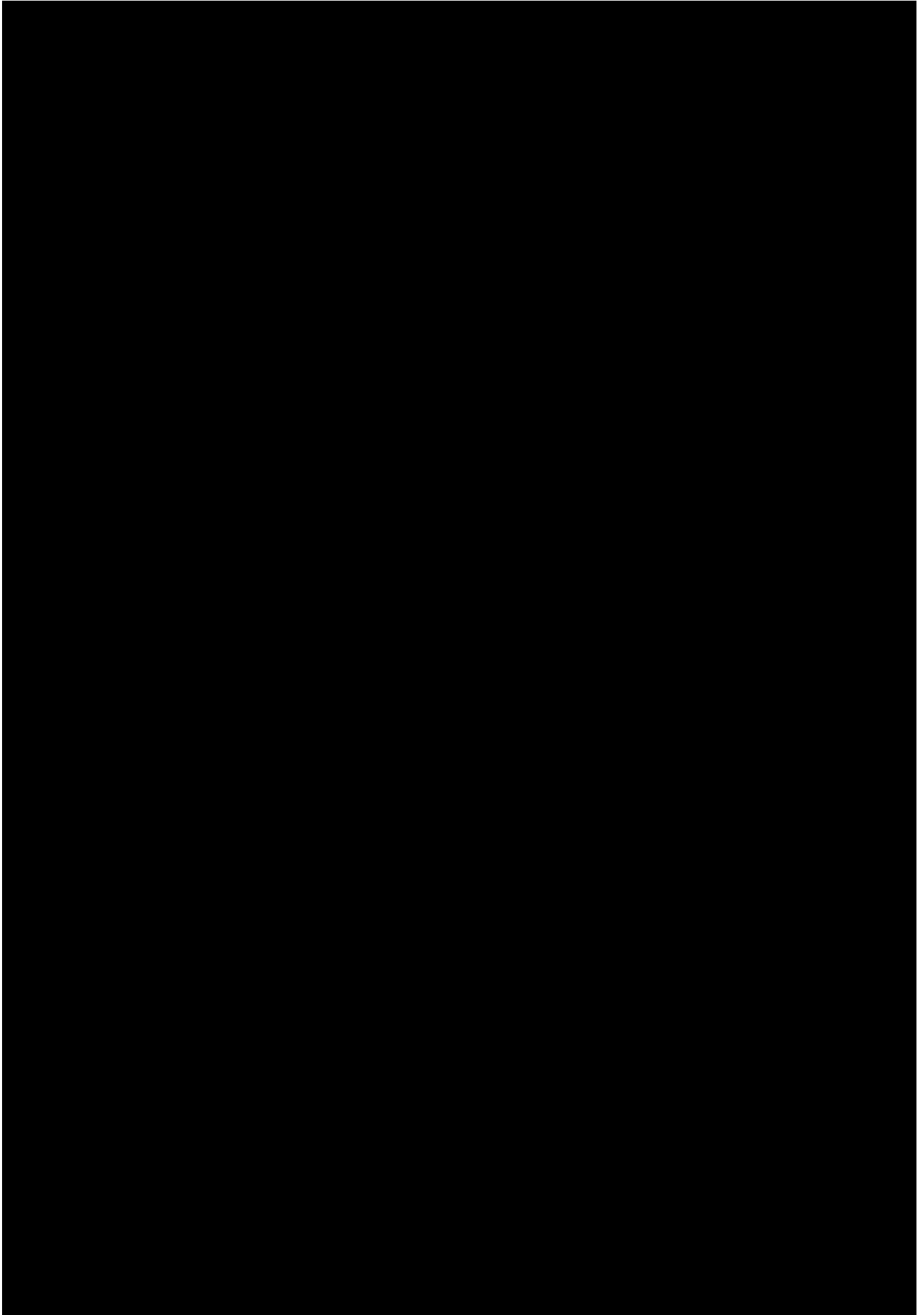
31.2 **Jurisdiction**

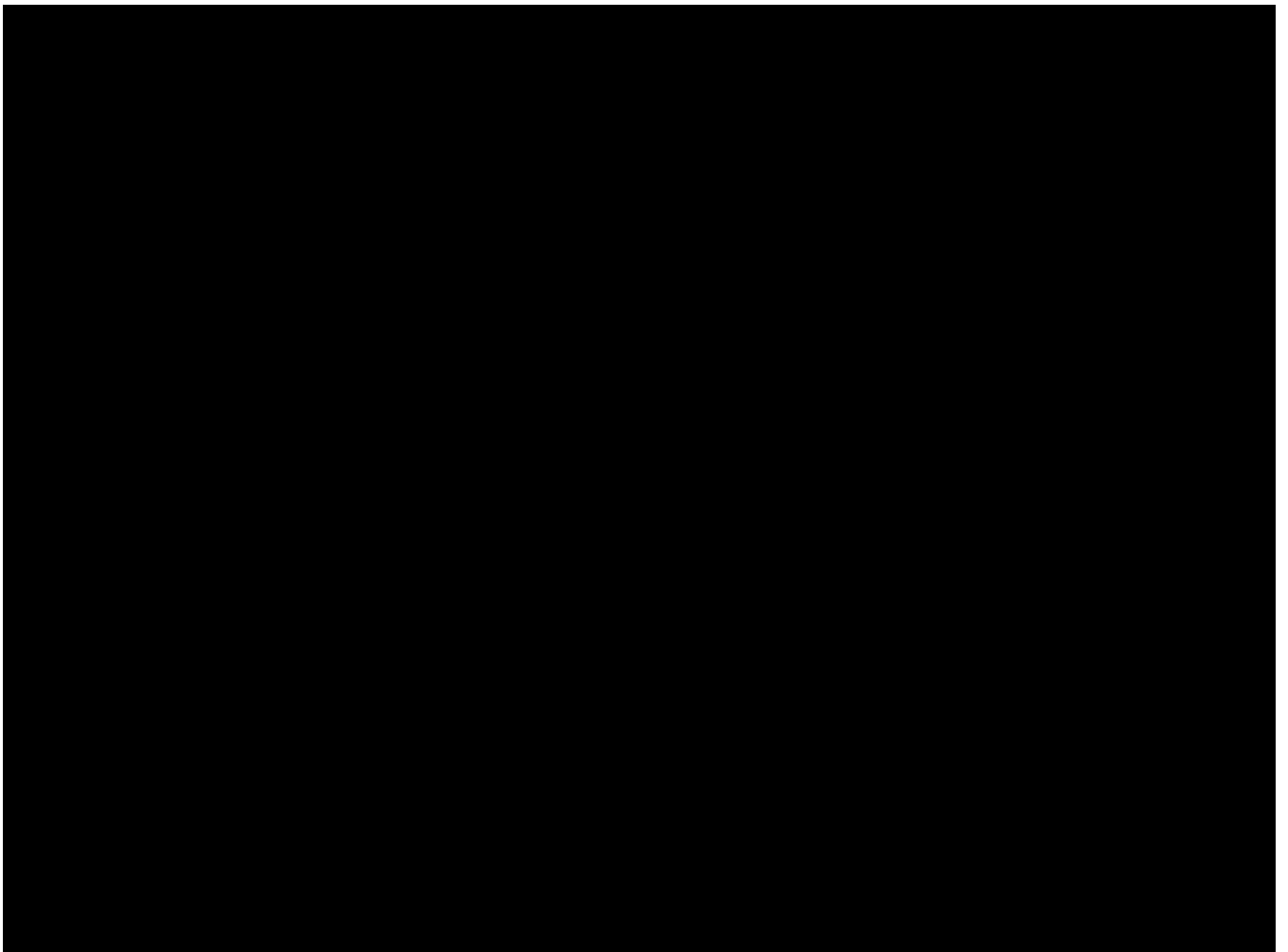
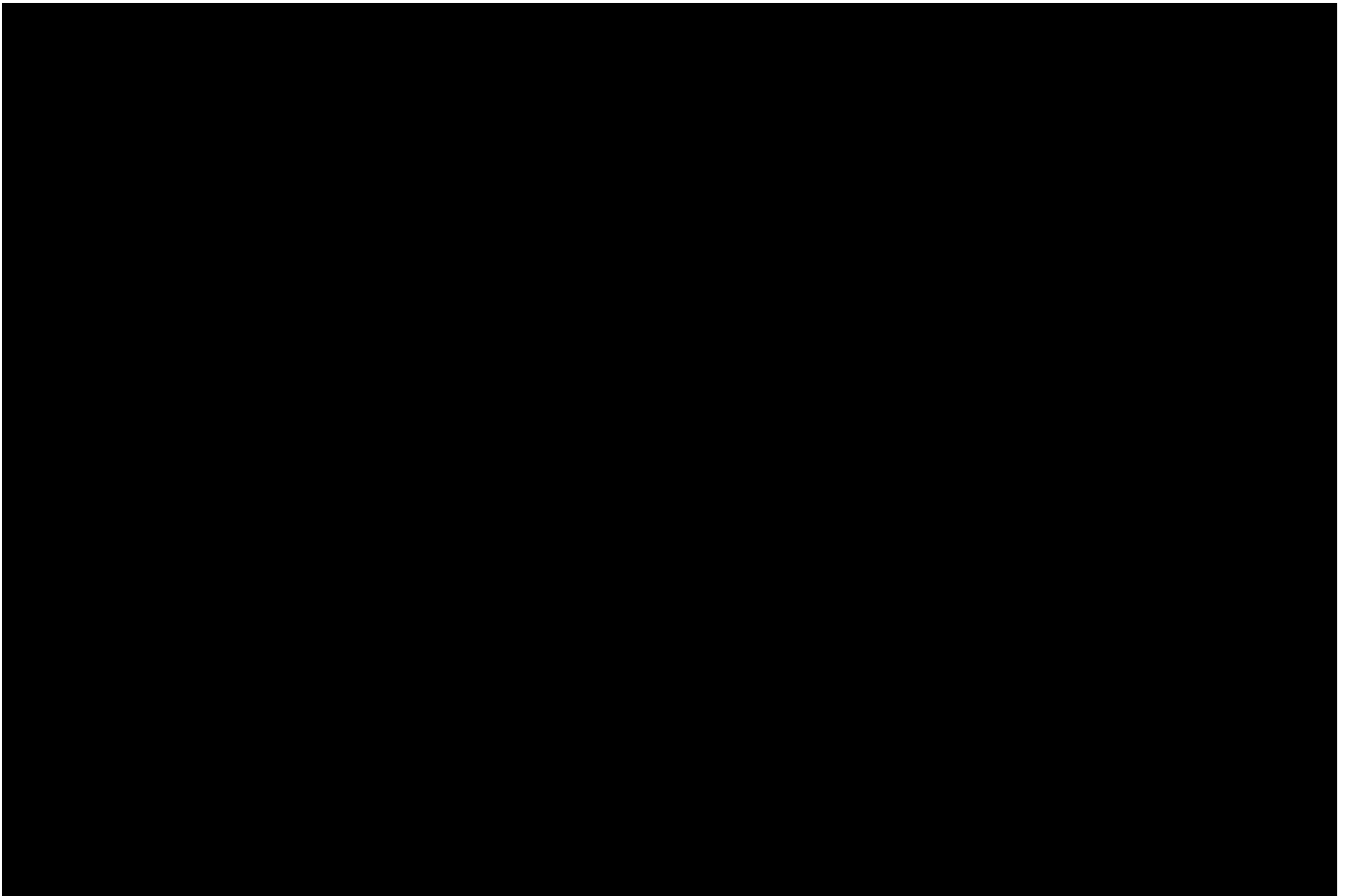
Each Party irrevocably submits to the exclusive jurisdiction of the Courts of England to settle any dispute or claim that arises out of or in connection with this Lease, its subject matter or formation (including non-contractual disputes or claims).

