

GILLIAN FAZAN & CO

SOLICITORS AND COMMISSIONERS FOR OATHS

E.F.T. 1959

Roger Dean and Co.
134A Main Road
Biggin Hill
Kent
TN16 3BA

Date: 09 March 2010

Our ref: TB/GM/Hamilton

Your ref: BNS SL

Bank House
45-47 Fore Street
Kingsbridge
Devon TQ7 1PG
Tel: 01548 856663
Fax: 01548 857071
DX: 81404 Kingsbridge
email: tony@fazan.co.uk

Dear Sirs

Re: Lease of 8 Rosehill Road, Biggin Hill, Kent

Thank you for your letter of 23rd February and enclosures. I return your contract approved as amended and would be grateful for your confirmation that on completion you will provide our clients with indemnity insurance for the lack of a mutual enforceability clause in the lease. Although we agree, this is a clause usually found vital for the residential leases because commercial leases are usually of a shorter term without mortgage finance. We are unable to recommend this purchase to our clients lender without this policy being in place and would be grateful if you would send us a draft policy prior to exchange of contracts.

We enclose a draft Transfer for your approval and look forward to hearing from you regarding the outstanding enquiries.

Yours faithfully,

Gillian Fazan and Co

Regulated by The Solicitors Regulation Authority ID 464288

Principal: Tony Bayagona LL.M Consultants: Gillian Fazan BA Ray Checkley LL.B
Also at: 6 Beacon Terrace Torquay TQ1 2BH Tel: 01803 290331 Fax: 01548 857071