

I am a director of the company which is the registered proprietor ('the Tenant') of the ground floor premises at 20 Market Street, Hoylake, Wirral, CH47 2AE, registered under title number MS608425 ('the Leasehold Interest'). The Tenant acquired the Leasehold Interest by virtue of a licence to assign dated 07.05.2021 and made between Juliet Eva Broster ('the Landlord') (1) Tony Luongo (2) the Tenant (3) and myself.

The Leasehold Interest was created by virtue of a lease dated 12.04.2013 and made between the Landlord (1) and Paul Andrew Doughty (2) ('the Lease').

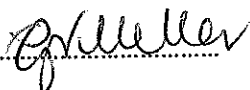
At Schedule 4, the Lease contains an option for the Tenant to purchase the freehold of 20 Market Street, Hoylake, Wirral, CH47 2AE ('the Option') which is registered under title number MS215861 ('the Freehold').

In accordance with the Option, the Landlord's representatives have served on me written notice of the Landlord's intention to sell the Freehold ('the Landlord's Notice').

I understand the Landlord is planning to enter the Freehold into an auction dated 06.12.23 (and again on 28.02.24 if unsuccessful at the auction dated 06.12.23) and therefore there is presently insufficient time from the date of service of the Landlord's Notice to allow the requisite one-month period to pass before the planned auction on 06.12.23.

I hereby confirm that the Tenant waives its' right to exercise the Option in relation to the Landlord's purported sale at auction on either 06.12.23 or 28.02.24. For the avoidance of doubt, this waiver does not extend to any future sales by the Landlord or the Landlord's successors in title outside of a sale at either of the auction dates above (noting that the completion date will be a minimum of 28 days after the relevant auction unless by prior arrangement between the respective parties) and should not be construed as a permanent release by the Tenant of the benefit of the Option.

Signed



Gillian Victoria Miller

Dated:

23/11/2023