



move.

title

**28B mclean street  
strandon**

Statement of Passing Over:

This information has been supplied by the vendor or the vendor's agents and move (powered by ownly Ltd licensed REAA 208) is merely passing over this information as supplied to us. We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into this information. Where you have been supplied with a Council Property File or a LIM Report, please note there may be matters relating to pre-1992 consents or permits in this file which may need further investigation in order to determine their relevance. To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

# RPNZ document ordering service

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**Guaranteed Title: TNE2/501**

**Property: 28B McLean Street, Strandon, New Plymouth District**

**Legal Description: Lot 1 Deposited Plan 11826**

**CoreLogic Reference: 3218736/1**

**Processed: 06 November 2024**

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**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
CROSS LEASE**

**Guaranteed Search Copy issued under Section 60 of the Land  
Transfer Act 2017**



R.W. Muir  
Registrar-General  
of Land

**Identifier** **TNE2/501**

**Land Registration District** **Taranaki**

**Date Issued** 16 December 1977

**Prior References**

TND3/1378      TNE2/500

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**Estate** Fee Simple - 1/2 share  
**Area** 520 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 11826  
**Registered Owners**  
Allan George Rothwell and Elizabeth Maria Rothwell

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<b>Estate</b>	Leasehold	<b>Instrument</b>	L 245894.3
		<b>Term</b>	999 years commencing on 31.10.1977
<b>Legal Description</b>	Flat 2 Deposited Plan 12491, Carport B Deposited Plan 12491 and Shed D Deposited Plan 12491		

**Registered Owners**  
Allan George Rothwell and Elizabeth Maria Rothwell

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**Interests**

Subject to a right (in gross) to drain stormwater over part in favour of The New Plymouth City Council created by Transfer 58744 (Affects Fee Simple)

Appurtenant hereto is a right of way specified in Easement Certificate 232818.4 - 9.7.1976 at 12.08 pm (Affects Fee Simple)

Subject to a right to drain sewage over parts marked A to B DP 11826 specified in Easement Certificate 232818.4 - 9.7.1976 at 12.08 pm (Affects Fee Simple)

Some of the easements specified in Easement Certificate 232818.4 are subject to Section 351E (1) (a) Municipal Corporations Act 1954 (See DP 11826)

245894.2 Lease of Flat 1, Carport A and Shed C DP 12491 Composite CT TNE2/500 issued - 16.12.1977 (Affects Fee Simple)

245894.3 Lease of Flat 2, Carport B and Shed D DP 12491 Term 999 years commencing on 31.10.1977 Composite CT TNE2/501 issued - 16.12.1977 (Affects Fee Simple)

5445598.3 Mortgage to (now) Westpac New Zealand Limited - 23.12.2002 at 9:00 am

Guaranteed Search Copy Dated 06/11/24 4:52 pm, Page 2 of 3  
Register Only

Printed by A. R. George, Government Printer, Wellington, New Zealand.

# **RPNZ document ordering service**

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**Document, Interest, Instrument: 232818.4**

**Property: 28A McLean Street, Strandon, New Plymouth District**

**Legal Description: Lot 1 Deposited Plan 11826**

**CoreLogic Reference: 3218735/3**

**Processed: 06 November 2024**

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(T)

232818.4 EL

23

**EASEMENT CERTIFICATE**

(IMPORTANT—Registration of this certificate does not of itself create any of the easements specified herein)

WEGODFREY ARCHIBALD FEAVER of New Plymouth, Engineer, andJEANNIE DORIS FEAVER of New Plymouth, his wife,

being the registered proprietor of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at New Plymouth on the 9<sup>th</sup> day of July 1976 under No. 11826 are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

**SCHEDULE**

DEPOSITED PLAN No. 11826

Nature of Easement (e.g., Right of way, etc.)	SERVIENT TENEMENT		Dominant Tenement Allotment No(s).	Title Reference
	Allotment No.	Colour, or Other Means of Identification, of Part Subject to Easement		
Right-of-Way	Lot 2	D.P. 11826 Marked C	Lot 1	
Right to Drain Sewage	Lot 1	D.P. 11826 Marked A to B	Lot 2	

Only ROW is  
conditional

lot 1 = 03/1518  
" 2 = 03/1379

1. Rights and powers:

State whether any rights or powers set out here are in addition to or in substitution for those set out in the *Seventh* Schedule to the Land Transfer Act 1952.

