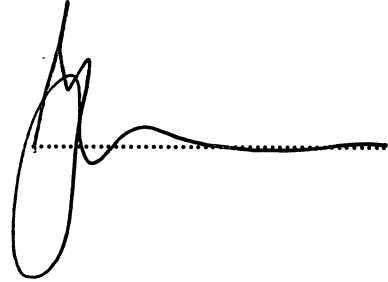


Consent to Transfer Premises Licence

We, Tea and Glory Ltd, of company number 09229276, the holder of the Premises Licence, number PREM-LIC\4011, relating to the premises at 29 Chalk Farm Road, London NW1 8AJ, hereby give our consent for the transfer of the said premises licence to THE CUBE CAFE LIMITED company number 11296300.

Signed by Andrew Perryman,
Director, for and on behalf of
the Tea and Glory Ltd

A handwritten signature in black ink, consisting of a large, stylized initial 'A' followed by a horizontal line that tapers to the right.