

Abacus Estates Int Limited
104 Fortune Green Road
West Hampstead
London
NW6 1DS

020 7431 3777
020 7431 9777
info@abacusestates.com

10th June 2005

Nagib Shariff
245 Station Road
Harrow
Middlesex
HA1 2TB

Dear Nagib Shariff

Re: 218a Kilburn High Road, Kilburn, London NW6 4JH

Further to our meeting yesterday, I set out below the various matters we discussed together with a marketing and fee proposal.

I also enclose a copy of our Landlords Terms and Conditions, which should be read in conjunction with this letter.

1. TIMING

You have indicated you would let the property on a furnished or unfurnished basis for one year

2. RENTAL VALUE

It is our opinion that the property should be entered into the market at commencing asking rent in the regions of:

Top Floor Flat £250 Per Week

Second Floor Rear Flat £225 Per Week

Second Floor Front Flat £225 Per Week

First Floor Rear Flat £250 Per Week

First Floor Front Flat £225 Per Week

However offers received from good covenants within £10- £15 of the asking price should be seriously considered.

3. ABACUS ESTATES SERVICES

Abacus Estates International limited is renowned for its ability to let high quality residential property and we will provide the following services in the course of its agency

TENANCY AGREEMENT

DATED: 30th September 2005

PARTIES:

Landlord Abdul Shariff, Suitan Shariff, Nagib Shariff, Shalik Shariff
 245 Station Road
 Harrow
 London
 HA1 2TB

Tenant Lawrence Murphy
 Flat 5 Elizabeth Court
 1 Palgrave Gardens
 London NW1 6EJ

Landlord's Agent Abacus Estates International Limited
 104 Fortune Green Road, West Hampstead
 NW6 1SD

PROPERTY Flat 1, 218a Kilburn High Road, Kilburn, London, NW6 7JG
 (FLAT 1)

TOGETHER WITH the fixtures furniture equipment and effects therein and more particularly specified in the Inventory thereof signed by or on behalf of the parties subject to the provisions of Clauses 3.7 and 3.8 hereof

TERM: 1 year from and including the 30th September 2005 until and including 29th September 2006

RENT: £12,740.00 (Twelve Thousand Seven Hundred and Forty Pounds) per annum

PAYABLE: In advance with the first instalment of £1061.67 payable on the signing hereof direct to the landlords agent and thereafter eleven further equal calendar monthly instalments of £1061.67 to be payable by the 30th day of each calendar month to the Landlord by bankers standing order

DEPOSIT: £1470.00 to be paid on the signing hereof to the Agent to be dealt with in accordance with the terms and conditions and in accordance with Clause 7

- A. The Landlord lets and the Tenant takes the Property for the Term at the Rent payable as above
- B. This Agreement incorporates the following Letting Provisions
- C. The Landlord hereby gives notice to the Tenant:-

That this Agreement is intended to create an Assured Shorthold Tenancy as defined in Section 20 of the Housing Act 1988 and the provisions for the recovery of possession by the Landlord in Section 21 thereof apply accordingly and the Tenant upon signing this Agreement acknowledges that he has received such Notice.

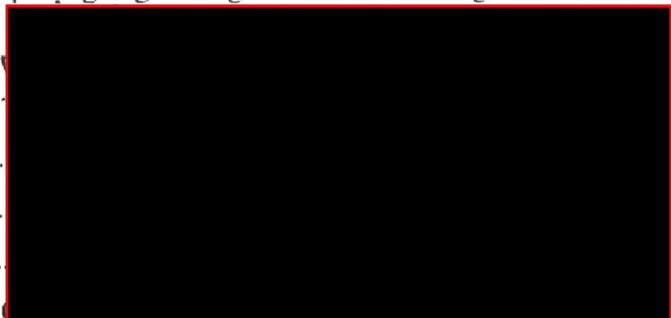
SIGNED by the Landlord/Tenant

In the presence of:

Name:

Address:

Occupation: ESTATES AGENT





FLAT B

3

ASSURED SHORTHOLD TENANCY AGREEMENT

(This document should not be used to create a tenancy where the initial fixed term is to be for more than three years; you should consult a Solicitor, as such an agreement must be created by Deed)

If either party does not understand this agreement, or anything in it, it is strongly suggested you ask for an explanation before signing it. You might consider consulting a Solicitor, Citizens Advice Bureau or Housing Advice Centre.

