

DATED

25th June

1991

M13AA

KNOWSLEY METROPOLITAN BOROUGH COUNCIL

- and -

PRESCOT TOWN COUNCIL

LEASE

in respect of Eaton Street Playing Field

J. M. WINSTANLEY LL. B.
Borough Solicitor and
Secretary
Knowsley MBC

THIS LEASE is made the 25th day of

June One thousand nine hundred and ninety-one and made
BETWEEN KNOWSLEY METROPOLITAN BOROUGH COUNCIL

(hereinafter called "the Borough Council") of the one part and
PRESCOT TOWN COUNCIL (hereinafter called "the Town Council") of
the other part

N O W THIS DEED WITNESSETH

1. THE Borough Council freehold owners of land described in the Schedule hereto (hereinafter called "the Demised Premises") hereby demise the same unto the Town Council for a term of ninety-nine years from the First day of April One thousand nine hundred and ninety-one "at an annual rent of one" peppercorn
2. THE Town Council hereby covenants with the Borough Council
 - (a) To pay the yearly rent
 - (b) To pay and discharge all rates taxes charges assessments and outgoings charged or imposed upon the Demised Premises
 - (c) To keep the Demised Premises in a clean and tidy condition and free from weeds and as often as may be necessary to mow all grassed areas and to cultivate those parts of the Demised Premises as are usually cultivated
 - (d) To keep use and maintain (or to reimburse the Borough Council for such maintenance) the Demised Premises only as an open space for the use of the public in accordance with the Open Spaces Act 1906 and for no other use whatsoever
 - (e) Not to assign underlet or part with possession of the Demised Premises without the written consent of the Borough Council
 - (f) To ensure insofar as is reasonably possible that the Demised Premises are closed to the public during the hours

of darkness and at all other times as are necessary to carry out maintenance works on the Demised Premises

- (g) To keep in good repair and condition the walls fences and gates along the boundaries of the Demised Premises shown marked with an inside "T" on the plan annexed hereto
- (h) At the expiration or sooner determination of the said term to quietly deliver up possession of the Demised Premises to the Borough Council

3.

IT IS HEREBY AGREED AND DECLARED

- (a) The Borough Council sanctions the playing of games and sports on the Demised Premises provided that they shall be carried on in a manner as not to constitute a nuisance or annoyance to members of the public and in particular the occupiers of any adjacent property
- (b) The Borough Council may terminate this Lease upon giving to the Town Council three months notice to expire at any time
- (c) That in accordance with an Order of the ^{St. Helens} Liverpool County Court made on the 25th day of June One thousand nine hundred and ninety-one on the joint application of the Borough Council and the Town Council Sections 24-28 of the Landlord and Tenant Act 1984 as amended by Section 5 of the Law of Property Act 1969 shall not apply

