
This is the Exhibit marked ("NL10") referred to in
the Statutory Declaration of

Nicholas Lazari

Date 10 Feb 2021

Before me


Solicitor/Commissioner for Oaths



Fire Precautions Act 1971

Fire Certificate

Contents

Part A

Certification

This contains the legal form of certification and general information on legal responsibilities, penalties and rights of appeal.

Allocation of Responsibility

This contains details of who is deemed responsible for ensuring that the requirements of the fire certificate (contained in Part C) are complied with.

Part B

The means of escape and other fire precautionary arrangements provided in these premises

This contains details and explanations on the above arrangements. It should be read in conjunction with the plan(s) and Key to Plan Symbols for a clear understanding of all the fire safety arrangements in these premises.

Part C

Schedule of Requirements

This contains details of how the means of escape and other fire precautionary arrangements provided in these premises are to be maintained and their effectiveness secured.

Rear

Log book, Section 8 package, General fire safety literature

Note: Owners/occupiers of premises have a legal responsibility to ensure that the terms of this fire certificate are complied with.

LFCDA

Part A - Fire Certificate for the following premises

Address:	177-178 Tottenham Court Road,
	W.1.
Identification of premises:	As shown on certificate plan(s), Number(s)
Major use:	1 to 8 inclusive Office
LFCDA Case Number:	FS/N/02/14602

It is hereby certified:

1. That the above mentioned premises are provided for use in case of fire with:-
 - a) the means of escape;
 - b) the means for securing the safe and effective use of the means of escape at all material times;
 - c) the means for fighting fire for use by persons in the building;
 - d) the means for giving warning to persons in the building.as shown on the plan(s) contained in this certificate (construed with reference to the key to plans and definitions herein), which are hereby specified for the purpose of Section 6 of the above Act.
2. That in relation to factory premises, the explosive or highly flammable materials (if any) detailed in this certificate may be stored or used in the premises.
3. That the requirements of the certificate contained in Part C where appropriate to these premises are **HEREBY IMPOSED** in accordance with the allocation of responsibility on Page 3 of Part A.

Signed:

J. Anderson pp JC
Assistant Chief Fire Officer
Area Commander

Date from which
this certificate
came into effect:

29 JUL 1993

NOTE: The following form part of this fire certificate:

Part B - The means of escape + other fire precautionary arrangements provided in the premises (to be read in conjunction with plan(s) and key to plan symbols.)

Part C - Schedule of requirements

Please see page 2 for general information about this certificate

General information about the Fire Certificate

1. Responsibility for compliance

Owners/occupiers have a legal responsibility to ensure that the terms of the fire certificate are complied with. (The allocation of responsibility shown on page 3 defines precisely who is responsible for the requirements of the Certificate.)

Owners or occupiers who come to premises after the date of issue of the certificate should note that under the Fire Precautions Act 1971 it is they, **NOT** previous owners or occupiers, who are responsible for compliance.

2. Keeping of the Certificate

Whilst it remains in force, this certificate, (or this copy if issued to an occupier of a multi occupancy building), must be kept in the premises to which it relates. On a change of ownership/occupier, the certificate should be passed to the new owner(s)/occupier and the Authority informed of the change. Standard form FS/A4/8, a copy of which is included with this certificate, can be used for this purpose.

3. Alterations to the premises

(see also information contained inside rear folder cover)

The Fire Authority must be given prior written notice if it is proposed:-

- i) to make material extension of or material structural alteration to the premises; or
- ii) to make a material alteration in the internal arrangement of the premises or in the furniture or equipment with which the premises provided.
- iii) to begin to keep under, in or on the relevant building where your premises are situated explosive or highly flammable materials of a kind and in a quantity prescribed by the Secretary of State or, in the case of factory premises, to begin to store or use explosive or highly flammable materials or materially to increase the extent of such storage or use.
- iv) to alter any automatic firefighting system (ie., sprinklers, drenchers, deluge installation), other than as an exchange item under routine maintenance, that has been provided in the building for;
 - (a) life safety system protecting the means of escape routes.
 - (b) forming part of a fire engineered solution.
 - (c) fire control purposes as part of a fire evacuation procedure (ie., shopping malls and phased evacuation in buildings in excess of 30m high).

NOTE:

'Material' is taken to mean any alteration which could render the means of escape and fire precautions inadequate in relation to the use of the premises for which the certificate is issued. The Fire Authority's fire safety officers will be pleased to advise you if you are in any doubt.

4. Penalties

Failure to:-

- i) keep any of the matters specified in this certificate in accordance with the specification, or failure to observe any of the requirements in Part C;
- ii) keep this certificate or, where appropriate, this copy of it, in the premises;
- iii) give notice to the Fire Authority before carrying out proposed alterations to the premises (see Section 3 above).

are all offences under the Fire Precautions Act 1971, for which there are prescribed maximum penalties.

