

SCHEDULE 4

GRANT AND EXCEPTION AND RESERVATION OF RIGHTS

PART I

Rights granted with the land adjoining the Beaufoy Institutettransferred by article 3(1) being the property registered at H.M. LandRegistry with Title Numbers SGL237901, 192822 and 239853 (“the Transferred Land”).

1. The right to the free and uninterrupted passage of water, soil, gasand electricity and any other services (“the Services”) through any sewers, pipes, drains, cables and wires or any otherchannels or conductors (“the Conduits”) which are laid at the transfer date in or through the propertyregistered at H.M. Land Registry with Title Number 79312 (“the Retained Property”).

2. The right with workmen and others and with or without equipment andmaterials at all reasonable times upon giving previous written notice(save in case of emergency) to enter into and upon the Retained Propertyfor the purpose of constructing, repairing, cleansing, maintaining, replacing or renewing any such Conduits and making connections theretoand for the purpose (in so far as such works cannot be carried out fromwithin the Transferred Land) of maintaining and repairing any buildings situated at the transfer date upon the Transferred Land subject to thepersons so entering causing as little damage as reasonably possible andmaking good as soon as reasonably possible any damage caused.

3. The right to such support as is enjoyed at the transfer date by thebuildings situated on the Transferred Land from the buildings situatedat the Retained Property.