

MEMORANDUM OF AGREEMENT made the *20th* day of *December* Two Thousand and *five* **BETWEEN ALAN COSTELLO BUILDERS LIMITED** having its registered office at 370/372 Clontarf Road, Dublin 3 (hereinafter called "the Vendor") of the One Part and *P.J. Daly and Ann Daly*

(hereinafter called "the Purchaser") of the Other Part **WHEREAS** the Vendor has agreed to sell an apartment to the Purchaser known as *Retail Unit No. 1* ~~Apartment No.~~, Aldborough Court, 1-4 North Strand, Dublin 1 ("the Sold Land") and in order to facilitate the granting of a Leases of the said apartment the Vendor has agreed to indemnify the said Purchaser his Executors, Administrators, Assigns and Mortgagees with regard to the common areas and services in the manner following.

IN PURSUANCE of the said Agreement and in consideration of the premises the Vendor for itself, its successors and assigns hereby covenants with the Purchaser his/their Executors, Administrators, Assigns and Mortgagees to make and complete or procure the making and completion and maintenance of common areas within the Estate abutting on the Sold Land and the Estate and to arrange for the public lighting thereof all to the satisfaction of the Local Authority and to do all things necessary to have the same taken in charge by the Aldborough Court Management Company Limited and to indemnify the Purchaser, her Executors, Administrators, assigns and Mortgagees against all actions, costs, proceedings, claims and demands in respect thereof.

IN WITNESS whereof the Vendor has caused its Common Seal to be affixed hereto the day and year first hereinbefore WRITTEN.

PRESENT when the Common Seal of :
ALAN COSTELLO BUILDERS LIMITED :
was affixed hereto:- :



*Ann Peart
Finance Solicitor
3 Buxton Road
Dublin 4.*

Alan Costello