

Frank Nyhan & Associates LLP

S O L I C I T O R S

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Our Ref:
HH.RON1.106

Your Ref:
02/0659/002

Date:
29th July, 2025

SUBJECT TO CONTRACT / CONTRACT DENIED

RE: OUR CLIENT: MOSSBAWN LIMITED
YOUR CLIENT: EMPROS SKEPSI LIMITED
PROPERTY AT 141 BANK PLACE, MALLOW, CO. CORK ("THE PROPERTY")

Dear Colleague,

Previous correspondence refers.

We are arranging for Contracts to be signed by our client. We are attaching the proposed additional special conditions for your review. We would be obliged if you could please request an updated redemption letter from Bank of Ireland to confirm that they will release the Property from their security on receipt of the required redemption amount.

We look forward to hearing from you.

In the meantime, please note that we have no authority to bind our client in relation to this matter and that no contract shall be deemed to exist until formal contracts have been executed and exchanged by both parties. In this regard, we will advise that this letter shall not constitute a note or memorandum for the purposes of Section 51 of the Land and Conveyancing (Law Reform) Act 2009.

Yours faithfully,


FRANK NYHAN & ASSOCIATES LLP



Frank Nyhan
B.C.L., F.C.I. (ARB), Notary Public,
State Solicitor Cork City

Helena Hickey
B.C.L.

Nora O'Donoghue
Legal Executive, MIILEX,

Cormac Nyhan
LLB (ES)

9. This contract shall be subject to the purchaser obtaining approval for a loan from the Governor and Company of the Bank of Ireland on the security of the property in sale PROVIDED ALWAYS that if this loan has not been approved in writing within six weeks from the date hereof either party shall be entitled to rescind this contract and in such event the purchaser shall be refunded his deposit without interest costs or compensation thereon.

If the loan approval is conditional on a survey satisfactory to the lending institution or a mortgage protection or a life insurance policy being taken out or the lending institution being satisfied at any time prior to drawdown of the loan that its valuation of the property has not changed since the date of loan approval or some other condition compliance with which is not within the control of the purchaser, the loan shall not be deemed to be approved until the purchaser is in a position to accept and draw down the loan on terms which are within his reasonable power or procurement.

10. The Vendor shall prior to closing provide the following:-
- (a) confirmation that there are no outstanding sums due to Uisce Eireann for water charges or Cork County Council in relation to rates
 - (b) a Declaration to confirm that it has received no notices from any person or statutory body in relation to any works carried out by it to the Subject Property since it acquired an interest in the Property.