

25 June 2018

Dear Leaseholders,

Re: Sub-Letting for Multiple Occupation at Latymer Court

We are writing to all leaseholders of Latymer Court to inform them of a change of policy with regard to the sub-letting of flats at Latymer Court to multiple occupiers.

Each leaseholder of Latymer Court has covenanted:

1. To use their flat as a private residential flat in one family occupation only;
2. Not to sub-let the whole of the flat without first obtaining our consent.

Historically, we have allowed leaseholders to sub-let their flats to multiple occupiers under licence agreements. These licence agreements do not constitute a waiver of the covenants in the lease, nor do they allow the leaseholder to continue to sub-let their flat in this way following expiry of the licence.

From today's date, no one will be granted a licence to sub-let to multiple occupiers. Only sub-lettings to one family unit will be permitted moving forward.

Where a licence for sub-letting to multiple occupiers is already in place, these leaseholders will be permitted to continue to sub-let until expiry of the licence. Once these licences have expired, no further licence will be granted.

This change of policy has been made in order to protect all leaseholders' enjoyment of Latymer Court. There have been a few incidents where leaseholders have subdivided rooms to create further bedrooms for tenants and nuisance and other disturbance issues within the building often arise from flats let to multiple occupiers.

Please note that legal action will be taken if any leaseholder breaches the sub-letting provisions of their lease. This may include forfeiture action, which could result in you losing your leasehold interest. Therefore, if you are sub-letting your flat to multiple occupiers with our consent we would urge you to review when your licence will expire and make arrangements accordingly to ensure you will not be in breach.

If you have any queries about the content of this letter, please contact the Freehold Office, Latymer Court, Freehold Co Ltd at first instance.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Jayanta Shaha', is written over the printed name.

Board of Directors

Latymer Court Freehold Co Ltd