5. Rights to Appeal

The Fire Precautions Act 1971 provides a right of appeal to a magistrates' court against various decisions concerning a fire certificate, but you must make your appeal within 21 days from the date on which the decision is made known to you.

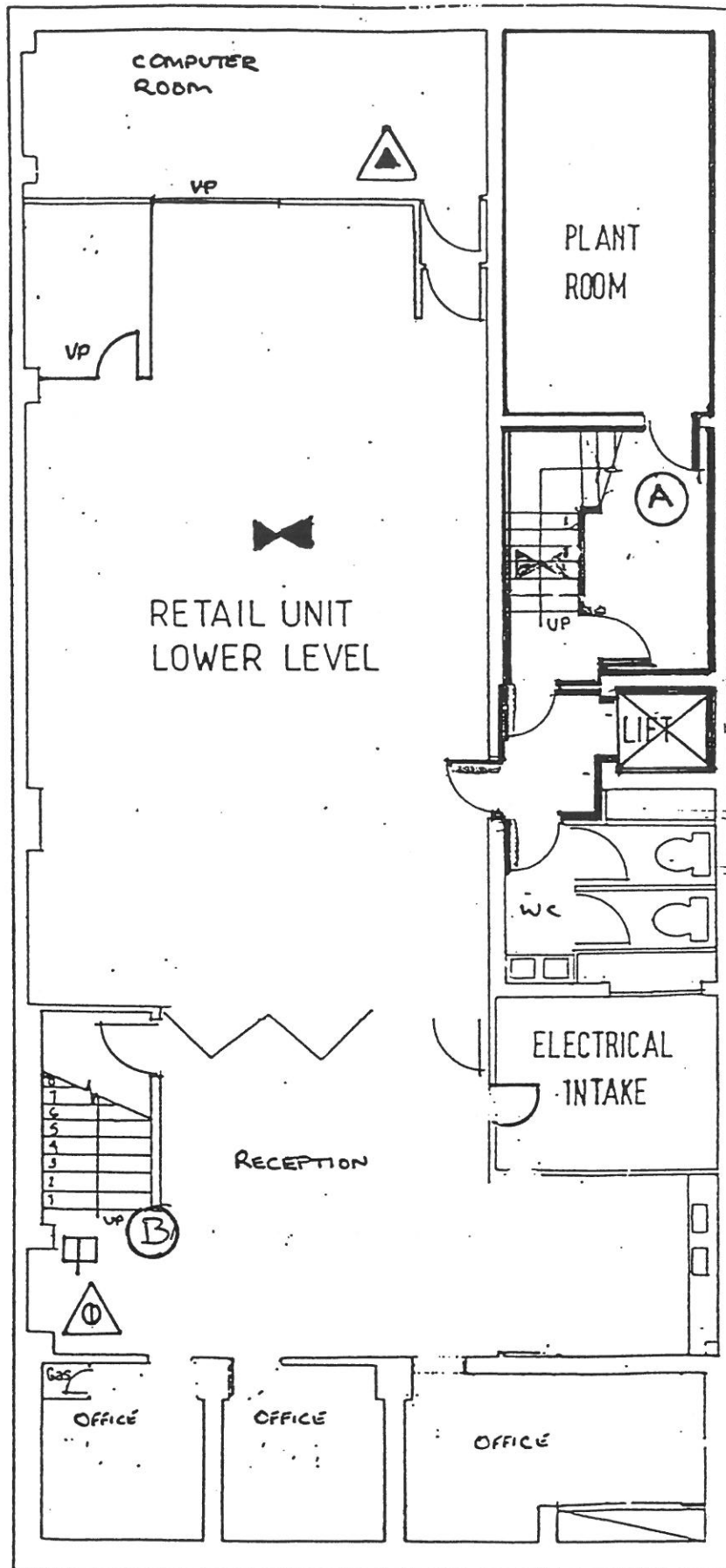
Allocation of Responsibility for Compliance with Requirements**In the case of a building with a single occupier
(single occupancy premises)**

The occupier for the time being of the premises covered by this fire certificate is hereby notified that he/she is responsible for contravention of any of the requirements.

**In the case of a building with more than one occupier
(multiple occupancy premises)**

The owner(s) and/or occupier(s) for the time being of the premises covered by this fire certificate are hereby notified that they are responsible for contravention of any of the requirements listed below as being their responsibility.

- 1) The owner(s) is/are responsible for any contravention of a requirement imposed by this fire certificate.
- 2) In addition to the owner(s), the occupiers are responsible for any contravention of a requirement imposed by this certificate in the premises occupied by them and in those parts of the relevant building which are treated as forming part of the premises for the purposes of Section 1(8), (e.g. parts of the building used in conjunction with the premises).