Those as set out in the Seventh Schedule to the Land Transfer Act 1952.



2. Terms, conditions, covenants, or restrictions in respect of any of the above easements:

None in addition to those as set out in the Seventh Schedule to the  
Land Transfer Act, 1952.

Dated this 18<sup>th</sup> day of May 19 76.

Signed by the above-named GODFREY ARCHIBALD FEAVER  
in the presence of

*J. Feaver*

Witness:

Occupation:

Address:

SIGNED by the above-named JEANNIE DORIS  
FEAVER in the presence of:

*J. Feaver*

*J. Feaver* *Jeannie Doris* *New Plymouth*

232818.4

DISTRICT LAND REGISTRY  
NEW PLYMOUTH NO. 1

JUL 9 12 08 PM '76

FE

Taranaki

of

Correct for the purposes of the Land Transfer Act.

*[Signature]*  
Solicitor for the Registered Proprietor.

RIGHTS AND POWERS OF GRANTEES IMPLIED IN CERTAIN EASEMENTS  
BY SECTION 90D OF THE LAND TRANSFER ACT 1952

"1. RIGHT OF WAY

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee, his servants, tenants, agents, workmen, licensees, and invitees (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times by day and by night to go pass and repass, with or without horses and domestic animals of any kind and with or without carriages, vehicles, motor vehicles, machinery, and implements of any kind, over and along the land over which the right of way is granted or created.

"2. RIGHT TO CONVEY WATER

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times to take, convey, and lead water in a free and unimpeded flow (except when the flow is halted for any reasonable period necessary for essential repairs) and in any quantity, consistent with the rights of other persons having the same or similar rights, from the source of supply or point of entry, as the case may be, and following the stipulated course (where a course is stipulated) across the land over which the easement is granted or created, together with the additional rights incidental thereto set out in clause 5 of this Schedule.

"3. RIGHT TO DRAIN WATER

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times to drain and discharge water (whether rain, tempest, spring, soakage, or seepage water) in any quantities along the stipulated course (where a course is stipulated) across the land over which the easement is granted or created, together with the additional rights incidental thereto set out in clause 5 of this Schedule (or, where open drains are provided for, similar rights in regard to those drains, with the necessary modifications as are provided for in respect of pipe lines in the additional rights so set out).

"4. RIGHT TO DRAIN SEWAGE

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times to drain, discharge, or convey sewage and other waste material and fluid in any quantities along the stipulated course (where a course is stipulated) across the land over which the easement is granted or created, together with the additional rights incidental thereto set out in clause 5 of this Schedule.

"5. ADDITIONAL RIGHTS ATTACHING TO EASEMENTS OF RIGHT TO CONVEY WATER AND OF RIGHT TO DRAIN WATER AND OF RIGHT TO DRAIN SEWAGE

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) for the purposes of the easement concerned—

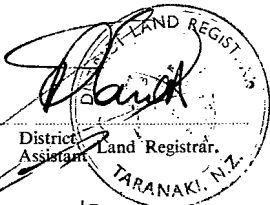
- To use any line of pipes already laid on the stipulated course or any pipe or pipes in replacement or in substitution for all or any of those pipes;
- Where no such line of pipes exists, to lay, place, and maintain, or to have laid, placed, and maintained, a line of pipes of a sufficient internal diameter and of suitable material for the purpose under or over the surface (as the parties decide) of the land over which the easement is granted or created and along the line defined for the purpose where such a line has been so defined;
- In order to construct or maintain the efficiency of any such pipe line, the full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee, his tenants, servants, agents, and workmen, with any tools, implements, machinery, vehicles, or equipment of whatsoever nature necessary for the purpose, to enter upon the land over which the easement is granted or created (or, where only the position of the pipe line is defined in the easement, upon such part of the land of the grantor and by such route as is reasonable in the circumstances) and to remain there for any reasonable time for the purpose of laying, inspecting, cleansing, repairing, maintaining, and renewing the pipe line or any part thereof and of opening up the soil of that land to such extent as may be necessary and reasonable in that regard, subject to the condition that as little disturbance as possible is caused to the surface of the land of the grantor and that the surface is restored as nearly as possible to its original condition and any other damage done by reason of the aforesaid operations is repaired.

Particulars entered in the Register-book,

Vol. 03, folio 1378, 1379

the - 9 JUL 1976

at 12.08 o'clock.



of the District of Taranaki

The easements referred to herein when created will be subject to section 351E(1a) of the Municipal Corporations Act 1954.