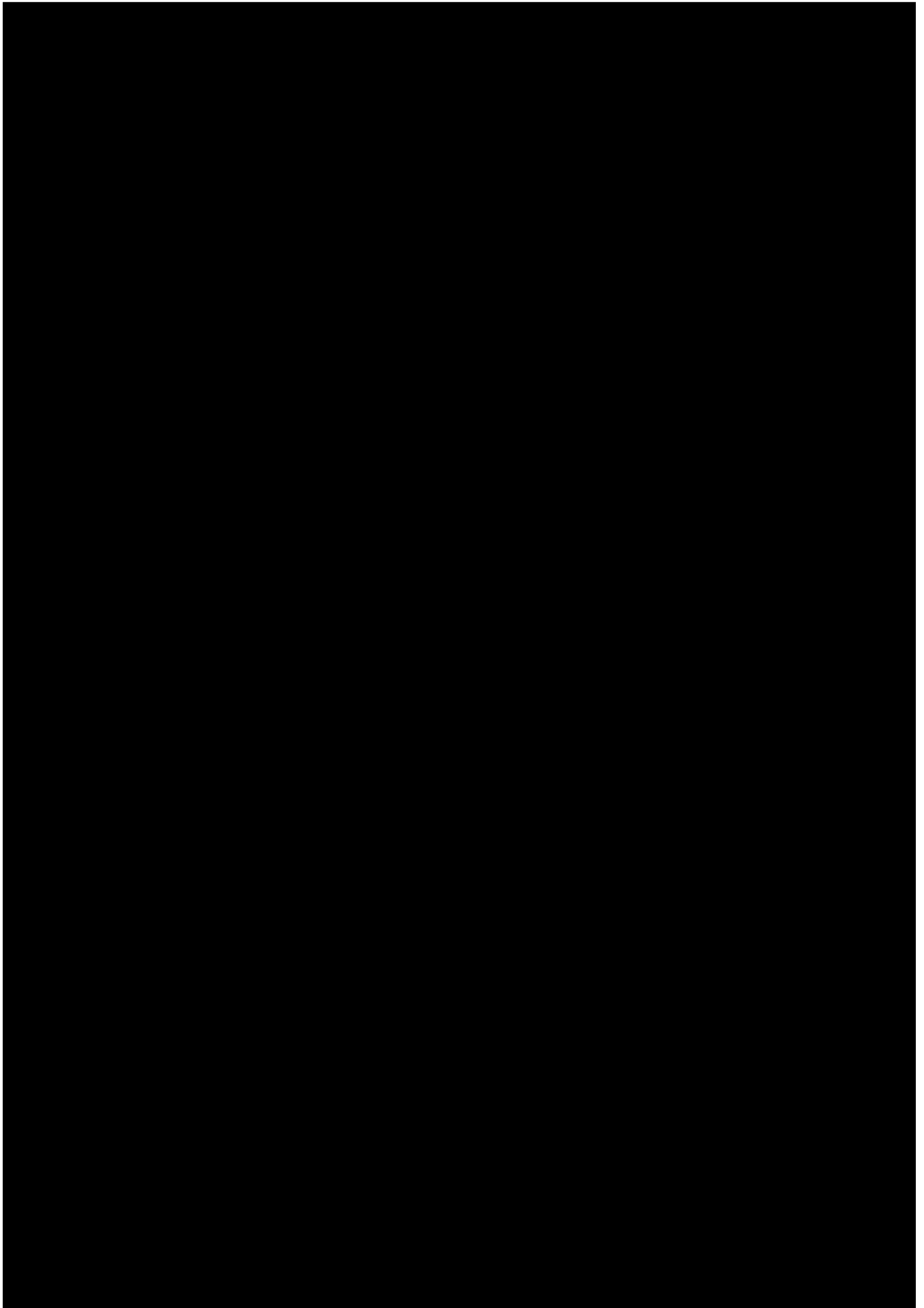
EXECUTED AS A DEED by the Parties on the date which first appears in this Lease.