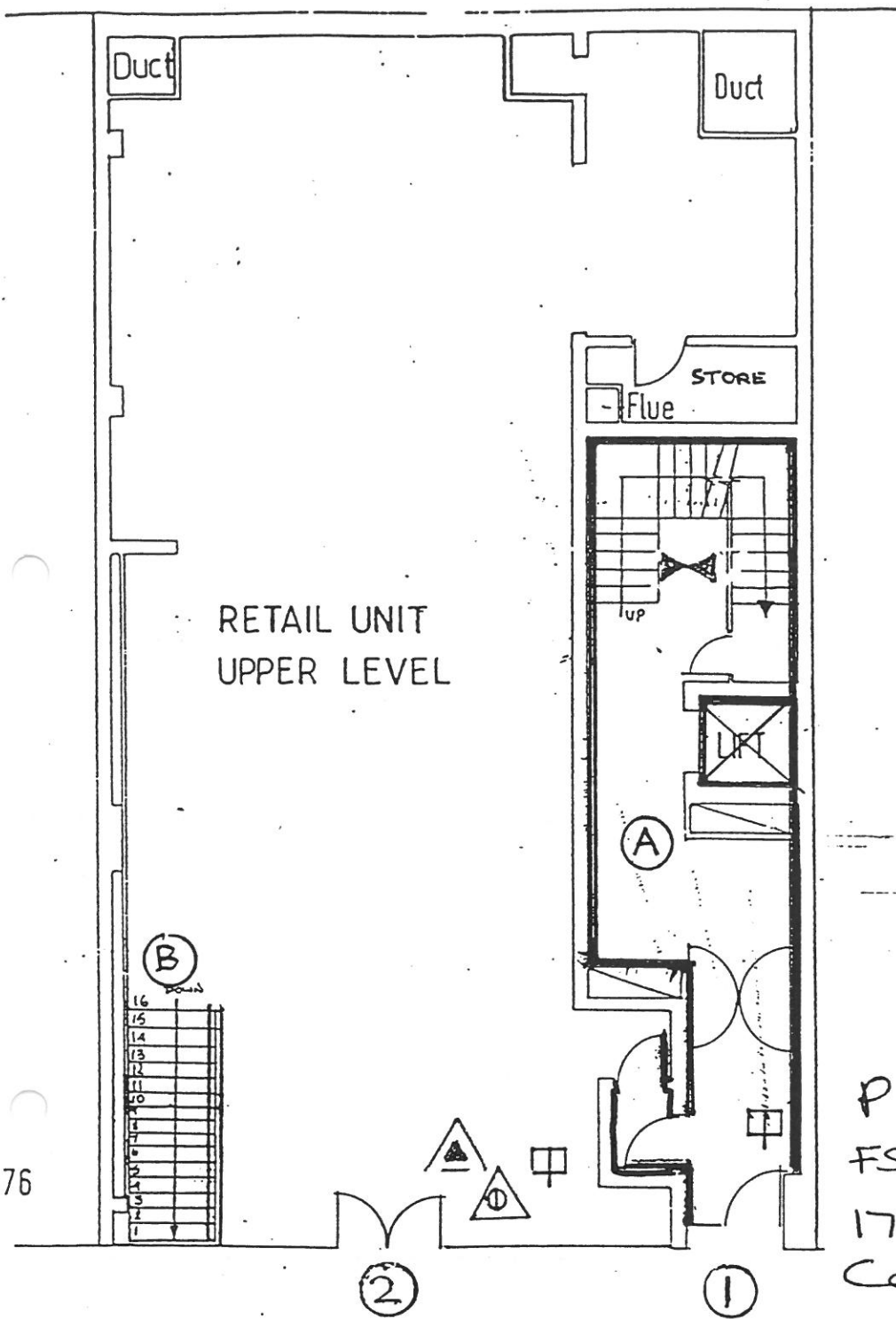
BASEMENT

Plan No 1

FS/N/02/14602
177-178 Tottenham
Court Road, W1

LFCDA
LONDON FIRE BRIGADE
APPROVED FIRE
CERTIFICATE DRAWING
DATE 29 JUL 1993