TARANAKI SAVINGS BANK

as Caveator under Caveat No. 223713  
HEREBY CONSENTS to the registration  
of the within written Easement  
Certificate.

DATED this 7th day of July 1976.

THE COMMON SEAL of  
the TARANAKI SAVINGS BANK  
was hereto affixed in the  
presence of us the under-  
signed being respectively  
a Trustee and the General  
Manager:



..... Trustee

..... General Manager



# **RPNZ document ordering service**

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**Document, Interest, Instrument: 245894.3**

**Property: 28B McLean Street, Strandon, New Plymouth District**

**Legal Description: Lot 1 Deposited Plan 11826**

**CoreLogic Reference: 3218736/2**

**Processed: 06 November 2024**

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Approved by the Registrar-General of Land, Wellington No. 105178

TARANAKI  
Land Registry Office**MEMORANDUM OF LEASE**LESSORS: GODFREY ARCHIBALD FEAVER of New Plymouth, Engineer (also known as Builder) and JEANNIE DORIS FEAVER, his wifeLESSEE: GODFREY ARCHIBALD FEAVER of New Plymouth, Engineer (also known as Builder) and JEANNIE DORIS FEAVER, his wife

## SCHEDULE A

245894.3

C.T. OR DOCUMENT REF.	DESCRIPTION OF FLAT AND LOT & D.P. NO. OR OTHER DESCRIPTION	ENCUMBRANCES, LIENS & INTERESTS
D3/1378	Flat. No. 2 Carport B and Shed D on D.P. 12491	TOGETHER WITH AND SUBJECT TO: The covenants restrictions and easements set out on Certificate of Title No. D3/1378 (Taranaki Registry) AND SUBJECT TO Mortgages Nos. <del>232818.5</del> and 234247 AND SUBJECT TO Lease Number 245894.2
Area	(hereinafter called "the Flat") being that part of that building (hereinafter called "the said building") of which the Flat forms part, erected on that piece of land (hereinafter called "the said land") being Lot 1 D.P. 11826	
520m <sup>2</sup>		
Locality		
City of New Plymouth		

TERM: 999 years commencing on the 31st day of October 19 77

RENTAL: 10 cents per annum payable by the Lessee (if demanded in writing by the Lessors by not later than the first day of December of the year in question).

1. The Lessee hereby covenants with the Lessors as set out in Schedule B hereof.
2. The Lessors do and each of them doth hereby covenant with the Lessee as set out in Schedule C hereof.
3. It is hereby covenanted and agreed by and between the Lessors and each of them and by and between the Lessors and the Lessee as set out in Schedule D hereof.
4. The parties hereby agree that the words "proportionate share" shall be deemed to mean a one- half share; calculated in terms of the number of flats contained in the said building.
5. The parties hereby agree that the words "freehold share" shall be deemed to mean a one- half share; calculated in terms of the number of flats contained in all buildings erected on the said land.
6. The parties hereby agree that the covenants and conditions set out in Schedules B, C and D herein form part of this Lease.

AND the Lessors DO HEREBY LEASE to the Lessee and the Lessee DOTH HEREBY ACCEPT this Lease of the Flat to be held by the Lessee as tenant and subject to the conditions restrictions and covenants set forth herein.

IN WITNESS WHEREOF these presents have been executed this

31st day of November 19 77.

THE COMMON SEAL OF SIGNED by the said GODFREY ARCHIBALD FEAVER as Lessor and Lessee by his attorney was hereto affixed as Lessors FRANCIS ROGER

in the presence of:

MORI  
G. A. White  
Solicitor

SIGNED by the said JEANNIE DORIS FEAVER as Lessor and Lessee

was hereto affixed as Lessee

in the presence of:

G. A. White  
Solicitor  
New Plymouth

J. Feaver

**THE LESSEE DOETH HEREBY COVENANT WITH THE LESSORS:**

1. To pay the rent in the manner and at times hereinbefore provided.
2. THE Lessee shall forthwith upon demand in writing by the Lessors or their agent pay to the Lessors or a person nominated by the Lessors: ~~both flats but not relating to any particular flat~~
- (a) A proportionate share of all expenses and costs properly incurred by the Lessors in respect of ~~the said building~~ including any costs and expenses incurred pursuant to Clause 17 (a) hereof.
- (b) A freehold share of all expenses and costs properly incurred by the Lessors in respect of the said land including any costs and expenses incurred pursuant to Clause 17 (b) hereof.
- PROVIDED ALWAYS that should any repairs become necessary or any work be required in respect of any part of the ~~said building~~ or the electrical and plumbing equipment, drains or other amenities serving the said building or in respect of any part of the said land as a result of the negligence or wilful act either of the Lessee or his servants, agents or invitees or of any person residing in the Flat then in any such event the Lessee shall pay to the Lessors the whole of the cost of such repairs or work.
3. THE Lessee shall use the Flat for residential purposes only and will not do or suffer to be done any act, matter or thing which is or may be an annoyance, nuisance grievance or disturbance to the other lessees or occupants of any building on the said land and shall not bring into or keep in the Flat any cat, dog, bird or other pet which may unreasonably interfere with the quiet enjoyment of the other lessees or occupants of any building on the said land or which may create a nuisance.
4. THE Lessee shall not bring into or keep in the Flat any goods or any substances of a highly combustible nature or do or permit to be done anything (including the unauthorised use of light or power fittings) which may render an increased premium payable for any insurance covers on any part of the ~~said building~~ or which may make void or voidable any such insurance covers.
5. THE Lessee shall not use the Flat for any illegal purposes and the Lessee shall comply with all Statutes, Regulations and By-Laws of any Local Authority in so far as they affect the Flat.
6. THE Lessee shall at his own cost and expense keep and maintain in good order condition and repair both the interior and exterior of the Flat including any electrical and plumbing equipment, drains, roof, spouting, downpipes and other amenities serving the Flat.
7. THE Lessee shall permit the Lessors or their representatives at all reasonable times to enter upon the Flat to inspect the condition of the same.
8. THE Lessee shall not leave or place in the passageways or stairways of the ~~said building~~ or in any parking area or in the grounds surrounding any building on the said land any obstructions whatsoever and shall not deposit any refuse or rubbish therein or thereon and shall place any garbage cans in such reasonable location approved of by the Lessors.
9. THE Lessee shall duly and punctually pay all charges for water electricity gas or other supplies or services relating solely to the Flat.
10. THE Lessee shall not make any structural alterations to the said building nor erect on any part of the said land any buildings, structure or fence without the prior consent of the Lessors first had and obtained on each occasion PROVIDED HOWEVER that such consent shall not be unreasonably withheld.

shall not be unreasonably withheld.

XXXXXX 1X THIS LESSEE SHALL NOT WITHDRAW THE WHOLE OR ANY PART OF THE DISCOUNTS IN ANY WAY USE OR ENJOY ANY PART OF THE SAID LAND except: (a) The Flat (b) That part of the said land relating to the Flat marked or shown on Deposited Plan No. ; (c) That part of the said land marked or shown on Deposited Plan No. but only for the purposes of reasonable ingress and egress by vehicle or on foot; (d) That part of the said land marked or shown on Deposited Plan No. but only for the purposes of recreation in common with the Lessors.

12. THE Lessee shall at all times keep all that part of the said land (and all amenities thereon) relating to the Flat on Deposited Plan No. in a neat and tidy condition and in good repair.
13. THE Lessee shall effect and at all times keep current a separate and comprehensive insurance policy (including fire and earthquake risks) to the full insurable value thereof on such parts of the said building as such Lessee holds as tenant, the flat and shall obtain an assessment from an insurance company for this purpose.
14. THE Lessee shall remain the owner of a freehold share in the fee simple of the said land while he continues to be a Lessee hereunder. If the Lessee (unless by these presents expressly authorised so to do) shall deal with either his interest hereunder or his interest in the fee simple in such a manner that both leasehold and freehold interests are not owned by the same person then this Lease shall immediately determine without however discharging the Lessee from payment of any moneys owing hereunder or releasing him from liability arising from any other breach previously committed (provided always that this Clause shall not apply to the first Lessee hereof).
15. THE Lessee shall pay all charges and rates separately charged or levied in respect of the Flat and the Lessee's undivided share in the fee simple of the said land PROVIDED HOWEVER that if no separate charges and rates are so charged or levied then the Lessee shall pay to the Lessors the Lessee's freehold share of the charges and rates charged or levied in respect of the whole of the said land.