The Name and Address of the Letting Agent (if any) who arranged this tenancy is :-

G H GLOBAL REALTY
426 FINCHLEY ROAD
CHILDS HILL
LONDON, NW2 2HY
TEL: 020 7435 0044 FAX: 020 7435 4887
EMAIL: info@globalrealty.co.uk
WEB: www.globalrealty.co.uk

**THIS DOCUMENT IS IMPORTANT AND
SHOULD BE KEPT IN A SAFE PLACE**

1 SUMMARY of CORE TERMS

1.1 Insert here, the binding DATE of this contract

30th March, 2006

1.2 Name(s) of LANDLORD(S) & the ADDRESS:

Mr Abdulsutan Shariff, Mrs Shirin Shariff, Mr. Nagib Shariff & Mr. Shafiq Shariff
All of 245 Station Road Harrow Middlesex HA1 2TB

1.3 Name(s) of TENANT(S) :

Mr. Berat Bytyqi

1.4 ADDRESS of Tenant(s) :

158 Sussex Gardens, London W2 1UD

1.5 ADDRESS of PREMISES to be LET :

Flat b, 218 Kilburn High Road London, NW6 4JA

1.6 Initial TERM of the tenancy will be :

1 YEAR LESS 1 DAY

COMMENCEMENT date; from and including :

31st March, 2006

EXPIRY date; to and including :

30th March, 2007

1.7 RENT

£ 953 PCM (per calendar month)

Nine Hundred and Fifty-Three Pounds

Rent is payable in advance and is due upon the 31st day of each rental period

And the first payment (or proportionate part) is to be made on or before the signing of this agreement.

1.8 A security DEPOSIT of £ 953

Is to be paid on or before the signing of this agreement

1.9 The LANDLORD will hold the security deposit referred to clause 1.8

B.B S.K

3A

Camden Council,
Council Tax and Business Rates Division,
Town Hall,
Argyle Street,
London
WC1H 8NH

20TH June 2006

Dear Sirs,

COUNCIL TAX FOR FLAT B, 218A KILBURN HIGH ROAD,
NW6

We are in receipt of the enclosed council tax reminder notice and wish to once again reiterate that Styleast is the landlord of the above property but the responsibility for Council Tax payments lies with the tenants and in this respect the tenant responsible to pay the council tax for flat B as mentioned above, from 1st April 2006 is:

Mr. BERAT BYTYQI.

Hope this clarifies the matter.

Yours faithfully,

STYLEAST.

Council Tax and Business Rates Division

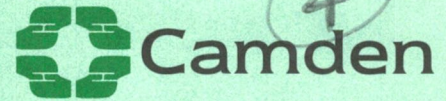
Town Hall, Argyle Street, London WC1H 8NH

Phone: 020 7974 6470 - Lines open: 8am to 5pm, Monday to Friday
except Wednesday, when we close at 2.30pm

Fax: 020 7974 6450

Central minicom number: 020 7974 6866

E-mail: revenues@camden.gov.uk



Data Protection Act 1998: We may share the information you give us with other council departments and other local or central agencies if the law allows this.

Issue Date: 8 November 2006

Account Ref: 77349278

Bill No: 1/100

STYLEAST
245 STATION ROAD
HARROW

32

HA1 2TD

In respect of (if different from above):

FLAT C
218 KILBURN HIGH ROAD

COUNCIL TAX ADJUSTMENT NOTICE

The Council Tax Bill issued on the 16 October 2006 for the year 2006/2007 needs amendment because your Council Tax liability for this property has ended.

The statement below gives revised details of the charge for your property:

Council Tax for band C	
Council Tax due for period 22.10.2006 to 24.10.2006	£9.39
Other Discount	-£0.94
Total Charge for the Period	£8.45

Total Council Tax Payable 22.10.2006 to 24.10.2006 £8.45

Total amount payable for this bill £8.45

Council Tax for the period shown is payable as follows:

Date Due	Amount	Date Due	Amount
		22.11.2006	£8.45

Your current payment method is, MONTHLY CASH INSTALMENTS

Ch. No. 005058
(218)

M3470

CAM CTAX BILL 0206

Please see over the page for details of how to pay.



Awarded for excellence



INVESTOR IN PEOPLE

Notes to explain your Council Tax bill

Council Tax valuation bands

Council Tax is charged on most properties. Each property belongs in one of eight bands depending on its value on 1 April 1991.

Valuation band	Range of values
A	Up to and including £40,000
B	£40,001 to £52,000
C	£52,001 to £68,000
D	£68,001 to £88,000
E	£88,001 to £120,000
F	£120,001 to £160,000
G	£160,001 to £320,000
H	More than £320,000

The band which applies to your home is shown over the page.