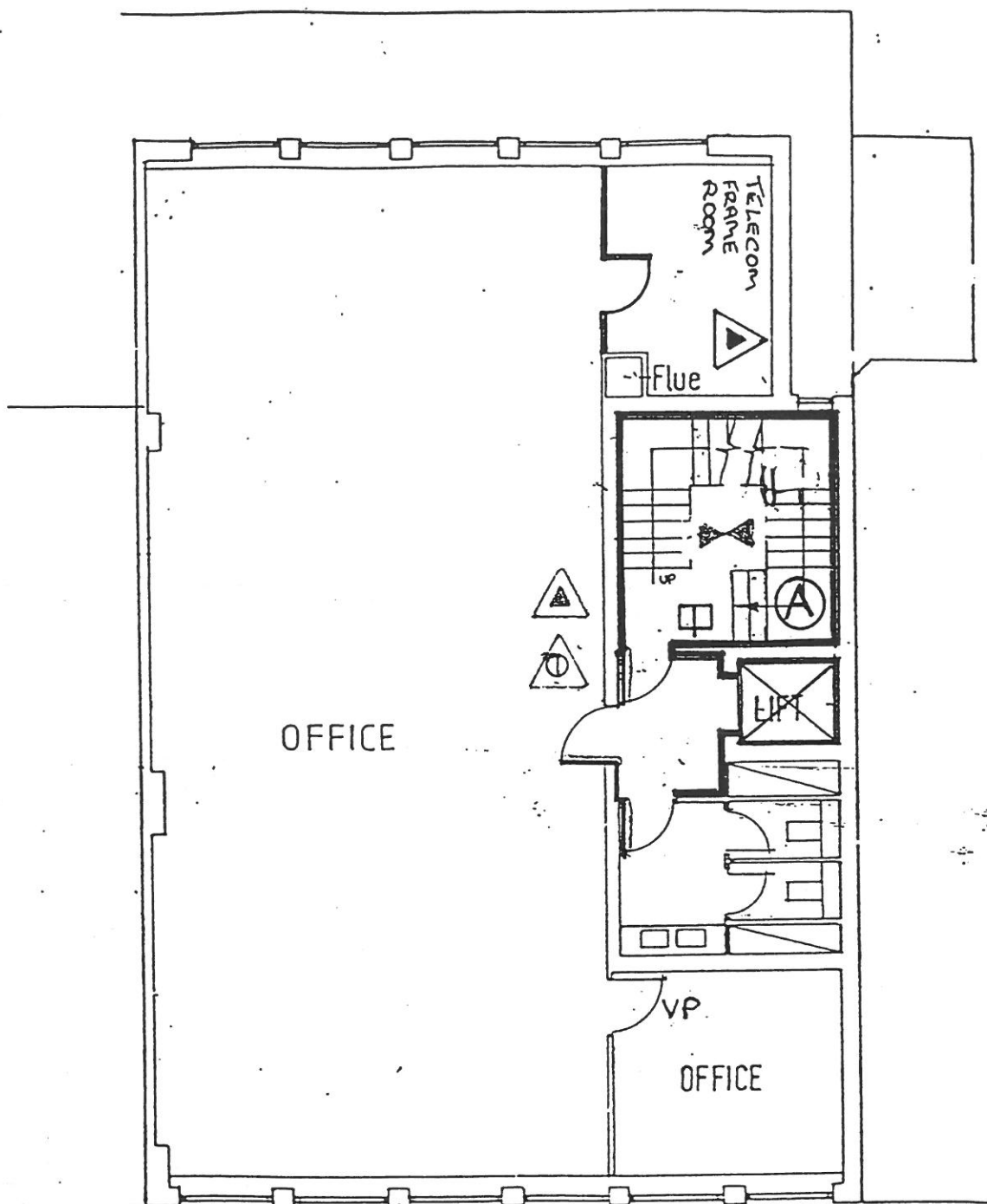
176



Plan No 2
FS/N/02/14602
177-178 Tottenham
Court Road, W1

GROUND FLOOR

LFCD
LONDON FIRE BRIGADE
APPROVED FIRE
CERTIFICATE DRAWING
DATE 29 JUL 1993



FIRST - FLOOR

LFCDA
