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5th May 2011

TO WHOM IT MAY CONCERN

Dear Sirs

22-24 Kingsford Street, London NW5 4JT

I can confirm that we have been actively marketing the ground and 2nd floor office suites at the above premises continually since May 2008 until the present date and have been unsuccessful in finding a tenant that requires these premises for office use, despite reducing the price of the rent.

For your information, the property has been advertised on our website (www.claridges-commercial.co.uk), together with The Estates Gazette, Shop Property, Perfect Information Property, Commercial Route, Find-a-Property, Prime Location and COM Property. We have also circulated details of the office to our extensive database of tenants looking for offices.

As the majority of other premises in Kingsford Street and the surrounding areas are residential, we feel that the premises would be more viable to let if a change of use to residential or D1 (educational/training, day nursery, medical/dental use) was obtained.

If we can be of further assistance, please do not hesitate to contact us.

Yours sincerely

A handwritten signature in black ink, appearing to read "PPG" or similar, written over a horizontal line.

Adrian Cole
Commercial Director