

Dear Sirs,

I am writing to address the matter of the premature forfeiture of the Bosecom Leasehold and provide evidence regarding your actions. It is important to consider the following information in relation to your client's actions.

As outlined in the leasehold forfeiture section, specifically clause 9.1.1, it is stated that the lease may be forfeited if the rent, additional rents, or any other sums payable under the Lease remain outstanding for ten days after becoming due, regardless of formal demand:

"9.1.1 The Rent, the additional rents or any other sums payable under this Lease is outstanding for ten days after becoming due whether formally demanded or not."

In light of this clause, it is crucial to note that your client should not have locked our entrance or fire escapes in an attempt to non-verbally forfeit the lease on the 10th day, as they have done so prematurely. I have obtained clear video evidence to support this claim of when the doors were locked at 7am June 10<sup>th</sup> 2023. According to the terms stated, your client can exercise their right to terminate the lease on the 12th day after the rent becomes due. Thus, it is essential to allow the full ten-day period to elapse before considering forfeiture of the lease.

Furthermore, it should be acknowledged that your client waived their right to forfeit by accepting two months' rent in April and May. However, they did not provide an invoice for the month of May, which has been consistently received since the beginning of the lease. This attempt to mislead us and their failure to allow the full 10-day grace period constitute a breach of their lease terms. It is worth noting that your client attempted to return the monies only after six full days had passed in response to my phone call.

It appears that your client has established a pattern of breaching documented terms, as evident in the email chains exchanged over the last three years. I eagerly await an appropriate response to address these concerns.

Yours sincerely,

R. Bose