

DATED _____ 2015

Between

Heathrow Airport Limited as Station Facility Owner

- and -

Heathrow Express Operating Company Limited as Beneficiary

Heathrow Terminals 2 and 3 Station; Heathrow Terminal 4 Station;
Heathrow Terminal 5 Station

STATION ACCESS AGREEMENT
(Access by passenger operators)

THIS AGREEMENT is made on

2015

BETWEEN:-

- (1) The party specified in paragraph 1 of Schedule 1 (the "Station Facility Owner"); and
 - (2) The party whose name and address and other particulars are specified in paragraph 2 of Schedule 1 (the "Beneficiary");
- together, the "parties".

BACKGROUND

- (A) The Station Facility Owner is the facility owner of each Station and the Network.
- (B) The Beneficiary is a passenger service operator who wishes to obtain permission to use each Station.
- (C) The Station Facility Owner has agreed to grant the Beneficiary and its Associates such permission on the terms and conditions of this Agreement.

IT IS AGREED as follows:

1 INTERPRETATION

1.1 Definitions

In this Agreement, where the context admits:

"Access Charge" has the meaning set out in Clause 6.1;

"Access Dispute Resolution Rules" means the set of rules regulating the resolution of disputes, entitled "Access Dispute Resolution Rules", annexed to the Network Code;

"Beneficiary Event of Default" has the meaning attributed to it in Clause 5.2.1;

"Commencement Date" means, the date set out in paragraph 3 of Schedule 1;

"Event of Default" means, a Beneficiary Event of Default or a Station Facility Owner Event of Default, as the context requires;

"Exclusive Charges" means, the sum of the charges for the Exclusive Station Services as such charges are specified in Schedule 2 subject to such variations as satisfy both the following conditions:

- (a) the variations are agreed between the parties in writing and signed on their behalf by their duly authorised representatives or are determined in accordance with Schedule 2; and
- (b) the variations do not come into effect until the Office of Rail and Road has consented to them;

"Exclusive Station Services" means, the services specified in Schedule 2 subject to such variations as satisfy both the following conditions:

- (a) the variations are agreed between the parties in writing and signed on their behalf by their duly authorised representatives or are determined in accordance with Schedule 2; and
- (b) the variations do not come into effect until the Office of Rail and Road has consented to them;

"Expiry Date" means the date specified in paragraph 4 of Schedule 1;

"Insolvency Event" means, in relation to either of the parties, where:

- (a) any step which has a reasonable prospect of success is taken by any person with a view to its administration under Part II of the Insolvency Act 1986;
- (b) it stops or suspends or threatens to stop or suspend payment of all or a material part of its debts, or is unable to pay its debts, or is deemed unable to pay its debts under section 123(1) or (2) of the Insolvency Act 1986, except that in the interpretation of this paragraph:
 - (i) section 123(1)(a) of the Insolvency Act 1986 shall have effect as if for "£750" there were substituted "£50,000" or such higher figure as the parties may agree from time to time in writing; and
 - (ii) it shall not be deemed to be unable to pay its debts for the purposes of this paragraph if any such demand as is mentioned in section 123(1)(a) of the Insolvency Act 1986 is satisfied before the expiration of 21 days from such demand;
- (c) its directors make any proposal under section 1 of the Insolvency Act 1986, or it makes any agreement for the deferral, rescheduling or other readjustment (or makes a general assignment or an arrangement or composition with or for the benefit of the relevant creditors) of all or a material part of its debts, or a moratorium is agreed or declared in respect of or affecting all or a material part of its debts;