LONDON FIRE BRIGADE

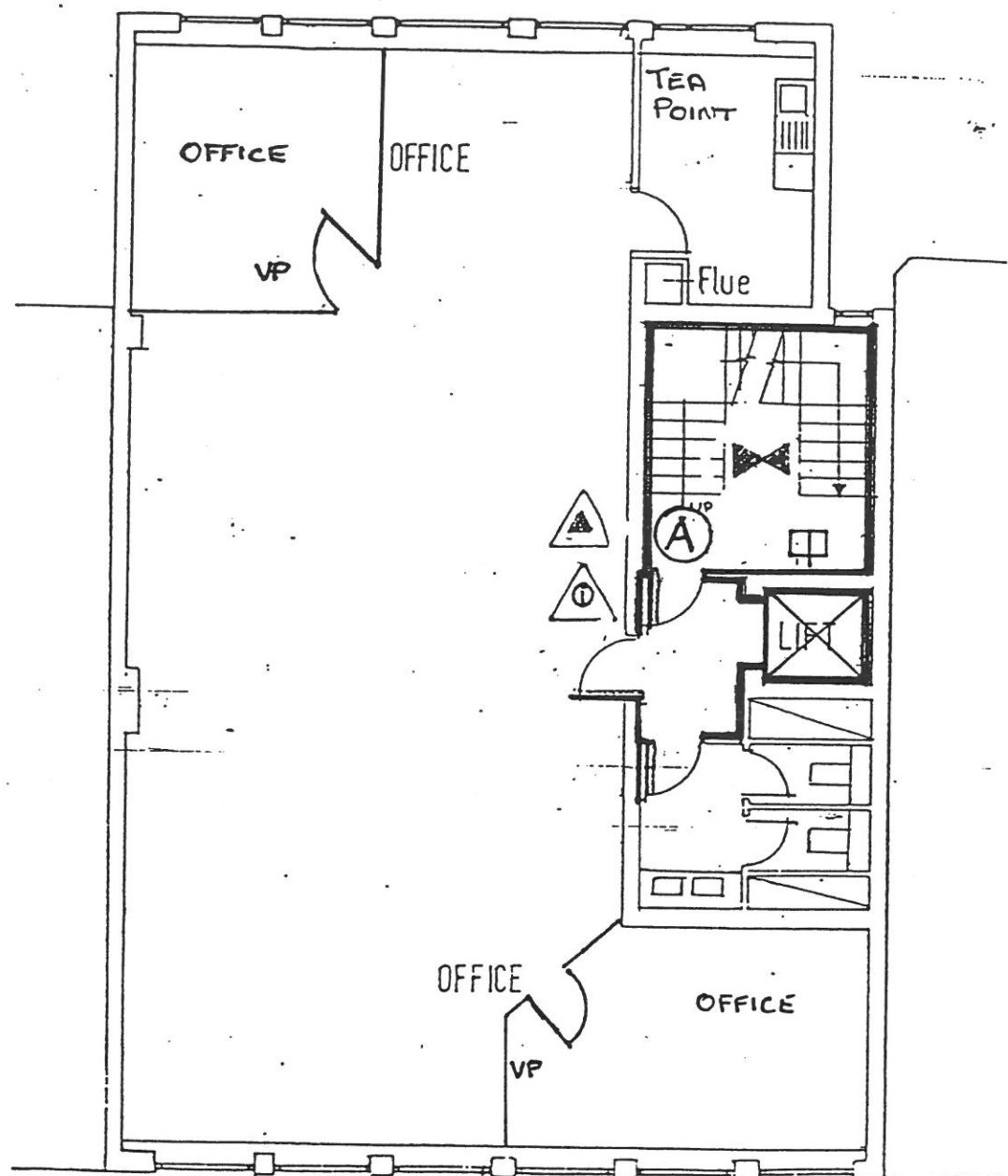
APPROVED FIRE
CERTIFICATE DRAWING

DATE 29 JUL 1993

Plan No 3

FS/N/02/14602

177-178 Tottenham
Court Road, W1



LFCDA

LONDON FIRE BRIGADE

