

THIS LEASE is made on the

4<sup>th</sup> December 2005

Clause 1 PARTICULARS

1.1	THE PARTIES	1.1:1 The Landlord BLACK COMMUNICATIONS LIMITED whose registered office is situate at 12 Ellerdale Road, Hampstead, London NW3 6BB
		1.1:2 The Tenant WORLDWIDE PURCHASING LIMITED whose registered office is situate at Third Floor, Roman House, 296 Golders Green Road, London, NW11 9PY
1.2	BUILDING	74/74A Rochester Place, London, NW1 9JX
1.3	DEMISED PREMISES	The suite of offices within the Building situate on the first floor
1.4	THE TERM	ONE YEAR AND SIX MONTHS from 1 <sup>st</sup> September 2005
1.5	THE RENT	Amount
1.6	USER	B1 Offices

party wall or party structure with the foundations thereof as the Landlord shall think proper and for such purpose to excavate the Demised Premises along the line of the junction between the Demised Premises and the adjoining premises And also the right in connection with the said purposes to erect and use scaffolding and other equipment upon the Demised Premises

8.2:5 The right at any time after giving reasonable prior written notice of entry (or in the Tenant's absence in the case of emergency to break and enter) for the purpose set out in Clause 4.9

EXCLUSION

In accordance with the provision of Section 38A(i) of the Landlord and Tenant Act 1954 the parties have agreed that the provisions of Sections 24 to 28 of that Act shall be excluded in relation to the tenancy created by this Tenancy Agreement.

(xii) The Landlord has served on the Tenant a notice in the form or substantially in the form set out in Schedule 1 to the Regulatory Reform (Business Tenancies) (England and Wales) Order 2003 ("the Order")

(xiii) The requirements specified in Schedule 2 to the Order have been met in that the Tenant has made the appropriate declaration in the form or substantially in the form set out in Schedule 2 of the Order

Signed as a Deed by the said  
WORLDWIDE PURCHASING LIMITED  
acting by a Director and the Secretary or  
two Directors: -

Director.....  
Director/Secretary