- (d) any step is taken to enforce Security over or a distress, execution or other similar process is levied or sued out against the whole or a substantial part of its assets or undertaking, including the appointment of a receiver, administrative receiver, manager or similar person to enforce that Security;
- (e) any step is taken by any person with a view to its winding-up or any person presents a winding-up petition which is not dismissed within 14 days, or it ceases or threatens to cease to carry on all or a material part of its business, except for the purpose of and followed by a reconstruction, amalgamation, reorganisation, merger or consolidation on terms approved by the other party before that step is taken (which approval shall not be unreasonably withheld or delayed); or
- (f) any event occurs which, under the law of any relevant jurisdiction, has an analogous or equivalent effect to any of the events listed above,

unless:

- (i) in any case, a railway administration order (or application for it) has been made or such order (or application) is made within 14 days after the occurrence of such step, event, proposal or action (as the case may be) in relation to that party pursuant to sections 60, 61 or 62 of the Act and for so long as any such order (or application) remains in force or pending; or
- (ii) in the case of paragraphs (a), (d) or (e), or (f) in relation to matters analogous or equivalent to the matters referred to in paragraphs (a), (d) and (e), the relevant petition, proceeding or other step is being actively contested in good faith by that party with timely recourse to all appropriate measures and procedures;

“Notice of Dispute” means, a notice issued by a Resolution Service Party wishing to refer a dispute to resolution in accordance with the Access Dispute Resolution Rules;

“Passenger Services” means, those railway passenger services provided by or on behalf of the Beneficiary pursuant to the permission to use track granted in accordance with the Track Access Agreement;

“Safety Authorisation” and “deemed Safety Authorisation” have the meanings given to “safety authorisation” and “deemed safety authorisation” by The Railways and Other Guided Transport Systems (Safety) Regulations

2006;

"Safety Certificate" and "deemed Safety Certificate" have the meanings given to "safety certificate" and "deemed safety certificate" by The Railways and Other Guided Transport Systems (Safety) Regulations 2006;

"Secretary of State" means, the Secretary of State for Transport;

"Security" means, any mortgage, pledge, lien (other than a lien arising by operation of law) hypothecation, security interest or other charge or encumbrance;

"SNRP" has the meaning given to it by The Railway (Licensing of Railway Undertakings) Regulations 2005

"Station" means, each station described in paragraph 5 of Schedule 1;

"Station Access Conditions" means, in respect of the Station:

- (a) the HAL Station Access Conditions 2015; and
- (b) the annexes relating to that Station listed in the second column of the table in Appendix 1 to Schedule 1

as each is modified in respect of each Station from time to time with the approval of the Office of Rail and Road and as each is incorporated in this Agreement;

"Station Facility Owner Event of Default" has the meaning attributed to it in Clause 5.2.3;

"Suspension Notice" means a notice served by one party on the other pursuant to Clause 5.3;

"Termination Notice" means a notice served by one party on the other pursuant to Clause 5.4.1 or 5.4.2, as the case may be; and

"Track Access Agreement" means the agreement for use of track, referred to in paragraph 7 of Schedule 1.

1.2 References

References to this Agreement include its schedules and, unless otherwise indicated, references to recitals, Clauses, sub-Clauses, Schedules and paragraphs are to recitals, clauses and sub-clauses of, and schedules to, this Agreement and paragraphs of such schedules. References to this Agreement include, unless otherwise indicated, the Station Access Conditions. References to any Condition shall be construed as a reference to the relevant Station Access Condition.

1.3 Sub-contractors

Where a party has sub-contracted its rights or obligations under this Agreement to any third party in accordance with Clause 7.6, references to that party in this Agreement shall, with the exception of Clause 6 and without prejudice to Clause 7.6, include references to any sub-contractor so appointed.

1.4 Station Access Conditions

Where the context admits, words and expressions defined in the Station Access Conditions or which fall to be construed in accordance with such Conditions shall bear the same meanings and constructions in this Agreement and the rules of interpretation set out in the Station Access Conditions shall apply throughout this Agreement.

1.5 Exclusive Station Services

The provisions of Schedule 2 (if any) shall apply as to the terms and conditions on which the Station Facility Owner shall provide Exclusive Station Services to the Beneficiary.

