

STATUTORY DECLARATION

I RAHESH JIVAN of Rochester Place Limited whose registered office is at 56 Lavender Avenue, Kingsbury, London NW9 8HE declare that:

1. Rochester Place Limited (the "tenant") proposes to enter into a tenancy of First Floor Office 74A Rochester Place, London NW1 9JX for a term of 2 years commencing on completion of the tenancy (the "tenancy").

2. The tenant proposes to enter into an agreement with Black Communications Limited (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 accepts 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.

Form of Notice

NOTICE THAT SECTIONS 24 TO 28 OF THE LANDLORD AND TENANT ACT 1954 ARE NOT TO APPLY TO A BUSINESS TENANCY

To:  
Rochester Place Limited  
56 Lavender Avenue  
Kingsbury  
London NW9 8HE

But if you do not receive at least 14 days notice, you will need to sign "statutory" declaration. To do so, you will need to visit an independent solicitor (or someone else empowered to administer oaths).

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 will only need to make a simple declaration, and so you would not need to make a separate visit to an independent solicitor.

Dated: 27 October 2008

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

DECLARED at

this

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Before me

(witness only)

(signature of person before whom declaration is made)

TEL: 020 8909 0449 - FAX: 020 8909 0448  
KENTON, HARROW, MIDDLESEX, HA3 8DP  
FIRST FLOOR, 382 KENTON ROAD

PACIFIC HOUSE

SOLICITORS

PATANI & COMPANY

Sharmila Patani  
(Solicitor)

2008

day of OCTOBER

A commissioner for oaths or A solicitor empowered to administer oaths or (a appropriate)