

This Lease made the Twenty Second day of July Two Thousand and Eight
BETWEEN John Redpath of 103 Madden Road, Tandragee, Co Armagh (hereinafter
called “the Landlord”) of the one part and Steven Sterritt of 17 Richmond Drive,
Tandragee, Co Armagh, Computer Engineer, Gareth Lambe of 5 Thornhill Avenue,
Tandragee, Co Armagh, Electrician, John Graham of 33 Tullyhue Park, Tandragee,
Co Armagh, Bio Medical Scientist, Trevor Hazley of 21 Madden Road, Tandragee,
Co Armagh, Sales Representative, Simon Clarke of 25 Mullavilly Heights,
Tandragee, Civil Servant, Colin Hobson of 107 Knockview Drive, Tandragee, Co
Armagh, Process Operative and John Sinton of 12a The Mount, Tandragee, Co
Armagh, Building Contractor as Trustees of Tandragee Rovers Football Club
(hereinafter called “the Tenants”) of the other part.

WITNESSES THAT:

1. In consideration of the rent and covenants on the Tenants’ part reserved and contained in this Lease the Landlord DEMISES to the Tenants the premises described in the First Schedule below (the Premises) TOGETHER WITH the easements rights and privileges specified in the Second Schedule below EXCEPTING AND RESERVING to the Landlord the rights specified in the Third Schedule below TO HOLD the Premises to the Tenants for the term of twenty-five years from the 1st November 2008 YIELDING AND PAYING to the Landlord the yearly rent due from time to time as provided for in the Fourth Schedule below by an annual payment on 1st November in each succeeding year, the first payment to be made (if not already made) immediately upon the execution of this Lease.

2. The Tenants COVENANT with the Landlord:-
 - (a) To pay the rent reserved by this Lease;
 - (b) To pay all rates and outgoings arising from the Tenants’ occupation and use of the Premises excepting any income or other tax due by the Landlord;
 - (c) To keep in good repair any building now or in the future erected on the Premises;

- (d) (a) To keep the premises and any buildings now or in the future erected on them;
 - (i) Insured by the means of a comprehensive insurance policy against public liability risks for an amount no less than the Landlord may from time to time reasonably prescribe and;
 - (ii) Insured by means of a comprehensive insurance policy against public liability risks for an amount no less than the Landlord may from time to time reasonably prescribe and;
- (b) To produce to the Landlord on demand such policy or policies of insurance maintained by the Tenant and the receipt for the payment of the current premium.
- (c) In the event of the premises or any part of them being destroyed or damaged by fire or any other peril against the risk for which the tenant is liable to insure to forthwith reinstate the said damaged property.
- (d) If it shall be impossible or impracticable to reinstate in accordance with sub-clause (c) above, any monies received under the said policy of insurance shall be divided between the Landlord and the Tenant according to the value at the date of the damage or destruction of their respective interests save that any payments in respect of loss of rent shall belong to the Landlord absolutely;
- (e) Not to use the Premises other than for the purpose of playing Association Football or for purposes ancillary to that main purpose;
- (f) Not to assign or sub-let the Premises or any part of them without the consent of the Landlord which consent the Landlord may in his absolute discretion refuse to give;

- (g) Not to permit the erection of phone masts or flags and emblems without the previous consent to the Landlord;
- (h) To permit the Landlord and his lawfully authorised agent at all reasonable times to enter and inspect the Premises in order to ascertain its state of repair;
- (i) To comply in all respects with all statutory requirements and provisions for the time being in force as far as they relate to the Premises and to keep the Landlord indemnified accordingly;
- (j) Not without the written consent of the Landlord first had and obtained to erect any building on the Premises apart from a Club house and dug-outs on either side of the playing pitch which the Tenants propose to make on the Premises and apart from an inner fence or wall around that playing pitch;
- (k) To construct a substantial perimeter fence around the Premises in order to separate the Premises from the adjoining property of the Landlord.
- (l) To keep the Landlord and his successors in title effectually indemnified from and against all actions, claims expenses and demands howsoever arising from any injury or loss occasioned in the premises.