1.6 Separate Application

The provisions of Clauses 3, 4, 5, 6 and 7 (other than sub-Clauses 7.1 and 7.2) shall take effect in relation to each Station separately and independently so that their application to any one Station shall not be affected in any way by their application to any other Station.

2 **CONDITIONS PRECEDENT**

2.1 Conditions Precedent

Subject to Clauses 2.2 to 2.4, the provisions of this Agreement shall not have effect until the following conditions precedent (so far as they are applicable to each party) shall have been satisfied in full:

2.1.1 NOT USED;

2.1.2 the Station Facility Owner is exempt from the requirement to hold a station licence under section 7 of the Act;

2.1.3 the Station Facility Owner holds a Safety Authorisation or deemed Safety Authorisation in relation to the operation of each Station;

2.1.4 the Track Access Agreement becoming effective in

accordance with its terms (save for any condition relating to this Agreement becoming effective);

- 2.1.5 the Beneficiary holds a Safety Certificate or deemed Safety Certificate in relation to its operation of trains;
- 2.1.6 an Insolvency Event not having occurred in relation to either of the parties; and
- 2.1.7 a copy of this Agreement has been sent to the Office of Rail and Road in hard copy or by email within 14 days of this Agreement being signed and dated by the parties.

2.2 Obligation to satisfy Conditions Precedent

The parties shall use all reasonable endeavours to secure that the following conditions precedent are respectively satisfied in full by them (and that notice of such satisfaction is promptly given by each party to the other party) as soon as practicable and, in any event, not later than the Commencement Date:

- 2.2.1 in the case of the Station Facility Owner, the conditions precedent contained in Clauses 2.1.2 and 2.1.3; and
- 2.2.2 in the case of the Beneficiary, the conditions precedent contained in Clauses 2.1.4 and 2.1.5.

2.3 Entry into effect

- 2.3.1 Clauses 1 (other than Clause 1.5), 2, 4, 5, 7, 8 and 9 and Conditions A1, Q1 and Q3 shall come into effect and be binding on the parties immediately upon this Agreement being signed and dated by the parties.
- 2.3.2 All other Clauses and Conditions shall come into effect and be binding on the parties on the Commencement Date.

2.4 Non-satisfaction

- 2.4.1 If any of the conditions precedent in Clause 2.1 shall not have been satisfied in full on or before the later of the Commencement Date and the expiry of the 14 day period mentioned in Clause 2.1.7, this Agreement (except Clause 2.4.2) shall lapse and neither party shall have any liability to the other under or in respect of it, save in respect of a pre-existing breach of any of Clauses 2, 4, 5, 7, 8 and 9.

2.4.2 The obligations of confidence provided for in the Station Access Conditions shall continue in force indefinitely after the termination of this Agreement.

3 **PERMISSION TO USE THE STATION**

3.1 The Station Facility Owner hereby grants the Beneficiary and its Associates permission to use the Station.

3.2 In consideration of the permission granted to the Beneficiary and its Associates by the Station Facility Owner in Clause 3.1 and the performance by the Station Facility Owner of its other obligations under this Agreement, the Beneficiary shall pay the Access Charge in accordance with Clause 6 and Part F of the Station Access Conditions. The Parties recognise that the payment of the Access Charge represents full and due consideration under this Agreement.

4 **STATION ACCESS CONDITIONS**

4.1 The Station Access Conditions are incorporated in and shall form part of this Agreement.

4.2 Except where the Office of Rail and Road shall have directed otherwise in the exercise of its powers under the Act, the Station Facility Owner shall ensure that all operators of trains having permission to use the Station agree to comply with the Station Access Conditions.

4.3 During the term of this Agreement, each of the parties shall duly and punctually perform, observe and comply with its obligations set out in the Station Access Conditions as incorporated in this Agreement pursuant to Clause 4.1.

