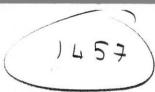
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26 September Dated

2008

Stansted Airport Limited

-to-

Hertfordshire County Council

DEED OF UNILATERAL UNDERTAKING

relating to Land at Stansted Airport, Essex and pursuant to Section 106 of the Town and Country Planning Act 1990

Planning Application Reference UTT/0717/06/FUL and PINS Appeal Reference APP/C1570/A/06/2032278

CMS Cameron McKenna LLP

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CERTIFIED TO BE A TRUE AND COMPLETE COPY OF THE ORIGINA

CMS Cameron McKenna LLP Mitre House, 160 Aldersgate Street

London ECIA 4DD

October 2008 Ref: ASW/002268/00423 AN UNDERTAKEING given on the 26 day of September two thousand and eight from STANSTED AIRPORT LIMITED (company registration number 01990920) whose registered office is at 130 William Road London SW1V ILQ (hereinafter referred to as STAL) to HERTFORDSHIEEE COUNTY COUNCIL of Hertfordshire County Hall, Pegs Lane, Hertford SG13 8DQ (hereinafter referred to as HCC)

8DQ (I	nereinafter resterred to as HCC)
1.	Definitions:
1.1	"the 15+ development" shall mean the development permitted by planning permission reference number UTT/1000/01/OP
1.2	"the 1972 Act" shall mean the Local Government Act 1972
1.3	"the 1990 Act" shall mean the Town & Country Planning Act 1990
1.4	"the 199 Act" shall mean the Contracts (Rights of Third Parties) Act 1999
1.5	"the 200m Act" shall mean the Local Government Act 2000
1.6	"the Airwort" shall mean Stansted Airport Essex shown on Plan 1 edged in red but excluding the land adged green
1.7	"the Airport Boundary" shall mean the red line shown on Plan 1
1.8	"the Autimority" shall mean Hertfordshire County Council or HCC
1.9	"the Bishop's Stortford Transport Study" shall mean the Bishop's Stortford Transport Study dated Maurch 2006
1.10	"Construction" shall mean the commencement of works that are in accordance with the let contract for the development of the Little Hadham By-Pass
1.11	"Date of "Grant" shall mean the date on the Permission as issued by the Secretaries of State
1.12	"the Development" shall mean the development authorised by the Planning Permission
1.13	"The Easstern Herts Transport Plan" shall mean the Eastern Herts Transport Plan dated May 2006
1.14	"Hertfor dshire Local Transport Plan" shall mean the Hertfordshire Local Transport Plan 2006-201 1
1.15	"Implementation" shall mean the implementation of the Planning Permission for the Development by the annual passenger throughput at Stansted Airport exceeding 25 mppa over any period of 12 calendar months or the annual number of ATMs exceeding 241,000 over any period of 12 calendar months or the carrying out of any material operation (as defined by s. 56

1.16 "Implementation Date" shall mean the date specified by STAL to HCC in a written notice served upwon HCC as the date upon which the Development permitted by the Planning Permission is to be commenced or has been commenced or if no such notice is served, on the date of Insuplementation

of the 1990 Act) in respect of the Development which is permitted by the Planning Permission,

1.17 "Little Hadham By-Pass" shall mean Option 5 for the proposed A120 Little Hadham By-Pass around three village of Little Hadham

(22561794.01)

whichever is the earlier