

Lazarev Cleaver LLP  
Warnford Court  
29 Throgmorton Street  
London EC2N 1AT  
Telephone: +44 20 7987 6300  
Email: reception@lcllp.co.uk

james  
jeremy  
City Tower & Roffey St  
London  
E14 9LS  
22.04.2020 and 8.06.2020

None

lessees

Dear

**Re: (the "Premises") dated 7 February 2007 and made between (1) Ability Developments Limited (2) Solitaire Property Management Company Limited (3) Imagine Homes Limited (4) Constantinos Paneris and Constantina Paneris (Title number EGL531798)(Title number (the "Lease"))**

We act on behalf of 3 Limeharbour and Roffey St RTM Company Limited - Freeholder and its agent, Urang Property Management Ltd, in relation to the rent and charges and interest and legal costs arrears due in respect of the above Premises. Pursuant to cl 2 and paragraph 2 of the Eighth Schedule of the Lease you are liable to pay rent and charges and interest and legal costs to our client.

Arrears

Our client sent you rent and charges and interest and legal costs demands and reminders on a number of occasions, including on 22.04.2020 and 8.06.2020. Despite our client's demands and reminders, and in breach of the terms of your Lease, you have failed to pay the rent and charges and interest and legal costs. At the date of this letter the total amount outstanding in respect of the rent and charges and interest and legal costs is empty as set out in the enclosed statement of account.

individual

emptyClaim

We are instructed to commence legal proceedings against you unless you pay the full amount of outstanding charges and legal costs within 14 days of the date of this letter. Accordingly, we request that you pay the amount of £8,825.90 by 4 pm on 18 November 2020. Payment may be made by cheque or banker's draft made payable to "Lazarev Cleaver LLP" and sent to the address at the top of this letter. Alternatively, payment may be made by electronic bank transfer to the following account:

Name: Lazarev Cleaver LLP Client Account

Sorting code: 40-18-22

Account number: 23668029

Reference: GL/198.00124

All payments should be made to this firm. Our client will refuse to accept any payment unless legal costs are included, or will apply funds to the legal costs first so that you will continue to remain liable for any shortfall. We will also charge a fee of £100 plus VAT to cover the cost of our correspondence with our client and you.

Forfeiture

Should you fail to pay the outstanding charges, our instructions are to pursue this matter and to request your landlord to seek forfeiture of your Lease under the terms of cl 7.1 of the Lease.

Pre-action matters and financial advice

We draw your attention to the Civil Procedure Rules and the Practice Direction—Pre-Action Conduct and Protocols, including paragraphs 13 to 16 regarding the consequences of failure to comply with its provisions. A copy of the Protocol is available at the following web address:

[https://www.justice.gov.uk/courts/procedure-rules/civil/rules/pd\\_pre-action\\_conduct](https://www.justice.gov.uk/courts/procedure-rules/civil/rules/pd_pre-action_conduct).

We have also set out below details of independent advice organisations who provide free independent advice and assistance should you require their services.

Should you wish to discuss the contents of this letter, you may contact us by email at [reception@lcllp.co.uk](mailto:reception@lcllp.co.uk) or by calling 020 7987 6300, quoting reference 1.

Yours sincerely

Lazarev Cleaver LLP

Encl