5 **TERM AND TERMINATION**

5.1 **Term**

This Agreement shall continue in force until the earliest to occur of:

- (a) lapse pursuant to Clause 2.4;
- (b) termination pursuant to this Clause 5;
- (c) the Expiry Date; and
- (d) upon the closure of the Station following the expiry of any period of experimental operation of the Station (or its related passenger services) under s56A of the Transport Act 1962 or s48 of the Act or following compliance with any statutory requirements for such closure.

5.2 Events of default

5.2.1 Beneficiary Events of Default

The following shall be Beneficiary Events of Default:

- (a) Insolvency: An Insolvency Event occurs in relation to the Beneficiary;
- (b) Breach of the Agreement: The Beneficiary commits a material breach of its obligations under this Agreement;
- (c) Force Majeure: The Beneficiary fails to perform its obligations under this Agreement to any material extent for a continuous period of 90 days as a result of an event of Force Majeure;
- (d) Loss of Licence: The Beneficiary ceases to be authorised to be the operator of trains by a licence granted under section 8 of the Act or by a licence or SNRP granted or recognised under the Railway (Licensing of Railway Undertakings) Regulations 2005 (whether by revocation or otherwise) unless it is exempt from the requirement so to be authorised;
- (e) Loss of Safety Certificate: The Beneficiary ceases to hold a Safety Certificate or deemed Safety Certificate whether because it has been revoked or otherwise;
- (f) Track Access Termination: Termination of the Track Access Agreement unless the Beneficiary shall become a party to an access agreement in relation to track which is contiguous to the Station on or before the date which is not later than 30 days after the termination of the Track Access Agreement (any such agreement being thereafter treated as the Track Access Agreement);
- (g) Non-operation: No trains operated by the Beneficiary or on its behalf depart from the Station for a continuous period of more than 270 days; and
- (h) NOT USED.

5.2.2 The Beneficiary shall notify the Station Facility Owner promptly on becoming aware of the occurrence of a Beneficiary Event of Default.

5.2.3 Station Facility Owner Events of Default

The following shall be Station Facility Owner Events of Default:

- (a) Insolvency: An Insolvency Event occurs in relation to the Station Facility Owner;
- (b) Breach of the Agreement: The Station Facility Owner commits a material breach of its obligations under this Agreement;
- (c) Force Majeure: The Station Facility Owner fails, for a continuous period of 90 days, to perform its obligations under this Agreement to any material extent as a result of an event of Force Majeure;
- (d) Loss of Licence: The Station Facility Owner ceases to be authorised to be the operator of the Station by a licence granted under section 8 of the Act (whether by revocation or otherwise) unless it is exempt from the requirement so to be authorised under section 7 of the Act; and
- (e) Loss of Safety Authorisation: The Station Facility Owner ceases to hold a Safety Authorisation or deemed Safety Authorisation whether because it has been revoked or otherwise.

5.2.4 The Station Facility Owner shall notify the Beneficiary promptly on becoming aware of the occurrence of a Station Facility Owner Event of Default.

5.3 Suspension

5.3.1 Right to suspend

- (a) The Station Facility Owner may serve a Suspension Notice where a Beneficiary Event of Default has occurred and is continuing, provided the relevant Event of Default is reasonably capable of remedy.
- (b) The Beneficiary may serve a Suspension Notice where a Station Facility Owner Event of Default has occurred and is continuing, provided the relevant Event of Default is reasonably capable of remedy.

5.3.2 Contents of a Suspension Notice

A Suspension Notice shall specify:

- (a) the nature of the relevant Event of Default;
- (b) the date and time at which suspension is to take effect;
- (c) in the case of a Suspension Notice served on the Beneficiary, reasonable restrictions imposed on the grant to the Beneficiary and its Associates of permission to use the Station while the Suspension Notice is in force;
- (d) in the case of a Suspension Notice served on the Station Facility Owner, details of any suspension on the grant to the Beneficiary of the permission to use the Station while the Suspension Notice is in force;
- (e) the steps reasonably required to remedy the relevant Event of Default; and
- (f) a reasonable grace period for the defaulting party to remedy it (and where the relevant Event of Default is a failure to pay any part of the Access Charge, seven days shall be a reasonable grace period).