APPROVED FIRE

CERTIFICATE DRAWING

DATE

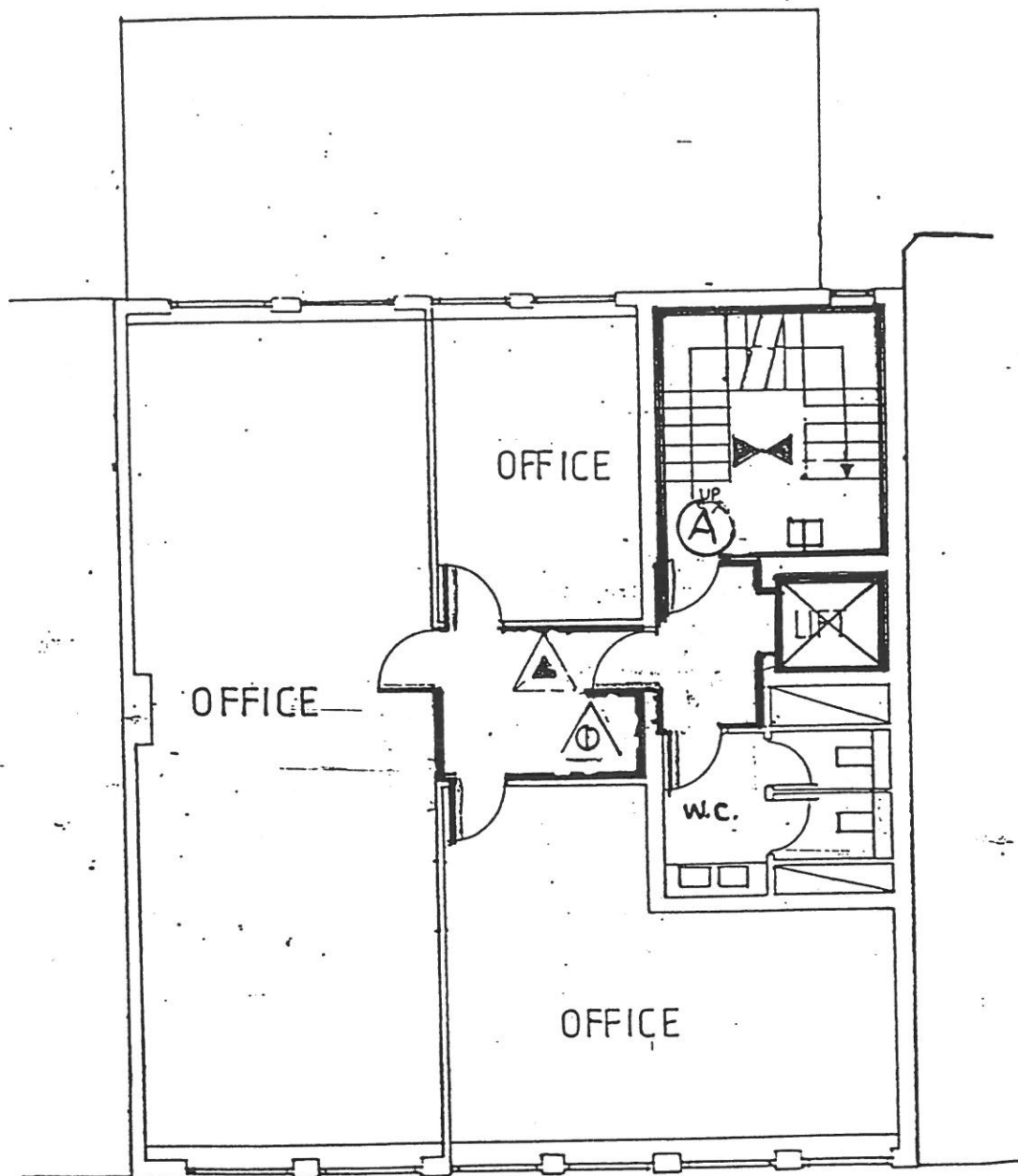
29 JUL 1993

SECOND FLOOR

Plan No 4 -

FS/N/02/14602

177-178 Tottenham
Court Road, W1



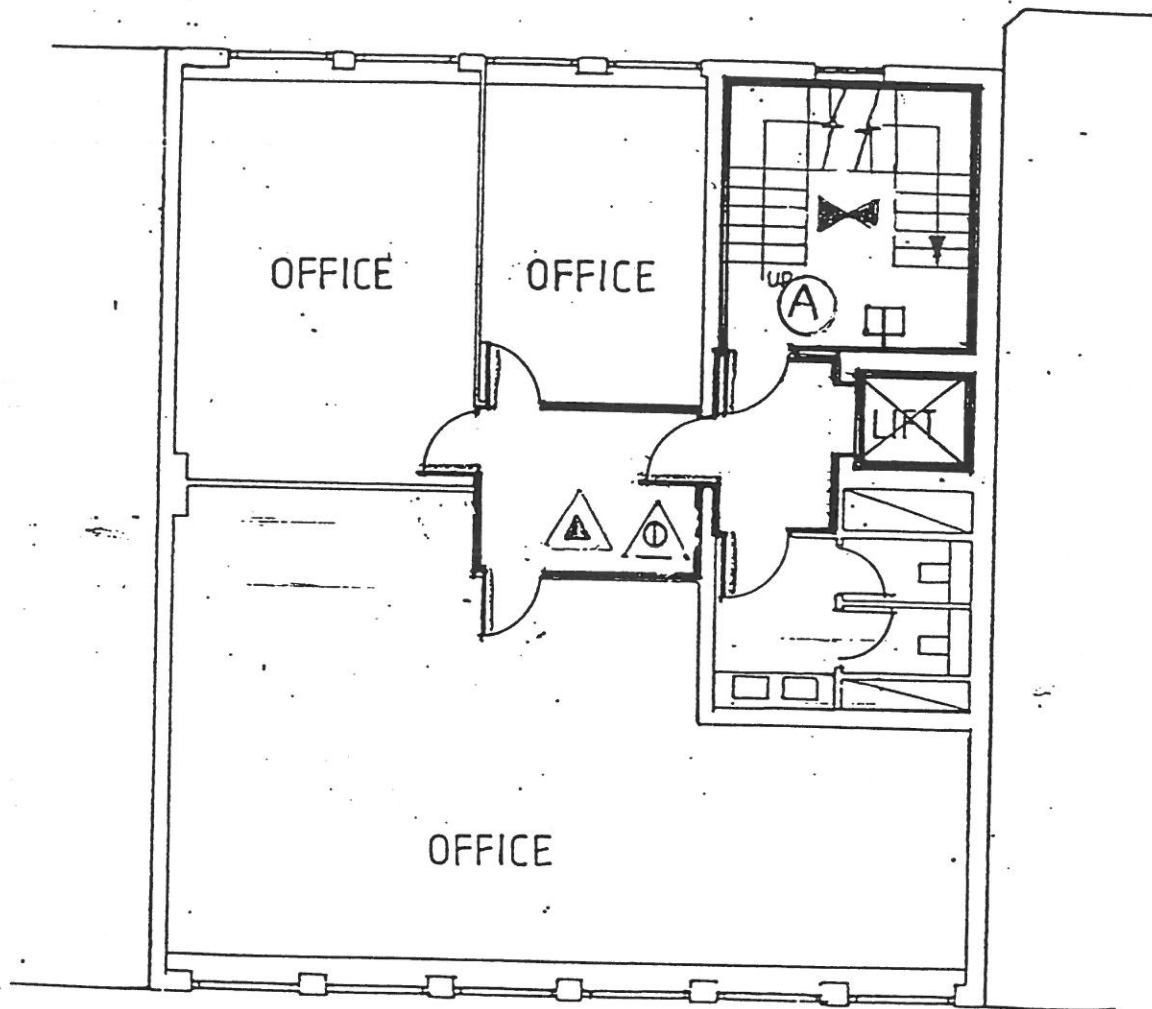
