

THE MALTINGS RESIDENTS ASSOCIATION LIMITED (“THE MANAGER”)

Procedural Recommendations Regarding Proposed Assignment of Lease

1. INTRODUCTION

The following documents that involve the Manager are required on an Assignment of a lease:

- Notice of Assignment – to the Lessor and to the Manager
- Deed of Covenant
- New Certificate of a Share in the Capital of the Company

2. ENQUIRIES

If any purchaser or his/her solicitor wishes to make any enquiries of the Manager, including whether or not there are any arrears of service charges, please forward to:

Company Secretary

The Maltings Residents Assn. Ltd.

The Gatehouse Postbox (adj. Wellington Court)

Maltings Place

LONDON SW6 2BU

3. NOTICE OF ASSIGNMENT

In accordance with Clause 8 (viii) of the Lease, Notice of an Assignment should be given to the Lessor within 21 days. A registration fee, currently £15.00 (no VAT) is payable. These should be addressed to:

Mr K. Kaura

23 Offham Slope

LONDON N12 7BZ

4. CERTIFICATE FOR H.M. LAND REGISTRY AND NEW SHARE CERTIFICATE

a) To enable an Assignment to be submitted to H.M. Land Registry, a Certificate (that the Assignment does not contravene the original lease) is required. To obtain this, please send the Manager's copy of the Notice of Assignment and duly completed Deed of Covenant in the form specified in the Fifth Schedule of the Lease, together with a cheque to cover the cost, currently £360.00 (including VAT) to:

Francis Lee & Company

62 Ainsdale Road

LONDON W5 1JX Tel: 020 8354 5414

b) To obtain a new Share Certificate, please forward a signed and stamped share transfer form and the old share certificate (for cancellation) to Francis Lee & Company at the address indicated above. When these documents have been prepared, they will be forwarded to the Company Secretary for signature.

A DELAY WILL OCCUR IF THERE ARE ARREARS OF GROUND RENT (PAYABLE TO THE LESSOR) OR SERVICE CHARGES (PAYABLE TO THE MANAGER).