5.3.3 Effects of a Suspension Notice served by the Station Facility Owner

Where the Station Facility Owner has served a Suspension Notice on the Beneficiary:

- (a) the Beneficiary shall comply with any reasonable restriction thereby imposed on it;
- (b) the Suspension Notice shall remain in full force and effect until it has been revoked either in whole or in part by notice from the Station Facility Owner to the Beneficiary pursuant to Clause 5.3.5(d); and
- (c) service of a Suspension Notice shall not affect the Beneficiary's continuing obligation to pay the Access Charge.

5.3.4 Effect of a Suspension Notice served by the Beneficiary

Where the Beneficiary has served a Suspension Notice on the Station Facility Owner:

- (a) it shall have the effect of suspending the permission to use the Station to the extent specified in such Suspension Notice;

- (b) the amount of the Access Charge payable shall be abated to the extent that it corresponds to the suspended part of the Beneficiary's permission to use the Station; and
- (c) the Suspension Notice shall remain in full force and effect until it has been revoked either in whole or in part by notice from the Beneficiary to the Station Facility Owner pursuant to Clause 5.3.5(d).

5.3.5 Suspension to be proportionate to breach

(a) A Suspension Notice served pursuant to Clause 5.3.1 in respect of any Beneficiary Event of Default which relates only to particular Station Services or particular Common Station Amenities shall, so far as reasonably practicable, apply only to:

- (i) those Station Services; and
- (ii) those Common Station Amenities,

(or (as the case may be) parts or part of them) and the remainder of the rights and obligations of the parties shall remain in full force and effect.

(b) A Suspension Notice served pursuant to Clause 5.3.1 in respect of any Station Facility Owner Event of Default which relates only to particular Station Services or particular Common Station Amenities shall, so far as reasonably practicable, apply only to:

- (i) those Station Services; and
- (ii) those Common Station Amenities,

(or (as the case may be) parts or part of them) and the remainder of the rights and obligations of the parties shall remain in full force and effect.

(c) The party served with a Suspension Notice shall, with all reasonable diligence, take such steps as shall be reasonable and necessary to remedy the Event of Default and shall keep the party serving the Suspension Notice fully informed of the progress which is being made in remedying the Event of Default.

(d) Where a party served with a Suspension Notice has complied with its obligations under Clause 5.3.5(c)

(whether in whole or in part) and it is reasonable for the suspension effected by the Suspension Notice to be revoked (whether in whole or in part), the party which shall have served the Suspension Notice shall revoke the suspension to that extent. Such revocation shall be effected as soon as practicable after the remedy in question, by notice to the other party specifying the extent of the revocation and the date on which it shall have effect.

5.4 Termination

5.4.1 The Station Facility Owner's right to terminate

The Station Facility Owner may serve a Termination Notice on the Beneficiary where:

- (a) the Beneficiary fails to comply with any material restriction in a Suspension Notice;
- (b) the Beneficiary fails to comply with its obligations under Clause 5.3.5(c); or
- (c) except during the period of a Suspension Notice relating to it, a Beneficiary Event of Default has occurred and is continuing.

5.4.2 The Beneficiary's right to terminate

The Beneficiary may serve a Termination Notice on the Station Facility Owner where:

- (a) the Station Facility Owner fails to comply with its obligations under Clause 5.3.5(c); or
- (b) except during the period of a Suspension Notice relating to it, a Station Facility Owner Event of Default has occurred and is continuing.

