

THIS AGREEMENT made the day of 20

BETWEEN:

VENI VIDI VICI LIMITED, (Company Registration No. 395888) having its registered office at 89, Mobhi Road, Glasnevin, Dublin 9 (hereinafter called the “Owner” which expression shall where the context so admits or requires shall include its successors and assigns) of the first part
and

PLATINUM LAND LIMITED, a UK registered limited company, (Company Registration No. 7538349) having its registered office at 8 Queripel House, 1 Duke of York Sq, London SW3 4LY, England (hereinafter called the “Applicant” which expression shall where the context so admits or requires shall include its successors and assigns) of the second part
and

DUBLIN CITY COUNCIL of Wood Quay Dublin 8 (hereinafter called “the Local Authority” which expression shall where the context so admits or requires shall include its successors and assigns) the third part.

WHEREAS:

1. The Owner is the registered owner of the Property more particularly described in the Schedule hereto (the “Scheduled Property”).
2. The Applicant, with the consent of the Owner, has applied to the Local Authority for a Grant of Planning Permission (the “Grant”) for the demolition of the existing premises on the Scheduled Property and construction of 495 Build to Rent apartments (the “Residential Units”) together with café, recreation facilities, residential facilities, gym, ancillary facilities and associated site works (the “Development”)
3. The Local Authority have requested that the Applicant enter a binding agreement with the Local Authority to which the conditions of which may be attached to any grant to ensure that the Development is carried out in accordance with the Grant, once granted, and that the Residential Units remain in use as Build to Rent accommodation and imposes a requirement that the Residential Units, once completed, remains owned and operated by an [Institutional Entity] and that no individual Residential Unit within the Development be sold or rented separately, upon completion of the Development, for a minimum period of at least 15 years.

NOW THIS INDENTURE WITNESSETH that in consideration of the Grant of Planning Permission register reference [] and in compliance with condition [] thereof it is hereby AGREED and DECLARED as follows:-

- A. Upon completion of the construction of the Development upon the Scheduled Property, the Residential Units shall be used as Build to Rent accommodation and shall remain owned and operated by an [Institutional Entity] and furthermore no Residential Unit within the Development shall be sold or rented separately TO THE INTENT AND PURPOSE that this Agreement shall bind the Owner and Applicant for a period of 15 years from the date of practical completion of the Development.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and affixed their seal the day and year first herein written.

Schedule

“Scheduled Property”

ALL THAT the property comprised in Folios 19780, 60506F, 186558F, 65300F of the register County Dublin together with the property the subject matter of dealing number D2016LR107710U.

PRESENT when the
Common Seal of
VENI VIDI VICI LIMITED
was affixed hereto
and this DEED DELIVERED

Executed as a Deed by
PLATINUM LAND LIMITED
Acting by a Director
In the presence of

SIGNED and DELIVERED as a
DEED by: -

[]

On behalf of: -

[]

In the presence of:-