## SCHEDULE C

THE LESSORS DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE LESSEE:

16. THE Lessee performing and observing all and singular the covenants and conditions on his part herein contained and implied shall quietly hold and enjoy the Flat without any interruption by the Lessors or any person claiming under them.
17. THE Lessors shall keep and maintain in good order repair and condition:
- (a) ~~Such parts of the said building as are not the responsibility of any lessee pursuant to the leases granted in respect of any flat forming part of the said building including the electrical and plumbing equipment, drains, roofs, spouting, downpipes and other amenities serving the same and~~
- (b) ~~Such parts of the said land including the grounds, paths, fences, swimming pools and other common amenities thereon as are not the responsibility of any lessee pursuant to the leases granted in respect of any flat.~~
- AND will cause ~~the aforesaid parts of the said building and~~ the said land at all times to be managed and maintained to a high standard. In the performance of the foregoing covenants the Lessors or their agents shall have the right (if necessary) to enter the Flat in order to effect such work upon giving reasonable notice to the Lessee.
18. THE Lessors covenant to lease the other flats on the said land only on terms similar to those set forth in this Lease and whenever called upon by the Lessee so to do to enforce the due performance and observance by the lessees named in such other leases of all obligations as by such other leases are cast on such lessees and for the purposes aforesaid the Lessors do irrevocably hereby appoint the Lessee hereunder as the Attorney and in the name of the Lessors to do all such acts and in particular but not in limitation to serve such notices and institute such proceedings as may be necessary for the proper compliance by the Lessors of the obligations cast on them by this Clause.

## SCHEDULE D

AND IT IS HEREBY COVENANTED AND AGREED BY AND BETWEEN THE LESSORS AND EACH OF THEM AND BY AND BETWEEN THE LESSORS AND THE LESSEE:

19. THAT if and whenever the Lessee shall have made any breach or default in the observance or performance of any of the covenants conditions and restrictions herein contained and shall not have remedied such breach or default in all respects within two months of the date of receipt by the Lessee of written notice from the Lessors (other than the Lessee) specifying such breach or default then it shall be lawful for the Lessors (other than the Lessee) to re-enter upon the Flat or any part or parts thereof in the name of the whole and to determine this Lease and the estate and interest of the Lessee herein and the Lessee to expel and remove but without thereby releasing the Lessee from any liability for any previous breach non-observance or non-performance of any of the said covenants conditions and restrictions PROVIDED HOWEVER that any such forfeiture or determination shall be void and of no effect unless a copy of the notice specifying the breach or default by the Lessee has been served on any registered mortgagee of this Lease within seven days after the date of service of such notice upon the Lessee.

NON-REVOCATION OF POWER OF ATTORNEY

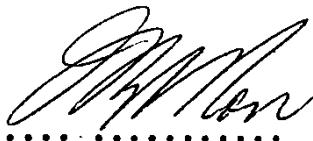
I, FRANCIS ROGER MORI, of New Plymouth in New Zealand,  
Solicitor

HEREBY CERTIFY:

1. THAT by Deed dated the 25th day of August 1977  
and registered in the Land Transfer Office at New  
Plymouth under Number 244618 GODFREY ARCHIBALD FEAVER  
of New Plymouth in the Dominion of New Zealand, Builder,  
appointed me his attorney on the terms and subject to  
the conditions set out in the said Deed.

2. THAT at the date hereof I have not received any  
notice or information of the revocation of that appointment  
by the death of the said Godfrey Archibald Feaver or  
otherwise.

SIGNED at New Plymouth this *8th* day of November 1977.

  
.....

*GM*  
*Law*  
\*\* The Lessee hereby irrevocably appoints the Lessors other than the Lessee as his attorney to dispose of the Lessee's interest in the fee simple of the said land and in that regard to surrender or transfer his Leasehold interest under this Lease and for these purposes to execute all necessary instruments.

20. THAT in the event of the Flat being destroyed or damaged by fire earthquake or from any cause whatsoever during the term hereby created the Lessee shall with all reasonable despatch repair and make good such destruction or damage to the reasonable satisfaction of the Lessors and the cost of so doing shall be borne by the Lessee ~~AND in the event of such destruction or damage occurring in respect of any part of the said building not held by a lessee pursuant to any lease then the Lessors shall with all reasonable despatch repair and make good such destruction or damage and the Lessee shall bear a proportionate share of the cost of so doing.~~

21. THAT the Lessors shall not be liable to the Lessee or any other person for any water damage caused either by the overflow of the water supply to the ~~said building~~ or to the Flat or by rainwater entering the Flat.

