

Mr Daniel Broughton
Portner and Jaskel
Solicitors
63/65 Marylebone Lane
London W1U 2RA

Ms N K-Dit-Rawé
3 Jefferson House
11, Basil Street
London SW3 1AX

(By Recorded Delivery)

Your ref: DB/DBR/22289/2

30 March 2006

Dear Mr Broughton

“Jefferson House, Basil Street, London SW3”

S.5 L&T Act 1987- Notice by landlord

Given that, in the course of your previous correspondence (your letters of 6 and 14 March 2006) you have replied affirmatively to my question:

“My understanding of this is that the “Notice”, refers to the building, as it stands now, in its entirety i.e. the whole of Jefferson House. Please confirm”. (My letter of 3 March 2006),

It follows that the *“disposal”* being offered in the *“Notice”* for £120,000 is the Title for Lavagna Enterprises Limited, as it owns – as of 31 January 2006 (i.e. barely 10 days before you sent the *“Notice”*):

- one Title covering all the floors of Jefferson House, except the last floor and the roof
- one Title covering the airspace of Jefferson House which includes the Title for the penthouse flat, as well as associated parking space.

As you omitted to include pages one and two of the Title for Steel Services when you sent me the *“Notice”*, I assume that you have, likewise, omitted to include the other above-mentioned Titles.

Please, confirm.

Yours sincerely

N K-Dit-Rawé

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