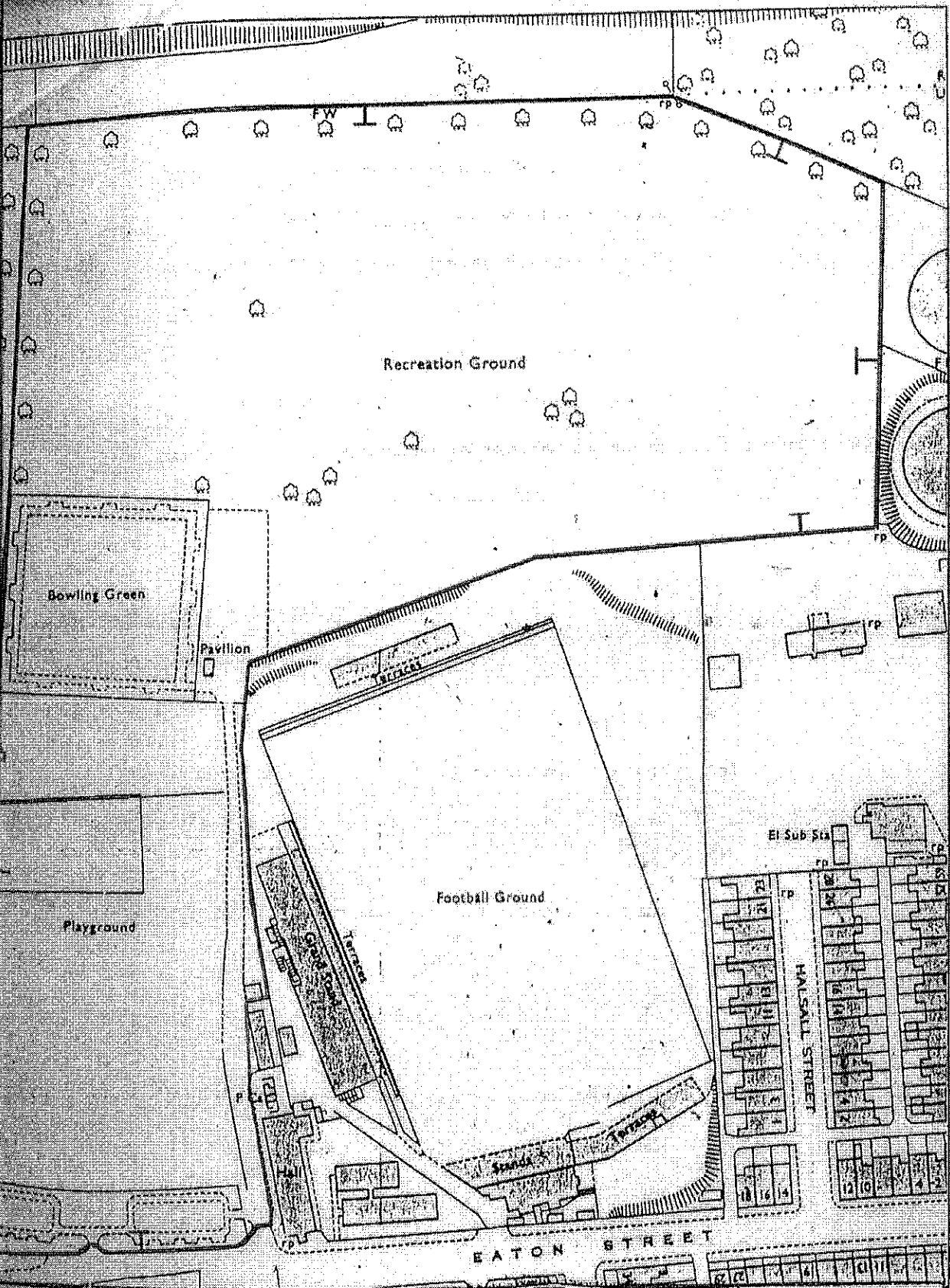
4.

THE Borough Council hereby covenants with the Town Council that the Town Council may peaceably hold the Demised Premises throughout the said term without any interruptions except as aforesaid

5.

THE Borough Council and the Town Council declare that this


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Eaton Street Playing Fields
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Drawn **BAH**
 Date **25.4.90**
 Scale **1:1250**

Drawing No.
 Estates No.
 Est / **56 / 90**

 METROPOLITAN
 Borough of Knowsley
 Department of Planning & Development

GRAHAM A. SMITH, B.Sc., Dip.M.S., C.Eng., MICE., MIHT.
 Director
 Economic Development Division,
 Council Offices, P.O. Box 26,
 Archway Road, Huyton, L36 9FB.




instrument falls within category L in the Schedule to the Stamp Duty (Exempt Instruments) Regulations 1987

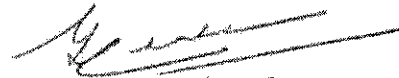
I N W I T N E S S whereof the parties hereto have hereunto affixed their Common Seals the day and year first before written

THE SCHEDULE hereinbefore referred to

ALL THAT land situate in Prescott Merseyside more particularly shown edged in red on the plan annexed hereto and known as Eaton Street Playing Field *Prescot Merseyside.*

THE COMMON SEAL of PRESCOT TOWN,)
)
COUNCIL was hereunto affixed in)
)
presence of:-)


MAYOR OF PRESCOT


TOWN CLERK