THIRD FLOOR

LFCDA
LONDON FIRE BRIGADE

APPROVED FIRE
CERTIFICATE DRAWING

DATE 29 JUL 1993

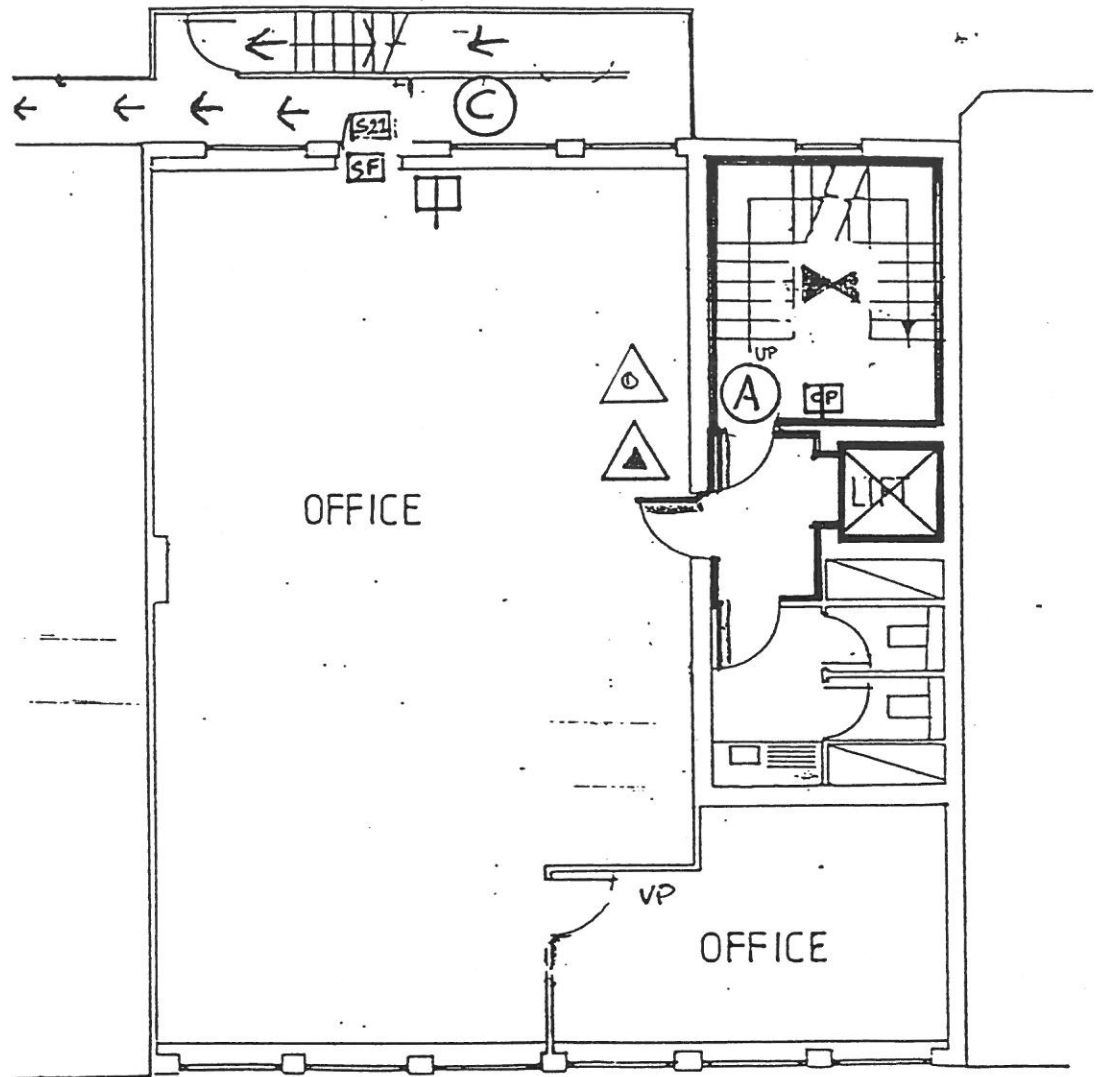
Plan No 5
FS/N/02/14602
177-178 Tottenham
Court Road, W1



