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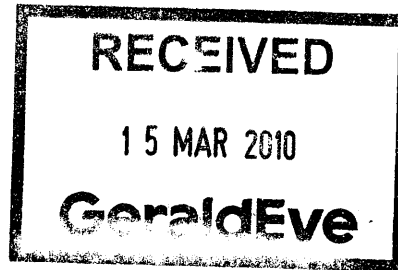
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YOUR REF

OUR REF

12 March 2010

Dear Ms Webb

43-45 Bloomsbury Square and 2 Southampton Place, London WC1,

We write in respect of our existing offices at 43-45 Bloomsbury Square and 2 Southampton Place.

Carpmaels and Ransford

Carpmaels & Ransford is a forward-looking and dynamic law firm which specializes in patents and trade marks.

The majority of our patent work involves drafting, preparing for filing and prosecuting European patent applications and dealing with all aspects of oppositions and appeals before the European Patent Office.

We handle several thousand pending applications and have one of the largest opposition practices in Europe. We also include specialists in all the major fields of science and technology. We have a particularly strong practice in prosecution of applications, oppositions and appeals before the European Patent Office in the biotechnology area.

Our existing building

As you are aware, we have been in occupation of parts of these building for approximately 25 years and have occupied the entirety of 43-45 Bloomsbury Square and 2 Southampton Place for at least the last ten years.

The buildings are listed, Georgian townhouses which are linked internally only on certain levels and whilst these are of significant historic interest, the buildings are outdated and do not represent flexible floor space to enable us to fully address the needs of our clients and staff. The layout of the buildings (which were originally built as houses) do not allow for effective internal communication between people and departments which has had a

detrimental impact on our operations, and is affecting our ability to expand and further the Practice.

As the buildings are listed, this significantly affects the potential to alter the building to accommodate our requirements which have evolved substantially over the past 20 to 25 years, and with the need to invest in IT and telecom systems, will continue to do so.

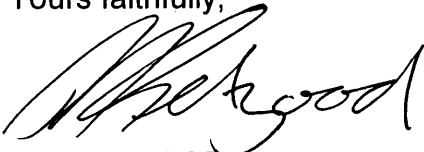
New headquarters

To accommodate our future needs we are relocating to the new development at 1 Southampton Row which is completed and currently undergoing final fit out ready for occupation.

This building provides flexible, high quality, new build open plan floor space, which will enable us to operate more effectively as a practice and to tailor our services more efficiently to the needs of our clients and our staff and will provide sufficient flexibility to accommodate our current and future requirements.

If you have any queries please do not hesitate to contact me.

Yours faithfully,



J A GETGOOD
Chief Operating Officer

For and on behalf of Carpmaels and Ransford