5.4.3 Contents of Termination Notice

A Termination Notice shall specify:

- (a) the nature of the relevant Event of Default;
- (b) the date and time at which termination is to take effect, which shall not be earlier than the later of 30 days after such notice is given and the expiry of any grace period under Clause 5.4.3(c)(ii);

- (c) where the relevant Event of Default is capable of remedy:
 - (i) the steps reasonably required to remedy the Event of Default; and
 - (ii) a reasonable grace period within which such steps may be taken (and where the Event of Default is a failure of the Beneficiary to pay the Access Charge, seven days shall be a reasonable grace period).

5.4.4 Effects of a Termination Notice

Where either party has served a Termination Notice on the other:

- (a) the service of the Termination Notice shall not affect the parties' continuing rights and obligations under this Agreement up to the date of termination as specified in the Termination Notice;
- (b) the party which has served the Termination Notice shall withdraw it by notice to the other party upon being reasonably satisfied that the relevant Event of Default has been remedied;
- (c) this Agreement shall terminate on the later of:
 - (i) the date and time specified in the Termination Notice; and
 - (ii) 28 days after the date upon which a copy of the Termination Notice shall have been given to the Office of Rail and Road.
- (d) promptly after it has been served, a copy of the Termination Notice shall be sent by the party serving it to:
 - (i) the Secretary of State at the address set out in paragraph 6 of Schedule 1, or such other address as shall be notified by it to the parties from time to time; and
 - (ii) the passenger transport executive (if any) or its successors within whose region the Station is situated.

5.4.5 The lapse or expiry of this Agreement or the termination of this Agreement by either party shall be without prejudice to

any right of action that may have arisen prior to, or may arise in consequence of, such lapse, expiry or termination.

5.5 Exclusion of common law termination rights

The suspension and termination rights set out in this Clause 5 shall be the parties' only rights to suspend or terminate this Agreement, whether pursuant to its terms, at law or otherwise.

5.6 Non-operation of trains

5.6.1 The Beneficiary shall notify the Station Facility Owner whenever it reasonably expects a material interruption to, or material change in, the Passenger Services (by reference to the then current published timetable for provision of such services). Any such notice shall, to the extent reasonably practicable, state the details of any such interruption or change.

5.6.2 Subject to the Station Access Conditions, no interruption to the Passenger Services shall affect the Beneficiary's obligation to pay the Access Charge.

6 **CHARGES FOR PERMISSION TO USE THE STATION**

6.1 The Access Charge shall, in respect of each Accounting Year, be the sum of the following in respect of that Accounting Year:

6.1.1 the Common Charge; and

6.1.2 the Exclusive Charges,

6.2 NOT USED.

6.3 All amounts payable under this Clause 6 shall, except as may otherwise be agreed by the parties from time to time, be paid by direct debit mandate or standing order mandate to such bank account in the United Kingdom as may be nominated by the Station Facility Owner from time to time.

6.4 Further detailed provisions relating to the Common Charges are set out in Part F of the Station Access Conditions.

7 **WHOLE AGREEMENT, AMENDMENT AND ASSIGNMENT**

7.1 Whole agreement

This Agreement contains the entire agreement between the parties in relation to the subject matter of this Agreement and supersedes all prior agreements and arrangements. This Clause 7.1 shall not have the effect of excluding any term implied by law.

7.2 Counterparts

This Agreement may be executed in counterparts, each of which will constitute one and the same document.

7.3 Amendment

7.3.1 Amendments to be in writing and to be approved

No amendment of any provision of this Agreement shall be effective unless:

- (a) such amendment is in writing and signed and dated by, or on behalf of, the parties; and
- (b) if it is an amendment which requires the Office of Rail and Road's approval under section 22 of the Act, the amendment has been approved by the Office of Rail and Road.

7.3.2 Exception

Clause 7.3.1(b) does not apply to an amendment made by virtue of a general approval issued by the Office of Rail and Road under section 22 of the Act.

7.3.3 Copy to be sent to the Office of Rail and Road

A copy of any amendment to this Agreement shall be sent to the Office of Rail and Road within 14 days of such amendment being made.