3. The Landlord CONVENANTS with the Tenants that the Tenants paying the rent performing and observing the covenants and conditions on the Tenants' part contained in this Lease may peaceably and quietly hold the Premises during this Lease without any interruption by the Landlord or any person claiming under or in trust for the Landlord.

4. IT IS AGREED AND DECLARED by the Landlord and the Tenants that:-

- (a) If any part of the rent reserved by this Lease is in arrears and remains unpaid for twenty-eight days after becoming payable (whether formally demanded or not) or if there is any breach non-performance or non-observance of any of the covenants or conditions on the Tenants' part in this Lease the Landlord may re-enter the Premises or any part of them in the name of the whole and upon such re-entry this Lease shall absolutely determine but without prejudice to the right of action of the Landlord in respect of any antecedent breach of any of the covenants on the Tenants' part or conditions contained in the Lease.
- (b) If at any time the Premises become or are rendered unfit for the use permitted under this Lease (except where same is caused as a result of the default of the Tenants) the rent reserved by this Lease shall be suspended until the Premises become fit again for the use permitted under this Lease.

IN WITNESS the Landlord and the Tenants have set their hands and fixed their seals on the date first written above.

FIRST SCHEDULE

The Premises: The piece of parcel of ground delineated described and edged red on the map or plan to scale 1:500 (the map) attached to this Lease (which map or plan is deemed to form part of this Lease) commonly known as Tandragee Rovers Football Ground.

SECOND SCHEDULE

EASEMENTS RIGHTS AND PRIVILEGES GRANTS TO THE TENANTS

1. The right at all times to enter the adjoining property of the Landlord which surrounds the perimeter fence of the Premises in order to carry out any repairs or

work necessary to the Premises or to the perimeter fence and in order to retrieve any football which has landed beyond the perimeter fence with the Tenants making good any damage caused as a result of the exercise of this right.

2. The free passage and running of water, soil and electricity to and from the Premises through any pipes, sewers, drains, channels, conduits, cables or wires on in under or above the adjoining property of the Landlord which surrounds the perimeter fence of the Premises together with the right to lay or install any further pipes, sewers, drains, channels, conduits, cables or wires in under or over the same adjoining property of the Landlord together with the right to enter the same adjoining property to carryout any maintenance, repair or replacement of the same with the Tenants making good any damage caused as a result of the exercise of these rights.

THIRD SCHEDULE

RIGHTS EXCEPTED AND RESERVED TO THE LANDLORD

The free passage and running of water and soil under the Premises for the benefit of the adjoining property of the Landlord which surrounds the perimeter fence of the Premises and the right to enter the Premises in order to carry out any repairs or work necessary to the same adjoining property of the Landlord with the Landlord making good and damage caused as a result of the exercise of these rights.

FOURTH SCHEDULE

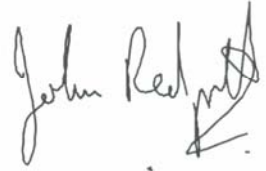
1. The yearly rent is £1500.00 per annum
2. Said rent is reviewable annual in accordance with inflation as agreed between the parties
3. Any improvements carried out by the Tenants to the premises shall be disregarded in any negotiations relating to any revision of the yearly rent.

SIGNED SEALED AND DELIVERED

by the said JOHN REDPATH in the presence of:

Roy Gamble

Madden Rd, Tandragee, BT62 2DJ



Roy Gamble

SIGNED SEALED AND DELIVERED

by the said STEVEN STERRITT, GARETH LAMBE, JOHN GRAHAM, TREVOR HAZLEY, COLIN HOBSON, SIMON CLARKE and JOHN SINTON in the presence of:

Steven Vance

43 Richmond Drive, Tandragee, BT63 2JJ

S. Vance

