

	build home buyer warranties as the Landlord shall (acting reasonably) stipulate from time to time;
Part 1 Conditions	part 1 of the Standard Commercial Property Conditions (Second Edition);
Part 2 Conditions	part 2 of the Standard Commercial Property Conditions (Second Edition);
Planning Long Stop Date	subject to extension in accordance with the provisions set out in Schedule 1, the date which is 12 months after the date of this Agreement;
Property	the freehold property at Henblas Square Wrexham being part of the land and buildings registered at HM Land Registry under title number WA954339 and being shown edged yellow on the HM Land Registry title plan attached to this Agreement;
Purchase Price	the aggregate of the sums set out in the Accommodation Schedule which is attached to this Agreement, being three million three hundred thousand pounds (£3,300,000);
Rectification Period	the period during which the Developer is responsible for any defects under the terms of the relevant New Build Warranty Scheme;
Rent	the initial rent of £200.00 per annum (subject to review) exclusive of VAT, being the initial annual rent payable under each of the Leases;
Rent Commencement Date	the Completion Date;
Requisite Consents	the Satisfactory Planning Permission, building regulation approvals, and any other consents, licences and authorisations required from any competent authority, statutory undertaker or person for the carrying out of the