

Appendix 2 - Confirmation of Marketing Appointment

Email March 2018 from owner to Occupa:

From: Joe - Clubclass Language Schools D [<mailto:joe@clubclass.com>]

Sent: 01 March 2018 08:57

To: Alex Reuben <alex@occupa.co.uk>

Subject: RE: 28 - 30 Theobald's Road

Thank you for your time on the phone yesterday morning.

Please send me the agreement so that we can get started on Monday next week.

The unit size is as follows:

Ground Floor Level	206.0 Sq.m	2,217 Sq.ft
Lower Ground Floor Level	86.0 Sq.m	926 Sq.ft
Total	292.0 Sq.m	3,143 Sq.ft

Have a great day.

J

SOLE AGENCY AGREEMENT

BY THIS AGREEMENT, THE CLIENT APPOINTS OCCUPA LTD TO USE ALL REASONABLE ENDEAVOURS TO SELL OR LET THE SUBJECT PROPERTY ON THE TERMS SET OUT BELOW.

1. The Client	FAR 55 LIMITED (COMPANY NUMBER 0751 2036) 1 BEAUCHAMP COURT 10 VICTORS WAY BARNET HERTS EN5 5TZ
2. The Agent	OCCUPA LTD INTERNATIONAL HOUSE 1-6 YARMOUTH PLACE, MAYFAIR LONDON W1J 7BU Tel: +44 (0) 20 7100 7500 Fax: +44 (0) 20 7629 1317 Mob: +44 (0) 7939 287846 Email: alex@occupa.co.uk Web: www.occupa.co.uk
3. The Property	SELF-CONTAINED GROUND AND LOWER GROUND FLOOR, 28-30 THEOBALDS ROAD, LONDON WC1X 8NX.
4. Rent	£149,500 pax
5. Price	N/A Occupa Ltd will endeavour to sell or let the subject property at the above rent and price, or at a figure acceptable to the Client.
6. Items Included	N/A

The client hereby acknowledges receipt of a copy of the Agent's Standard Agency terms prior to signing this agreement.

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4.


Occupa Ltd will give written notice to the clients of any proposed marketing costs and obtain the clients approval in the event of requiring remuneration. These could include advertising, brochure production, photographs, signboards, mailing etc. At the time of taking instructions, approximate estimates of costs for any initial marketing campaign will be given, however, Occupa Ltd reserve the right to revert to the client with further proposals, if additional marketing is required.

Any costs given are either best estimates or actual quotations from suppliers. Advertising and printing rates quoted will be from publisher's rate cards current at the date of Occupa's marketing proposals.

All costs given to the client are subject to the prevailing rate of VAT.

The Client confirms that there is no relevant connection between the Agents and the Client for the purposes of the Estate Agents Act 1979.

N.B. The Client will be deemed to have agreed the terms contained within this contract, if an appointment to show the property to a prospective tenant or purchaser is ratified, notwithstanding the fact that a signed copy of this document has not been received by the Agent.

Signed by Agent:	
Signed by Client:	
Dated:	1 ST MARCH 2018

