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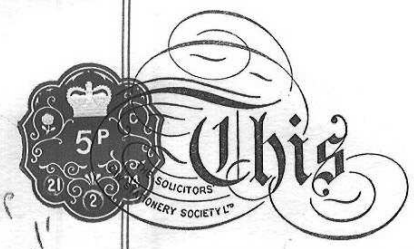

This

L E A S E dated the 22nd day of January One thousand nine hundred and seventy four made B E T W E E N NEATH RURAL DISTRICT COUNCIL of Civic Centre Neath Glamorgan (hereinafter called "the Lessor") of the one part and THE SOUTH WALES ELECTRICITY BOARD whose Head Office is situate at St. Mellons in the County of Monmouth (hereinafter called "the Board) of the other part

W I T N E S S E T H as follows :-

1. The Lessor hereby demises to the Board ALL THAT piece of land containing 12.96 square metres or thereabouts adjoining High Street and Commercial Street Seven Sisters near Neath aforesaid as shown for the purposes of identification only on the plan attached hereto and thereon coloured red (hereinafter called "the demised premises") TOGETHER WITH the right of way over and along the land shown coloured green on the said plan FOR THE TERM of thirty five years from the first day of December One thousand nine hundred and seventy three

2. The Board shall pay to the Lessor a yearly rent of Three pounds payable out of the demised premises on the first day of December every year the first payment to be made on the first day of December One thousand nine hundred and seventy-four

3. The Board covenants with the Lessor as follows :-

(1) To pay the rent of Three pounds aforesaid

(2) To indemnify the Lessor against all outgoings payable in respect of the demised premises except income tax properly deducted

(3) To instal on the demised premises an Electricity Substation and to use the demised premises for that purpose only

(4) To indemnify the Lessor against all liability to third parties resulting from the erection or operation of the said Electricity Substation and from the Board's exercising its rights over the said land coloured green

(5) Not to dispose of the demised premises without the Lessor's consent

(6) To ensure that nothing shall at any time be done upon the demised premises that shall be a nuisance annoyance or injury to any part of the Lessor's adjoining property or its occupiers

4. The Lessor covenants with the Board that the Board shall have quiet enjoyment of the demised premises against the Lessor and all persons claiming title through the Lessor