

MARTIN RUSSELL JONES

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CHARTERED SURVEYORS

Management Department
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To all Lessees
Jefferson House
Basil Street
London SW1

Our Ref: JH/MAN

Dear Lessee

Re: Refurbishment of Jefferson House

We write further to the Landlord and Tenant Act notice sent to you on 15th July 2002. Due to extensive delays in collecting the contributions from all lessees we have to inform you that it has been necessary to commence renegotiations with the original contractor and other contractors to obtain the best price possible.

At the current time the Contract Administrators, Brain Gale and Associates, are in discussion with the original contractor and others to obtain updated prices for the works.

Once these prices have been obtained we will write to all lessees again giving the current cost, the intention being that the proposed works can be started as soon as possible thereafter.

If you have any queries or require any further information please do not hesitate to contact us.

Yours sincerely


**JOAN HATHAWAY BSc MRICS
for MARTIN RUSSELL JONES**

v. Ms Hathaway's 5 August 2003 letter - i.e. **SEVEN months previously** "The vast majority of leaseholders have paid their contribution in respect of the works..."

26th March 2004