Discounts

The basic Council Tax charge covers two adults aged 18 or over living in the property. If you are the only person living in the property you will get a 25% discount from the day you apply. If another person lives with you who is, for example, a student or severely mentally impaired, you may still receive a 25% discount. A full list of people who are disregarded for council tax purposes can be obtained by phoning 020 7974 6470 or by visiting www.camden.gov.uk. If nobody lives in your property and it is still furnished you will get a 10% discount. Otherwise, the full tax is payable unless the property is exempt. If you receive a discount and your circumstances change, you must tell us within 21 days. If you do not tell us about any changes you may have to pay a penalty charge of £50.00.

People with disabilities

If you or any member of your household is disabled and part or all of your home has been adapted because of this, you can claim disability relief. If your claim is successful, we will reduce your bill to one in the band below yours.

Benefits

Council Tax Benefit can help with all or some of your Council Tax. Whether you will get Council Tax Benefit depends on the amount of Council Tax you have to pay, your personal circumstances and your income and savings. You should apply straightaway because we can only pay benefit from the date we receive your claim. You can get more information and a claim form by ringing our 24-hour helpline on 020 7974 5766.

Exempt properties

Council Tax is not charged on certain properties. These are known as 'exempt properties' and include the following.

- Student halls of residence and properties which are lived in only by students.
- Ministry of Defence barracks and married quarters.
- Accommodation for visiting forces.
- Properties lived in by foreign diplomats who would pay Council Tax.
- Parts of properties which are lived in by the elderly or disabled relatives of those living in the rest of the property (granny flats).

For certain types of empty properties we do not charge Council Tax. These include the following.

- Properties which are having structural alterations or repairs carried out.
- Some properties which are owned by a registered charity.
- For the first 6 months that a property is unoccupied and unfurnished.
- Properties which were lived in by people who are now in prison, in hospital or in a home, or who are receiving or providing care elsewhere.
- Properties where the only person who lived there has died.
- Properties which nobody can live in by law.
- Properties are kept empty for religious ministers.
- Properties which were lived in by students.
- Properties which have been repossessed.
- Properties left by someone who has become bankrupt.
- Empty caravan pitches or boat moorings.
- Empty parts of adjoining properties which cannot be let separately.
- Properties where all the residents are under 18 years old
- Properties where all the residents are severely mentally disabled.
- An exemption may be awarded where the occupier is forced to leave their main home in Camden due to serious damage caused by external environmental factors beyond their control; and where a statutory exemption does not otherwise apply. The exemption will stop after 12 months, or when the main home is reoccupied, whichever is the soonest.

Complaints

If you have a complaint, please contact us either in writing or by phone. If you are not satisfied with our response, you can phone our customer complaints officer on 020 7974 6443, write to them at the address shown over the page, or contact them through our website at www.camden.gov.uk

Appeals

If you have made a change to your property, or you are a new taxpayer and you think that your property should be in a higher or lower band, you should write to:

The Listing Officer for Camden
HM Revenue & Customs
London Support Unit
Ramsden House, New Street
Huddersfield HD1 2UU.
Phone: 01484 228900

If you appeal you must still pay this bill. The band your property is in is based on the value of your home on 1 April 1991. Any changes in value since then are not taken into account.

You may also appeal if you think that you should not be paying Council Tax. For example, because you do not own or live in the property, or because your property is exempt, or because you think the way we have worked out the bill is not correct. If you want to appeal for these or similar reasons, you must first write to us so that we can reconsider the case.

More information

If you want help understanding your bill or you want to talk about a discount or an exempt property, please ring us on the number shown over the page. If you have difficulty paying, please call us now. We may be able to make other arrangements for you to pay. Don't put off contacting us. We will do whatever we can to help you. There is more information on our website at www.camden.gov.uk. Please remember that we may monitor or record phone calls for training purposes.

Warning

If you give us false information we may prosecute you. If you claim any reduction in your Council Tax, you must let us know straightaway if your circumstances change. It is an offence to provide false information and we will claim back any discounts you should not have received.

Ways to pay

Direct Debit



Direct debit is the cheapest and easiest way to pay. If you would like to pay by direct debit, please phone 020 7974 6470 or fill in the form in the payment book. If your payments are already shown on the front of your bill, you do not need to do anything.

Credit or debit card



To pay by direct debit or credit card visit our website (www.camden.gov.uk/pay) and follow the instructions on the screen. Or phone the 24hr payment line on 020 7974 6104. Make sure you have your card and Council Tax account number handy.

Standing order

If you already pay this way our bank details are shown on the front of this bill.

At a post office



You should take your payment book to the post office with you. Make your cheques payable to 'Post Office Counters'. There is a charge for this service.

