

FORSTERS

DATED

17 NOVEMBER

2021

(1) JEREMY LOUIS LANDAU

STATUTORY DECLARATION

In respect of

Ground Floor, King's Cross Bridge, 1 King's Cross Bridge, London, N1 9NW (the
"Property")



IN THE MATTER OF THE STATUTORY DECLARATIONS ACT 1835

AND IN THE MATTER OF

I Jeremy Louis Landau of Unit G07, Metropolitan Wharf Building, 70 Wapping Wall, London E1W 3SS SOLEMNLY AND SINCERELY DECLARE as follows:

1. I am the Company Secretary for UK Real Estate Limited. UK Real Estate Limited is the long leaseholder of the Property under a 250-year lease registered under title number NGL930857. UK Real Estate Limited was the landlord of the Property under a lease dated 12 July 2021 and made between (1) UK Real Estate Limited and (2) Rested UK Limited ("the Lease").
2. The Property comprises part of a new build development constructed pursuant to planning permission reference 2014/0371/P as varied by planning permission reference 2017/1206/P. By virtue of these consents, prior to 1 September 2020, the Property was designated under Use Class A1/A3.
3. The Property was vacant prior to the grant of the Lease. Rested UK Limited are luxury bed specialists selling a range of products including mattresses, bed frames, pillows and pyjamas. Under the Lease, Rested UK Limited was obliged not to use the Property except for the purpose of a retail shop. Rested UK Limited complied with the terms of the Lease throughout its occupation of the Property.
4. Rested UK Limited commenced its retail trading at the Property on 2 August 2021. The hours of operation were 10:00 to 17:00 Monday to Friday inclusive. Throughout Rested UK Limited's use of the Property for retail purposes, two employees of UK Real Estate Limited worked at the Property.
5. Rested UK Limited ceased its retail use of the Property on 4 October 2021. The Property is currently vacant, though the advertising vinyl of Rested UK Limited remains visible on the frontage of the Property.
6. For the period of 2 August 2021 to 4 October 2021 inclusive the Property was in continual retail use.

AND I MAKE THIS DECLARATION conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1835

DECLARED by Jeremy Louis Landau at Metropolitan Wharf Building, 70 Wapping Wall, London, E1W 3SS

Signed: J. Landau

On this day of 17 NOVEMBER 2021

Before me:



Matthew John Evans

Solicitor

Forsters LLP

31 Hill Street

London

W1J 5LS