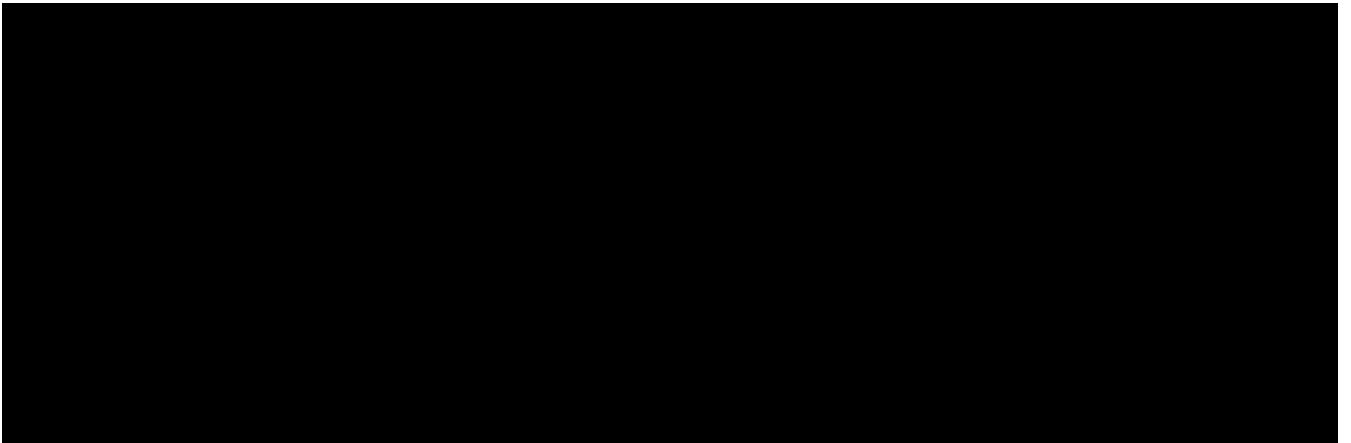
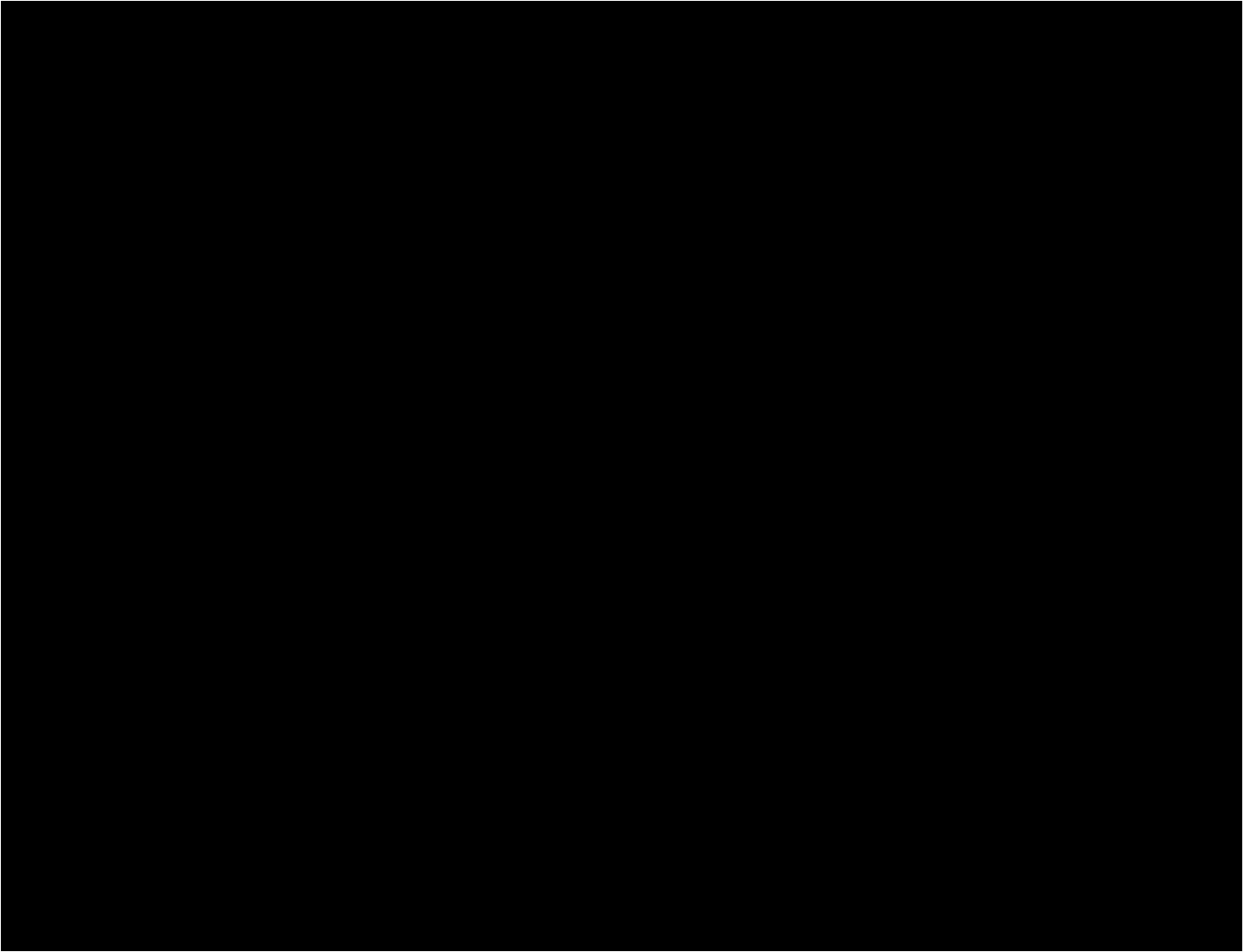