22. THAT the Lessee shall have the right to let the Flat to a reputable and solvent subtenant provided that the Lessee shall ensure that the subtenant enters into a Tenancy Agreement with the Lessee whereby the subtenant covenants not to do or permit anything to be done in upon or around the Flat which if done or permitted to be done by the Lessee would constitute a breach of any of the covenants conditions and restrictions herein contained.

23. THAT in case of default by the Lessee at any time in the observance or performance of any of the covenants conditions and restrictions herein contained it shall be lawful for but not obligatory upon the Lessors or a majority of the Lessors (but without prejudice to any of the other rights powers or remedies of the Lessors) at the cost and expense of the Lessee in all things to pay all or any moneys and to do and perform all or any acts or things in the opinion of the Lessors or a majority of the Lessors reasonably necessary for the full or partial performance or observance of such covenants conditions or restrictions or any of them and if necessary or convenient for the purpose of exercising any of the powers herein conferred upon the Lessors to enter by servants agents contractors or workmen upon the Flat or any part thereof AND the Lessee will immediately on demand pay to the Lessors all moneys so paid by the Lessors and the costs charges and expenses of each performance and observance by the Lessors and until such payment the same shall be treated as an advance to the Lessee by the Lessors and shall bear interest at the rate of Ten dollars (\$10) per centum per annum computed from the date or respective dates of such moneys being expended until payment thereof to the Lessors PROVIDED HOWEVER that for the purposes of this Clause 23 the word "Lessors" shall be deemed to mean Lessors (other than the Lessee).

24. THAT in the event of this lease being determined or becoming determinable in the manner herein provided then in any such case:—\*\*

~~as may be nominated by the Lessors and shall execute all such documents as shall be required to complete any such sale, and~~  
(b) the Lessors shall use reasonable endeavours to obtain a fair market price for the Lessee's said share in the fee simple but shall not be liable to the Lessee in respect of any loss howsoever incurred; and  
(c) the proceeds of such sale shall be paid to the Lessors who shall be entitled to deduct therefrom all moneys owing by the Lessee to the Lessors and also all expenses and costs howsoever incurred by the Lessors in connection with the arranging of such sale and the completion thereof, and any balance of such proceeds shall be paid to the Lessee by the Lessors;

AND the Lessee doth hereby irrevocably appoint the Lessors to be the Attorneys of the Lessee for the purpose of doing any act matter or thing or executing any document required in connection with the sale of the Lessee's said share in the fee simple (in the event of the Lessee making default in so doing) and no person shall be concerned to see or enquire as to the propriety or expediency of any act matter or thing done or agreed to be done by the Lessors pursuant to this Clause AND the Lessee hereby agrees to allow ratify and confirm whatever the Lessors shall do or agree to do by virtue of any of the powers herein conferred on them PROVIDED HOWEVER that for the purposes of this Clause the word "Lessors" shall be deemed to mean Lessors (other than the Lessee).

25. THAT there shall be no merger of this Lease with the Lessee's freehold estate in the said land.

26. THAT if any dispute or question or difference whatsoever shall arise between the parties to this Lease or their respective representatives or assigns or between one of the parties hereto and representatives of the other of them relating to these presents or any clause or anything herein contained or the construction hereof or as to duties or liabilities of either party in connection with the said land, ~~the said building or the Flat or as to the use or occupation thereof then and in every such case the matter in difference shall be referred to arbitration in accordance with the Arbitration Act 1908 and its Amendments or any Act in substitution thereof.~~

27. THAT notwithstanding any provision contained or implied herein, where any part of the Flat or the electrical and plumbing equipment drains or other amenities serving the Flat also relate to or serve (a) any other flat in any building erected on the said land or (b) any part of any such building which the Lessors are liable to maintain pursuant to this Lease, then the same shall be maintained in good order condition and repair by the Lessee together with (a) the lessees of the other flats to which the same relate or which are served thereby and (b) the Lessors where the same relate to or serve any part of any such building AND the cost of so doing shall be borne by the Lessee, the lessees of such other flats and the Lessors as the case may be in such shares as may be fair and reasonable having regard to the use and benefit derived therefrom.

