

Statutory Declaration

DECLARATION BY TENANT PRIOR TO AGREEMENT THAT SECTIONS 24 TO 28 OF THE LANDLORD AND TENANT ACT 1954 ARE NOT TO APPLY TO A BUSINESS TENANCY OF PREMISES KNOWN AS 68A ROCHESTER PLACE NW1 9JX

I, Tom Brown

Of: 35A Leighton Grove NW5 2QD

do solemnly and sincerely declare that:

1. Lex Records (company registration number:) (the Tenant) proposes to enter into a tenancy of premises at: First floor, 68A Rochester Place London NW1 9JX for a term of 2 years commencing on the date set out in the lease.

2. The Tenant propose(s) to enter into an agreement with Black Communications Ltd (The Landlord) that the provisions of sections 24 to 28 of the Landlord and Tenant Act 1954 (security of tenure) shall be excluded in relation to the tenancy.

3. 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 form of notice set out in that Schedule is reproduced below.

4. The Tenant has read the notice referred to in paragraph 3 above and accept(s) the consequences of entering into the agreement referred to in paragraph 2 above.

5. I am duly authorised by the Tenant to make this declaration.

Unless there is a special reason for committing yourself to the lease sooner, you may want to ask the landlord to let you have at least 14 days to consider whether you wish to give up your statutory rights. If you then decide to go ahead with the agreement to exclude the protection of the Landlord and Tenant Act 1954, you would only need to make a simple declaration, and so would not need to make a separate visit to an independent solicitor.

AND I make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835

DECLARED at: 68A Rochester Place, London, NW1

this 10 day of February 2015 December 2014

Signed by

NAME (in capitals), THOMAS BROWN

POSITION, Managing Director, Lex Records Limited

Before me, Alexander Dale, Solicitor

(signature of person before whom declaration is made - a commissioner for oaths or a solicitor empowered to administer oaths)