

LAND REGISTRY

COUNTY DUBLIN

FOLIO 117192L

TRANSFER dated day of 2020

EBS d.a.c. (hereinafter called the **Bank**) having its registered office at The EBS Building, 2 Burlington Road, Dublin 4 as successor to EBS Building Society (by Acquisition Conversion Scheme pursuant to Part XI of the Building Societies Act, 1989, confirmed and registered by the Central Bank of Ireland on 1 July 2011, all business and property including the mortgage book of EBS Building Society including the Society's rights and entitlements in respect of the Secured Liabilities and the Charge vested in EBS Limited, as it was then known, and now known as EBS d.a.c.)

The registered owner of the charge registered on the 31 August 2010 at entry number 2 Part 3 of Folio 117192L County Dublin pursuant to Dealing number D2007DN036002H, in exercise of its power of sale, in consideration of the sum of €[•] ([•]) (the receipt of which is hereby acknowledged) **HEREBY TRANSFERS** all the property described in Folio 117192L of the register of leaseholders County Dublin to [•] as *joint tenants/tenants in common* (hereinafter called the **Purchaser**)

Discharged from the said charge and from all other burdens entered in the said Folio of the register over which the said charge ranks in priority.

The Purchaser hereby covenants with the Bank that the Purchaser and the Purchaser's executors administrators and assigns will pay the rent reserved by the Lease comprised in the folio during the continuance of the term of the Lease and perform and observe the covenants on the lessees part and the conditions contained in the Lease and will keep the Bank and the Bank's executors administrators and assigns well and effectively indemnified against all actions and proceedings costs damages expenses claims and demands whatsoever by reason or on account of the non-payment of the said rent or any part thereof or the breach or non-performance or non-observance of the said covenants or conditions or any of them.

The address of the Purchaser in the State for service of notices and his / her / their description is [•].

The Purchaser hereby acknowledges that the Bank is executing this Transfer in its capacity as mortgagee of the property in sale only.

PRESENT when the common Seal of
EBS d.a.c. was affixed to this deed
and this deed was delivered:

Authorised Signatory

Authorised Signatory

SIGNED AND DELIVERED as a DEED
by the Purchaser
in the presence of:

(Witness' Signature)

(Witness' name)

(Witness' Address)

(Witness' Occupation)

[•]