

Section 5D Freehold Notice

LANDLORD AND TENANT ACT 1987 Section 5 ("the Act") Landlord's Offer Notice: Conveyance not Preceded by Contract

Mr G Brown
10 Downing Street
London
SW1A 2AA

From: Elmdon Real Estate LLP ("the Landlord") whose registered office is at 133 Hammersmith Road, London, W14 0QL

- 1 This notice is given under the provisions of Section 5 and 5D of the Landlord and Tenant Act 1987 (as amended) and relates to 10 Downing Street, London, SW1A 2AA
- 2 This notice constitutes an offer by the Landlord to dispose of an interest in the property known as 10 Downing Street, London, SW1A 2AA ("the Property") which the Landlord wishes to dispose of for a consideration of £10,000. The disposal is to be on the terms set out in this notice and is to be subject to your lease and the other subsisting leases of the constituent flats.
- 3 The estate or interest in the Property of which the landlord intends to dispose of is the Freehold interest.
- 4 The other principal terms of the disposal are as follows: the Purchaser will pay for all arrears of rent, insurance premium or service charge or any other rent if applicable existing at the completion date and rent will be apportioned as at the completion date.
- 5 This offer may be accepted by the "requisite majority" of qualifying tenants of the constituent flats with more than 50% of the available votes (determined as required by Section 5(6) of the Act). The terms "qualifying tenant" and "constituent flats" are defined in Sections 3 & 5(1) of the Act.
- 6 You and the other qualifying tenants have a period of two months beginning with the date of service of this notice within which to accept this offer as provided by Section 6 of the Act.
- 7 You and the other qualifying tenants have a further period within which you and the other qualifying tenants wishing to exercise your rights under the Act may nominate under Section 6 of the Act a person or persons to purchase the Landlord's interest on your behalf, being a further period of two months beginning after the expiration of the time period set out in paragraph 6.
- 8 Section 5(5) of the Act provides that if notice corresponding in form with this notice is served on not less than 90% of the qualifying tenants on whom it is required to be served the Landlord is to be treated as having complied with the obligation under Section 5(1) of the Act to serve notice conferring a right of first refusal.
- 9 If you and the other qualifying tenants wish to accept the offer contained in this notice the requisite majority must serve a notice in accordance with Section 6 of the Act.

Any notice should be served on the Landlord, Elmdon Real Estate LLP 133 Hammersmith Road, London, W14 0QL

10. within the time period set out in paragraph 6.

Date: 17/07/09

Signed Elmdon Real Estate LLP

PLEASE NOTE THIS IS A LEGAL DOCUMENT. IT IS RECOMMENDED THAT YOU SEEK LEGAL ADVICE.

This Section 5 Notice is provided by Elmdon Real Estate LLP of 133 Hammersmith Road, London W14 0QL. For more information visit www.elmdonrealestate.com, info@elmdonrealestate.com or 0800 015 2500.