



Natuzzi Services Limited
Mr. Adrian Burns
The Pulse, 333-339 Finchley Road, London, NW3 6EP United Kingdom

Date 04/11/2016

Dear Sirs

Premises: The Pulse, 333-339 Finchley Road, London, NW3 6EP

Nature of Works: External Non-Structural Works. Appliance of metal board with graphics on the external window of the store facing Limington road

Barrybank Ltd (hereinafter called "the Landlord"), hereby grants consent to Natuzzi Services Limited, (hereinafter called "the Tenant") to carry out the works (hereinafter called "the Works") specified in the First Schedule. This consent is granted subject to the Tenant complying with the following terms and conditions:

1. Before the Works commence the Tenant must obtain and produce to the Landlord all requisite consents and approvals, including town planning, building regulations and Fire Authority approval and the approval of the insurers. The Tenant must strictly comply with these consents and any terms and conditions that they impose if requested by type of work.
2. The Tenant must notify the Landlord of the commencement of the Works in order that the insurance company with whom the Premises are insured can be notified. The Tenant shall pay to the Landlord an amount equal to any additional insurance premium that becomes payable as a result of the Work and shall comply with all requests and recommendations of the insurance company regarding the carrying out and completion of the Works.
3. The Works are to be carried out to the satisfaction of the Landlord in a good and workmanlike manner using suitable materials of good quality and in accordance with any drawings previously submitted to and approved the Landlord.
4. All alterations to electrical installations must comply with the IEE Wiring Regulations current at the date of this letter and the requirements of the relevant electricity authority. A copy of the IEE Certificate must be sent to the Landlord immediately upon completion of the Works.
5. If applicable, the Tenant shall consult with the Landlord's Surveyor to ensure updated plans, specifications and warranties are included in the Landlord's Health & Safety Plan.
6. The Tenant must reinstate the premises upon the expiration or sooner determination of the Lease or upon any assignment of its leasehold interest in the premises, unless the Landlord releases the Tenant from doing so. The Tenant must make good any damage caused to the building of which the premises form part.
7. The Tenant must indemnify the Landlord and all their representatives against any and all losses, liabilities and expenses arising as a result of the execution of the Works or any breach of the terms contained in this letter.
8. The Tenant must pay all costs and fees in connection with the approval of the drawings and the inspection and approval of Works, together with any VAT or equivalent tax.
9. No claim for compensation shall be made in respect of the Works at the expiration or sooner determination of the term and the Tenant agrees that the Works do not amount to improvements in respect of which a claim for compensation may be made.
10. The Works shall be disregarded for the purpose of any review of rent under the Lease.

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11. The Landlord's consent contained herein will be withdrawn and considered null and void if the Works are not completed within six months of the date of this letter.

12. The consent contained in this letter shall not be taken to imply any representation or warranty on the part of the Landlord or the Landlord's managing agent or its advisors that the Premises and their services are suitable and equipped to accommodate the Works.

13. The Tenant must take all proper precautions in carrying out the Works to ensure that the safety of the structure of the Premises and all adjoining premises are not damaged or otherwise affected and must make good any damage caused to the Premises and the building of which they form part to the satisfaction of the Landlord.

14. The Tenant will endeavour to carry out any alterations and additions in respect of their fit-out in the most environmentally sustainable way with adherence, where appropriate, to the Ska Rating environmental assessment method, benchmark and standard for non-domestic fit-outs, led and owned by RICS. For further information on Ska please visit:

http://www.rics.org/Global/rics_ska_retail_v1%202_2013_with_folios_14_10_13.pdf for the RICS Data Sheet for Good Practice Measure. The Tenant shall ensure that the Works are carried out in accordance with the Landlord's Sustainability Framework, copies of which the Landlord will make available to the Tenant on request.

15. Upon assignment of the Lease, the Tenant must procure that its assignee undertakes to the Landlord in terms identical (so far as possible) to the terms contained in this letter.

16. Consent for the Works is not deemed to be granted until this letter has been signed by both the Landlord and Tenant.

17. Insofar as the CDM Regulations 2015 apply to the Works, the Tenant agrees that it will be treated as the only client and will comply with its duties thereunder and ensure that all relevant documents relating to the Works are placed in the health and safety file for the Premises.

We should be grateful if you would confirm acceptance of the above terms and conditions by signing and returning this letter.



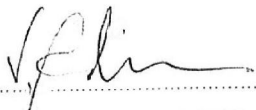
VINCE ANDERSON
GENERAL MANAGER
For and on behalf of Barrybank Ltd

First Schedule Description of Works refers to following technical information's and to next pages attachments:

Technical Specs

- frame structure of the board is fixed to the lower side of the existing signage (this means that is not hooked to the window glass)
- frame structure of the board is fixed to the existing parapet (this means that is not hooked to the window glass)
- frame structure in metal (iron) extrusion (section 3 cm x 3 cm)
- dimension of the frame structure is 337 X 362 cm
- weight of the frame structure is approx 40 kg
- the board attached to the metal structure is DIBOND material (<http://www.cutplasticsheeting.co.uk/dibondaluminium-composite-sheet/>) it is a composite sheet of fiber mineral panel aluminium finished largely used for its light weight and good looking gamma of finishings.
- the dimension of the board is 337 X 362 cm

- the thickness of the DIBOND board is 3 mm
- the weight of the DIBOND board is 46.36 kg (3.8 kg / sm x surface of the board 12,2 sm)
- the surface of the board is 12.2 square meters
- the aluminium board is finished with the same color of the existing external elements (steel corten looklike colour) with a grafic adhesive film (details of RAL code and picture specified in the drawings previously sent)
- the back side of the panel is painted with same colour of the external elements (steel corten look-like colour , Ral specified in the drawing sent)
- when damaged this can be easily removed and replaced

Signed 

For and on behalf of Barrybank Ltd (the "Landlord")

Signed  15/11/2016.

For and on behalf of Natuzzi Services Limited (the "Tenant")