



TYPE : Commercial Property Insurance

FORM : Norwich Union Insurance Policy Wording

POLICY NO : P0007137/5

PERIOD : 12 months @ 31st December 2000

INSURED : Jefferson House Limited

INTEREST/SUM INSURED :

- i) Commercial "All Risks" Insurance being Fire, Full Perils, Accidental Damage and Subsidence.
Buildings Reinstatement including professional fees and site clearance
Declared Value **£1,785,000**
Day One Inflation Value Provision 30% £2,320,000
Contents of Common Parts £ 50,000
- ii) Consequential Loss Insurance in respect of Rental Income £ 9,000
36 month Indemnity Period
- iii) Property Owners Liability £ 5,000,000
- iv) Employers Liability £10,000,000

EXCESS : Nil excess applies other than for Subsidence where a £1,000 excess applies

CONDITIONS :

- i). The Policy excludes Theft or Robbery or any attempt there at.
- ii) Mortgagees non-invalidation clause applies
- iii) Terrorism Exclusion Clause deleted in consideration of payment of additional premium calculated in accordance with Association of British Insurers conditions. Payment required in full within 30 days of inception of policy.



(v) Otherwise, as per Insurance Company's Policy Terms and Conditions.

INTEREST

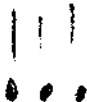
The interest of the National Bank of Abu Dhabi as mortgagee is noted.

The interest of Dixon Reeds Ltd as mortgagors is noted, as are Coutts and co as their mortgagees.

The interest of Lloyds Bank plc as mortgagee is noted

SITUATE

Jefferson House,
Knightsbridge,
London,
SW1



ANNUAL PREMIUM

£1,893.12 (Inclusive of 5% Insurance Premium Tax)

TERRORISM PREMIUM

£52.00 (Inclusive of 5% Insurance Premium Tax)

INFORMATION

Jefferson House is a mid-terraced block on six storeys (including basement) of residential flats. The block has been formed by converting four original terraced town houses.

The property is part of seven separate buildings which are all constructed separately and in different styles and dated ranging from 1895 to the 1930's. Generally, the construction comprises part steel frame and part loadbearing masonry construction with facing brick and stone finished elevations. Pitched and flat roofs covered with asphalt and slates. Concrete floors and a variety of timber and metal windows.

behalf of Jefferson House Limited.