FOURTH FLOOR

LFCDA
LONDON FIRE BRIGADE
APPROVED FIRE
CERTIFICATE DRAWING
DATE 29 JUL 1993

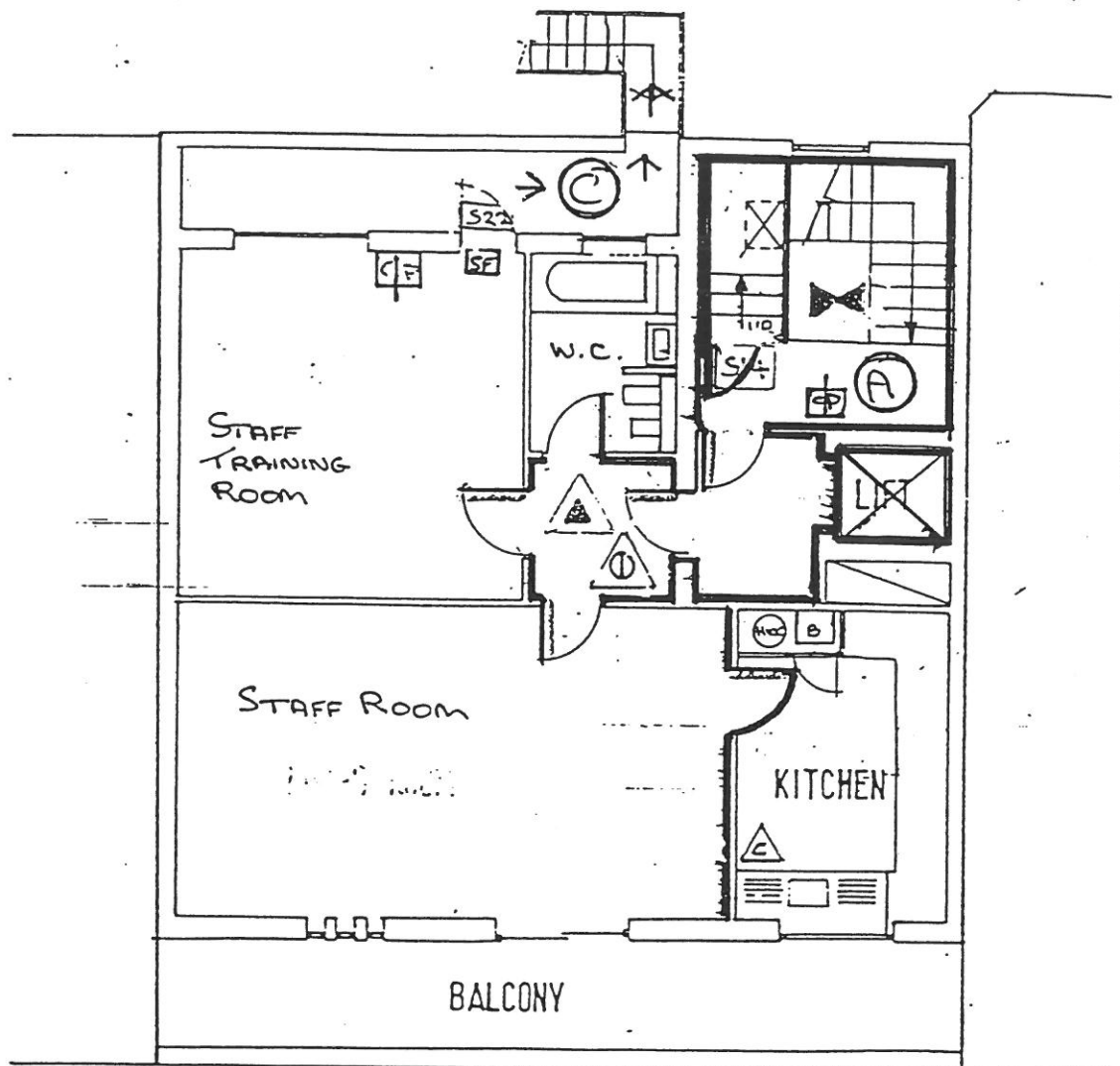
Plan No 6
FS/N/02/14602
177-178 Tottenham
Court Road, W1



FIFTH FLOOR

LFCDA
LONDON FIRE BRIGADE
APPROVED FIRE
CERTIFICATE DRAWING
DATE 29 JUL 1993

Plan No 7
 FS/N/02/14602
 177-178 Tottenham
 Court Road, W1



SIXTH FLOOR

LFCDA

LONDON FIRE BRIGADE

APPROVED FIRE

CERTIFICATE DRAWING

DATE

29 JUL 1993

Plan No 8

FS/N/02/14602

177-178 Tottenham
Court Road, W1