

CONTRACT

Incorporating the Standard Commercial Property Conditions (Second Edition)

Date :

Seller : Satellite Property Company Limited
87 Southampton Street
London WC1 1VW

Buyer : Cambo Limited
35 Crowther Terrace
Blakey BL3 7ED

Property (freehold/XXXXXXXXXX) : 18 Clover Street London W2 6BJ registered at HM Land Registry with Title Absolute

Title Number/XXXXXXXXXX : NGL 546873

Specified incumbrances : Entry number 1 in the Charges Register of the Title

Completion date

Contract rate : 4% above the base rate of Barclays Bank Plc for the time being in force

Purchase price : £700,000.00

Deposit : £70,000.00

The seller will sell and the buyer will buy:
(a) the property, and
(b) any chattels which, under the special conditions, are included in the sale
for the purchase price.

WARNING

This is a formal document, designed to create legal rights and legal obligations. Take advice before using it.

Signed

Authorised to sign on behalf of Seller/Buyer

Schedule of Leases affecting 18 Clover Street London W2 6BJ

1. Lease of ground floor 18 Clover Street dated 19 October 1997 made between (1) Satellite Property Company Limited and (2) Webmaster Communications Limited
2. Lease of first and second floors 18 Clover Street dated 29 March 1997 made between (1) Satellite Property Company Limited and (2) Lifestyle Mortgage and Insurance Brokers Limited

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