Ms Sharon Milton

Prince Regent Mews Management

c/o Barry Flack & Co

Brentano Suite

Prospect House

2 Athenaeum Road

London N20 9AE

14th December 2015

Dear Ms Milton

LIBRA ASSET MANAGEMENT LIMITED

UNITS F & G 89-101 HAMPSTEAD ROAD, LONDON NW1 3EL

We act on behalf of Libra Asset Management Limited and have recently assisted them with due diligence, in order to approve the assignment of the under lease to Cachamay Limited t/a Mestizo.

Mestizo have asked for our client’s approval to change the use on the lease to A3 restaurant use and to have the ability to amalgamate both properties. Our clients have granted this change as I’m sure you are aware. However, Mestizo still requires your company’s consent to change of use to A3 and to have equal ability to amalgamate the properties, in accordance with the head lease.

Consequently, we would kindly request your consent to the change of use to A3, together with the ability to amalgamate the properties. It is our professional opinion that the building will become far more presentable once Mestizo occupy and that will benefit both our client’s asset and your company’s asset going forward. Mestizo also has a superior covenant to the previous tenants and an excellent track record.

We had some initial concerns that they might want to build kitchens into the premises but Mestizo have confirmed that they wish to simply extend their customer area into the property and that all primary cooking and extraction will remain at 103 Hampstead Road.

Please could you confirm your requirements going forward as soon as possible. Our clients would be prepared to cover your reasonable professional costs going forward.

I look forward to hearing from you.

Yours faithfully

**NICK SCOTT BA (Hons)**