7.4 Assignment

Subject to Clause 7.5, this Agreement shall be binding on and enure to the benefit of the parties and their successors and permitted assigns or assignees but neither party may assign or transfer all or any part of its rights or obligations under this Agreement without the prior written consent of the other party and the Office of Rail and Road.

7.5 Novation

Each party agrees to take all such steps as may be necessary to give effect to the novation of either party's rights and obligations under this Agreement by and in favour of the Secretary of State or his nominee, if and to the extent

necessary to enable the Secretary of State to perform his duty to secure the provision of services for the carriage of passengers by railway pursuant to section 30 of the Act, provided that any such novation shall have been approved by the Office of Rail and Road pursuant to the Act and shall be on terms that:

- 7.5.1 the Secretary of State or his nominee shall have satisfied all relevant conditions precedent which are specified in Clause 2.1 (unless and to the extent that such conditions precedent shall have been waived);
- 7.5.2 the party whose rights and obligations are being novated shall not be released from any accrued but unperformed obligation, the consequences of any breach of this Agreement which is the subject of dispute resolution under the Access Dispute Resolution Rules or litigation between the parties or any liability in respect of any act or omission under or in relation to this Agreement prior to, or as at the date of, any such novation (except to the extent that the Secretary of State or his nominee agrees to assume and be responsible for such unperformed obligation, such liability or the consequences of such breach in connection with the relevant novation); and
- 7.5.3 neither the Secretary of State nor his nominee shall be obliged, in connection with the novation, to agree to assume and be responsible for any unperformed obligation, liability or consequences of a breach referred to in Clause 7.5.2.

7.6 Sub-contractors

- 7.6.1 Subject to Clause 7.6.3, the Station Facility Owner may subcontract the performance of any of its obligations under this Agreement.
- 7.6.2 Subject to Clause 7.6.3 the Beneficiary shall not, without the prior written consent of the Station Facility Owner (such consent not to be unreasonably withheld or delayed), subcontract the performance of any of its obligations under this Agreement.
- 7.6.3 Nothing in this Clause 7.6 shall operate so as to relieve the Station Facility Owner or the Beneficiary of its obligations under this Agreement and each party shall remain responsible for the acts and omissions of any sub-contractor as if they were the acts and omissions of that party.

7.7 Ceasing to be a facility owner

7.7.1 In this Clause 7.7:

(a) "a relevant disposal" means the disposal or the creation of any estate, interest, right or title in or to the Station which, whether or not with the passage of time or the giving of notice, may result in another person becoming the facility owner in respect of the Station but does not include the creation of Security over the Station; and

(b) "Security" means any mortgage, pledge, lien (other than a lien arising by operation of law), hypothecation, security interest or other charge or encumbrance.

7.7.2 The Station Facility Owner shall not make a relevant disposal otherwise than to a person holding a station licence in respect of the Station who prior to the making of the relevant disposal has novated the access agreements of all Users on terms approved by the Office of Rail and Road.

7.7.3 NOT USED.

7.7.4 A relevant disposal made in breach of Clause 7.7.2 shall be void and of no effect and shall not be binding upon or confer rights exercisable against any User.

7.7.5 Neither the disposal nor the creation of any estate, interest, right or title in or to the Station shall release the Station Facility Owner from any accrued but unperformed obligation, the consequences of any breach of a Station Access Agreement or the Station Access Conditions or any liability in respect of any act or omission under or in relation to a Station Access Agreement or the Station Access Conditions arising prior to another person becoming the facility owner in respect of the Station.

8 **NOTICES AND COMMUNICATIONS**

8.1 Any notice or other communication under or in connection with this Agreement shall be in writing and shall be delivered by hand or recorded delivery or sent by pre-paid first class post, or by facsimile, to the party on whom the notice is to be served at the relevant address for service set out in Schedule 3, or to such other address in the United Kingdom as that party may specify by notice to the other party to this Agreement.