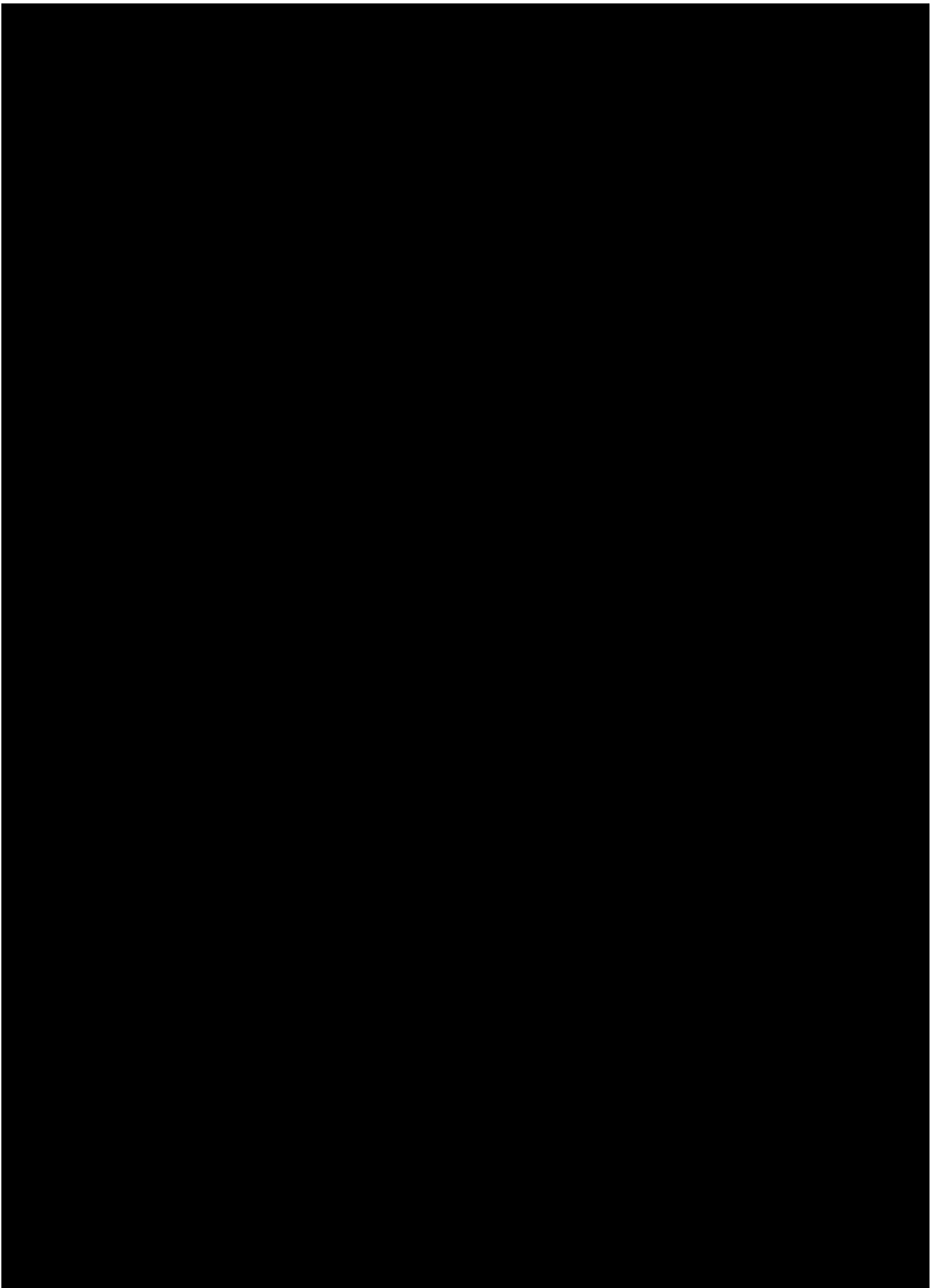


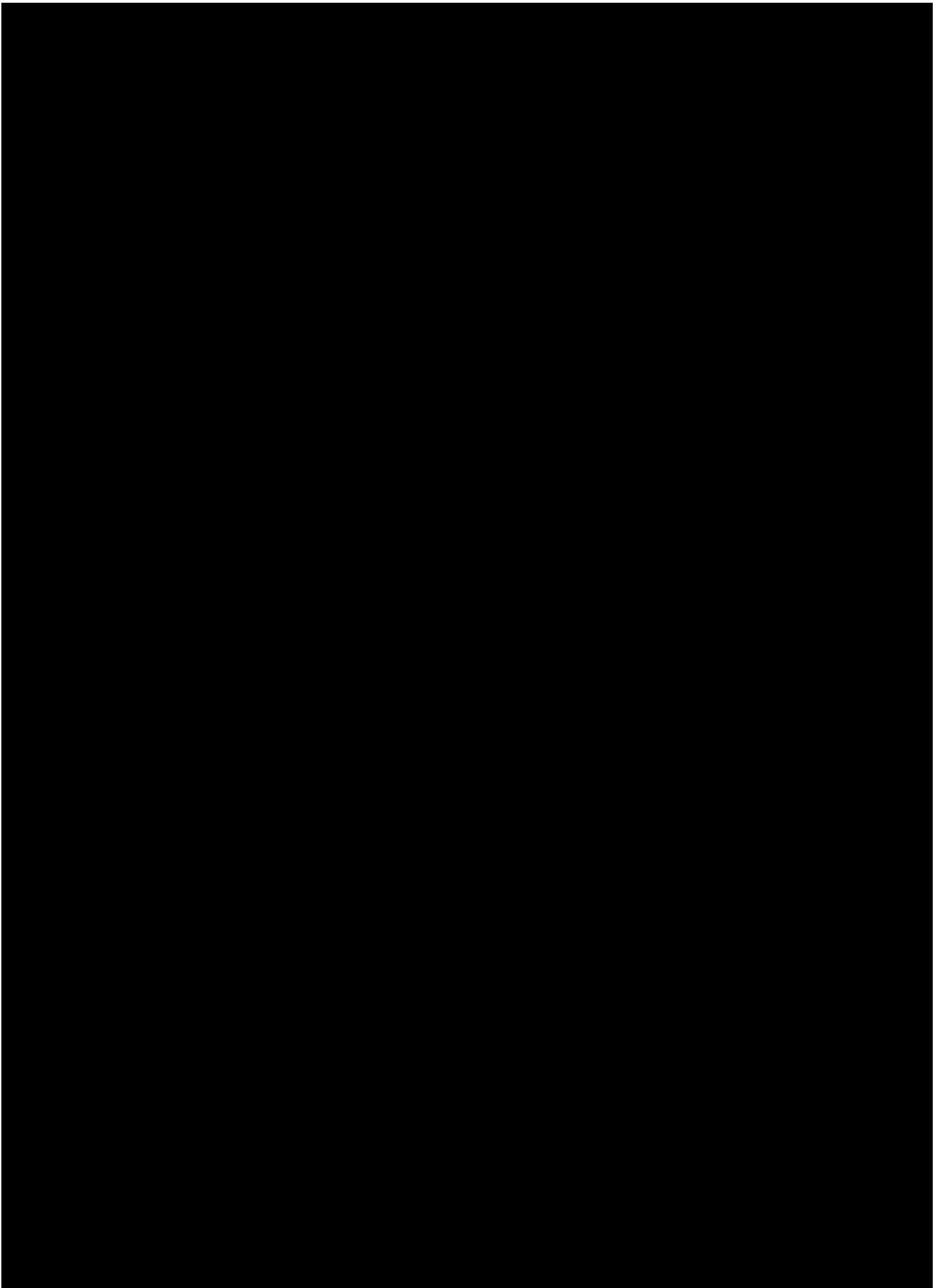


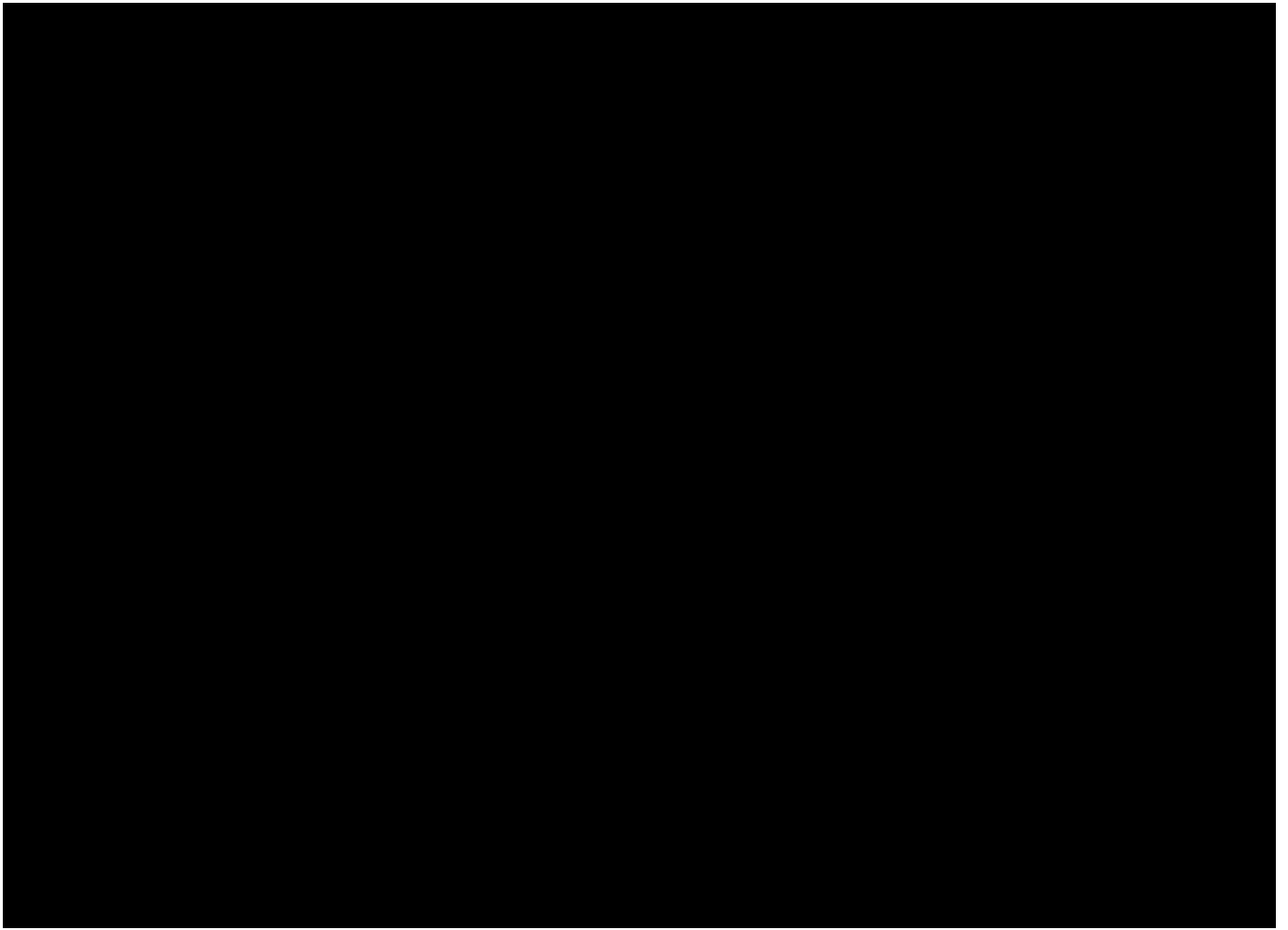












EXECUTED (but not delivered)
until the date hereof))
AS A DEED by)
[])
acting by a director and its secretary)
or two directors:-)

Director

Director/Secretary

EXECUTED (but not delivered)
until the date hereof))
AS A DEED by)
[])
acting by a director and its secretary)
or two directors:-)

Director

Director/Secretary

EXECUTED as a deed)
(but not delivered until dated) by)
[])
acting by a director)
in the presence of:-)

Signature of witness

Name (in block capitals)

Address

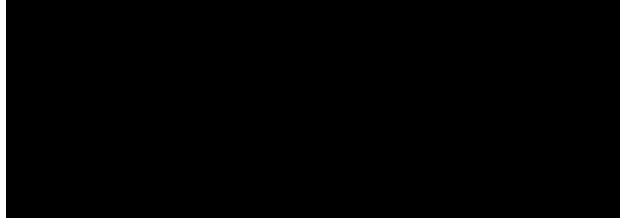