28. THAT in the event of the Lessee or any Lessor requiring any matter or thing to be done by the Lessors which the Lessors are empowered to do pursuant to the terms of this Lease or pursuant to their rights and powers as owners of the said land and the buildings thereon or which may be desirable for the efficient and harmonious administration of the said land and the buildings thereon the following procedure shall be carried out:—

(a) Such Lessee or Lessor shall give notice thereof in writing setting out the proposed action and shall cause the same to be served upon all the other Lessors either personally or by leaving the same at or posting the same to the last known respective place of abode or address of the other Lessors and in the event of such notice being effected by post the same shall be sent by registered letter and service shall be deemed to have been effected on the day after posting thereof.  
(b) If the proposed action is not agreed to within fourteen days after the last date of service of the said notices that matter shall be deemed to be a question to be arbitrated pursuant to Clause 26 hereof.  
(c) That parties hereto shall be bound by any decision arrived at in accordance with the provisions of this Clause and the parties hereto shall give all reasonable assistance in the carrying out and implementation of such decision.

29. THAT notwithstanding the provisions of Clause 28 hereof, any exterior painting of the ~~said building~~ shall be carried out in such a colour scheme as is agreed upon by the Lessors but if agreement cannot be reached then the colour scheme shall be as near as is practicable to the existing colour scheme.

30. THAT without negating the provisions of Sections 97 and 98 of the Land Transfer Act 1952, upon registration of a Memorandum of Transfer of the Lessee's interest hereunder to any Transferee, the Transferor shall thenceforth be released from all future liability whatsoever under the covenants and agreements herein expressed or implied but without releasing the Transferor from any liability which may have arisen hereunder prior to the registration of such Memorandum of Transfer and thenceforth after the registration of any such Memorandum of Transfer the obligations herein expressed or implied on the part of the Lessee shall in all respects devolve upon and be observed and performed by such Transferee, and the Lessors shall have no recourse to the Transferee's antecedents in title.

31. THAT wherever used in these presents:—

(a) The expression "the Lessors" shall include and bind the person/s executing these presents as Lessors and all the Lessors for the time being under these presents and all the respective executors administrators successors assigns and successors in title of each Lessor and if more than one jointly and severally.  
(b) The expression "the Lessee" shall include and bind the person/s executing these presents as Lessee and all the Lessees for the time being under these presents and all the respective executors administrators successors assigns and successors in title of each Lessee and if more than one jointly and severally.  
(c) The expression "a majority of the Lessors" shall be deemed to mean any number of Lessors for the time being who together own more than an undivided one-half share in the fee simple of the said land.  
(d) Words importing one gender shall include the other gender as the case may require.  
(e) Words importing the singular or plural number shall include the plural or singular number respectively.

# REGISTERED IN DUPLICATE

## MEMORANDUM OF LEASE

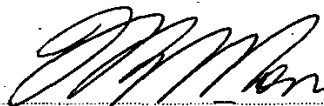
Correct for the purposes of the Land Transfer Act

GODFREY ARCHIBALD FEAVER  
and JEANNIE DORIS FEAVER

Lessors

GODFREY ARCHIBALD FEAVER  
and JEANNIE DORIS FEAVER


Lessees



Solicitor for the Lessee

To the District Land Registrar,  
New Plymouth.

Please issue a composite Certificate  
of Title for the within Leasehold  
estate and an undivided one-half share  
in the land contained in Certificate  
of Title D3/1378.



Solicitor for the Lessees.

Composite C.T. E2/501 issued for  
within lease

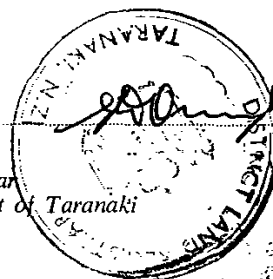
  
A.L.R.

~~DUPLICATE~~

LEASE

Particulars entered in the Register at the date and at the  
time stamped below.

District  
Assistant Land Registrar  
of the District of Taranaki



Sheet 2  
Comfort B  
Sheet D

— E2/501

③

NICHOLSON, KIRKBY, SHEAT & CO.

SOLICITORS

NEW PLYMOUTH, N.Z.

THE CAXTON PRESS, CHRISTCHURCH

DEC 16 2 47 PM '77

DISTRICT LAND REGISTRY  
NEW PLYMOUTH NO. 2

2458943

~~DUPLICATE~~





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## darrell paterson

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## riley blair

SALES ASSOCIATE TO DARRELL PATERSON

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