Paypoint



You can pay in cash at any shop where you see the Paypoint sign. There is no charge for this service. Please make sure you take your payment book with you.

In person



You can pay at the Town Hall in Judd Street WC1 between 8am and 5pm, Monday, Tuesday, Thursday and Friday and between 8am and 2.30pm Wednesday, or at the Environment Shop at 45 Heath Street, NW3 between 8am and 6pm, Monday to Friday, and between 8.30am and 2pm on Saturday. Please make sure you take your payment book with you.

Telephone or online banking



Our sort code is 08-90-33. Our payee name is CAMDEN CTAX. Our account number is 61282663. Your reference number is your Council Tax account number which starts with a 7.

By post



You should make your cheques and postal orders payable to 'LB Camden (CTax)'. Please write your Council Tax account number on the back of your cheque or postal order and send it with your payment slip at least three days before the payment is due.

The address is:
London Borough of Camden
Chief Cashier
Town Hall
Judd Street
London WC1H 9JE.

At a bank

You should take your payment book to the bank with you. You may have to pay a fee if you pay at a bank which is not your own bank.

If you do not pay the instalments when they are due, you will lose your right to pay in instalments, and you will have to pay the full balance for the rest of the financial year. Don't let this happen to you - contact us straightaway if you cannot pay.

TENANCY AGREEMENT

DATED:

PARTIES:

Landlord Abdul Sultan Shariff, Nagib Shariff, Shafik Shariff & Shirin Shariff
 245 Station Road
 Harrow
 London
 HA1 2TB

Tenant Shqipe Konjuhi
 Flat 8
 2nd Floor, 83 – 85 London Road
 Croydon
 CR0 2RF

Guarantor: Mr D Dalipi
 12 Quex Mews
 Kilburn
 NW6 4PW

Landlord's Agent Abacus Estates International Limited
 104 Fortune Green Road, West Hampstead,
 NW6 1SD

PROPERTY Flat D, 218a Kilburn High Road, Kilburn, London, NW6 7JG

TOGETHER WITH the fixtures furniture equipment and effects therein and more particularly specified in the Inventory thereof signed by or on behalf of the parties subject to the provisions of Clauses 3.7 and 3.8 hereof

TERM: 1 year from and including the 26th October 2005 until and including 25th October 2006

RENT: £11,440.00 (Eleven Thousand Four and Four Hundred and Forty) per annum

PAYABLE: In advance with the first instalment of £953.33 payable on the signing hereof direct to the landlords agent and thereafter eleven further equal calendar monthly instalments of £953.33 to be payable by the 26th day of each calendar month to the Landlord by bankers standing order

DEPOSIT: £1320.00 to be paid on the signing hereof to the Agent to be dealt with in accordance with the terms and conditions and in accordance with Clause 8

- A. The Landlord lets and the Tenant takes the Property for the Term at the Rent payable as above
- B. This Agreement incorporates the following Letting Provisions
- C. The Landlord hereby gives notice to the Tenant:-

That this Agreement is intended to create an Assured Shorthold Tenancy as defined in Section 20 of the Housing Act 1988 and the provisions for the recovery of possession by the Landlord in Section 21 thereof apply accordingly and the Tenant upon signing this Agreement acknowledges that he has received such Notice.

SIGNED by the Landlord/Tenant *Sh. Konjuhi*

In the presence of: *[Signature]*

Name: *ANDREA TELSON*

Address: *104 Fortune Green Road*

Occupation: *Letting negotiator*

**LETTING
PROVISIONS**

WHERE THE CONTEXT ADMITS:

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Page 2

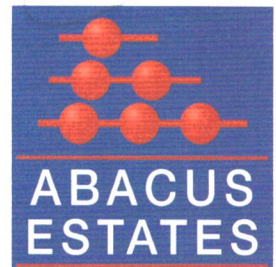
- 1.1 'The Landlord' includes the persons for the time being entitled in reversion expectant on the tenancy
- 1.2 'The Tenant' includes the persons deriving title under the Tenant
- 1.3 'The Property' includes references to any part or parts of the Property and to the fixtures furniture equipment and effects therein or any of them
- 1.4 'Agent' means the Agent for the time being of the Landlord or Superior Landlord as the case requires
- 1.5 Words importing the singular number include the plural number and vice versa
- 1.6 Where any party comprises more than one person the obligations and liabilities of that party under this agreement shall be joint and several obligations and liabilities