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APPENDIX 1

PLAN



EXECUTED as a deed (but not delivered
until the date hereof) by
CLAYDON ESTATE LLP
acting by a member in the presence of:-

Signature of witness .. DocuSigned by: [Redacted]

Name (in block capitals) [Redacted]

Address. [Redacted]
.....
.....
.....

DocuSigned by: [Redacted]
.....
Member

x I confirm I was physically present with the signatory when they signed this document

EXECUTED as a deed
(but not delivered until dated) by
CUSTODIAN ENERGY LIMITED
acting by a director
in the presence of:-

Signature of witness .. DocuSigned by: [Redacted]

Name (in block capitals) [Redacted]

Address. [Redacted]
.....
.....
.....

DocuSigned by: [Redacted]
.....
Director

x I confirm I was physically present with the signatory when they signed this document

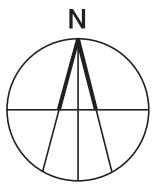
APPENDIX 1 - PLAN

Location:

THE CLAYDON ESTATE,
CLAYDON COURTYARD,
BUCKINGHAM
MK18 2EY

Drawing title

CUSTODIAN ENERGY LIMITED



LEGEND

- The property
- Landlord's property
- Landlord's substation site
- National Grid substation site

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Drawing number:

GA - MK182EY - A1 - OP2 - 07

Date: 25/10/2022

Client: Custodian Energy Limited

Revision: 0

DAVID WADDAMS
www.davidwaddams.co.uk

PLAN SCALE 1:10000 @ A1

SCALE 0 80 160 240 320 400 Metres