8.2 Any such notice or other communication shall be, or shall be deemed to have been, received by the party to whom it is addressed as follows:

8.2.1 if sent by hand or recorded delivery when so delivered or in the case of prepaid first class post, 2 days after posting; and

8.2.2 if sent by facsimile, upon sending (where such transmission occurs before 17.00 hours on the day of transmission) and (in any other case) on the day following the day of transmission, provided that the sender obtains, and if required to do so by the person to whom the notice is alleged to have been sent produces, confirmation of uninterrupted transmission by a transmission report generated by the facsimile machine in question, or other sufficient evidence of transmission.

9 **GOVERNING LAW AND SUBMISSION TO JURISDICTION**

9.1 Governing law

This Agreement shall be governed by and construed in accordance with English law.

9.2 Jurisdiction

Subject to the Station Access Conditions, the parties irrevocably agree that the courts of England are to have exclusive jurisdiction to settle any dispute which may arise out of, or in connection with, this Agreement.

10 **RIGHTS OF THIRD PARTIES**

10.1 Application to Third Parties

Except as provided in this Clause 10 or as expressly provided elsewhere in this Agreement, no person who is not a party to this Agreement shall have any right (whether by virtue of any enactment that is part of the applicable law of this Agreement or otherwise) to enforce any term of this Agreement.

10.2 Application to the Office of Rail and Road and the Secretary of State

The Office of Rail and Road and the Secretary of State shall have the right (whether by virtue of any enactment that is part of the applicable law of this Agreement or otherwise) to directly enforce such rights as have been granted to them under this Agreement.

IN WITNESS whereof the duly authorised representatives of the Station Facility Owner and the Beneficiary have executed this contract on the date first above written.

SIGNED by.....

Print name.....

Duly authorised for and behalf of
HEATHROW AIRPORT LIMITED

SIGNED by.....

Print name.....

Duly authorised for and behalf of
HEATHROW EXPRESS OPERATING COMPANY LIMITED

SCHEDULE 1

CONTRACT PARTICULARS

1 Station Facility Owner:

Name: Heathrow Airport Limited

Registered office: The Compass Centre, Nelson Road, Hounslow, Middlesex, TW6 2GW

2 Beneficiary:

Name: Heathrow Express Operating Company Limited

Registered office: The Compass Centre, Nelson Road, Hounslow, Middlesex, TW6 2GW

3 Commencement Date: 1 September 2015

4 Expiry Date: 31 December 2023

5 Stations:

Each of the stations listed in the first column of the table in Appendix 1 to Schedule 1, as more particularly defined in the Station Access Conditions for that Station.

6 Address of Secretary of State:

The Secretary of State
Department for Transport
33 Horseferry Road
London
SW1P 4DR

7 Track Access Agreement:

Access contract dated on or around the date of this Agreement between Heathrow Airport Limited and the Beneficiary or such agreement as may from time to time replace it providing permission for the Beneficiary to use track in order to operate trains to and from the Station for the purpose of operating railway passenger services.

8 NOT USED.

9 NOT USED.

APPENDIX 1 TO SCHEDULE 1

Station	Station Specific Annexes
Heathrow Terminals 2 and 3 Station	SSA/T23
Heathrow Terminal 4 Station	SSA/T4
Heathrow Terminal 5 Station	SSA/T5

SCHEDULE 2

EXCLUSIVE STATION SERVICES

N/A

SCHEDULE 3

ADDRESSES FOR SERVICE

1 **Address for service on the Station Facility Owner:**

The Compass Centre, Nelson Road, Hounslow, Middlesex, TW6 2GW
(Attention of: The Company Secretary)

2 **Address for service on the Beneficiary:**

The Compass Centre, Nelson Road, Hounslow, Middlesex, TW6 2GW
(Attention of: The Company Secretary)