**TENANTS
OBLIGATIONS**

- 2.1 Pay the rent at the time and in the manner specified
- 2.2 Pay the council tax in respect of the Property during the entire term of the tenancy (regardless of whether the Property is occupied by the Tenant)
- 2.3 Pay for all gas and electric lights and power and water which shall be consumed or supplied on or to the Property including standing charges and shall arrange with the relevant authorities for all accounts to be addressed to the Tenant or Occupier in their own name and not to allow any of the said services to be disconnected altered or removed
- 2.4 Pay the water rates (if not metered) in respect of the Property during the entire term of the tenancy and not to allow a water meter to be installed without the prior written consent of the Landlord
- 2.5 Arrange for the telephone (including any telephone for the burglar alarm system) to be addressed to the Tenant in their own name and to pay the rent and for all standing and other charges made for the use of the telephone and not to allow the telephone to be disconnected altered or removed and shall not change or permit to be changed the number of the telephone and not transfer the said number at the end of the tenancy
- 2.6 Keep the interior of the Property and all fixtures fittings and contents in the same state and condition as they were at the beginning of the tenancy as evidenced by the said inventory and schedule of condition (*fair wear and tear and damage by accidental fire and other insured risks only excepted*)
- 2.7 Replace all broken or cracked glass or mirrors caused by the negligence of the Tenant or their permitted guests or workmen and replace all fuses light bulbs and fluorescent tubes as and when necessary
- 2.8 Prevent the furniture equipment and effects from being destroyed or damaged and make good pay for repair or replace with articles of a similar kind and of equal value such of the furniture equipment and effects as shall be destroyed lost broken or damaged caused by the negligence of the Tenant or their permitted guests or workmen (*fair wear*

sh. ①

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Abdul, Nagib, Shafik, Shirin Shariff
 245 Station Road
 Harrow
 LONDON
 HA1 2TB

Abacus Estates Int Limited
 104 Fortune Green Road
 West Hampstead
 London
 NW6 1DS

020 7431 3777
 020 7431 9777
 info@abacusestates.com

INVOICE

Invoice No.:	ABAC000339
Invoice Date:	27 October 2005
Due Date:	27 October 2005
VAT Reg. No.:	843 8992 74
Property Ref.:	ABAC_001078
Property Address:	Flat D, 218a Kilburn High Road, Kilburn, London, NW6 7JG

	£
Commission – Introduction of Tenant fee 12 months rent of £11,440.00 at a 8% fee Tenant: Shqipe Konjuhi Tenancy: from 26/10/05 to 25/10/06	915.20

Sub Total	915.20
VAT @ 17.5%	160.16
Total	1,075.36

THIS IS A VAT INVOICE

**ABACUS
ESTATES**

Abacus Estates Int Limited
104 Fortune Green Road
West Hampstead
London
NW6 1DS

020 7431 3777
020 7431 9777
info@abacusestates.com

Abdul Shariff, Suitoan Shariff, Nagib Shariff, Shalik Shariff
245 Station Road
Harrow
London
HA1 2TB

INVOICE

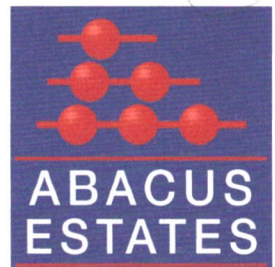
Invoice No.: ABAC000194
Invoice Date: 19 August 2005
Due Date: 19 August 2005
VAT Reg. No.: 843 8992 74
Property Ref.: ABAC_001081
Property Address: Flat 5, 218a Kilburn High Road, Kilburn, London NW6 7JG

	£
Commission – Introduction of Tenant fee 12 months rent of £13,000.00 at a 8% fee	1040.00
Tenant: Paul Richard Byrne & Emma Louise Byrne Tenancy: from 26/08/05 to 25/08/06	

Sub Total	1040.00
VAT @ 17.5%	182.00
Total	1222.00

THIS IS A VAT INVOICE

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Abdul Shariff, Suitan Shariff, Nagib Shariff, Shalik Shariff
 245 Station Road
 Harrow
 London
 HA1 2TB

Abacus Estates Int Limited
 104 Fortune Green Road
 West Hampstead
 London
 NW6 1DS

020 7431 3777
 020 7431 9777
 info@abacusestates.com

19 August 2005

Reference: ABAC_001081

REMITTANCE ADVICE

Re: Flat 5, 218a Kilburn High Road, Kilburn, London NW6 7JG

	£	£
1 month rent @ £1,083.33 per month		1,083.33
Deposit (equivalent to six weeks rent)		1500.00
Less: See attached Invoice No. [ABAC000194]	1222.00	
Less: ZED Inventory	82.25	
Total		1279.08

Please find attached a cheque for £1279.08

With Compliments Abacus Estates International Ltd