

[Defence Exhibit 12 – Communication on the 28 JUNE 2023]

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**Sent:** Wednesday, June 28, 2023 11:29 AM

**To:** Max Pengilley <[Max.Pengilley@freeths.co.uk](mailto:Max.Pengilley@freeths.co.uk)>; Ella Carroll <[Ella.Carroll@freeths.co.uk](mailto:Ella.Carroll@freeths.co.uk)>; Daniel Cuthbert <[Daniel.Cuthbert@freeths.co.uk](mailto:Daniel.Cuthbert@freeths.co.uk)>

**Cc:** 'Credit Control' <[credit.control@flexspace.co.uk](mailto:credit.control@flexspace.co.uk)>; [Ana.oeppen@flexspace.co.uk](mailto:Ana.oeppen@flexspace.co.uk)

**Subject:** RE: Urgent Matter of FlexSpace Unit 6 Park House

Dear Sirs,

I hope this message finds you well. I am writing to once again kindly request confirmation on whether you are still representing your clients in this matter. I would like to address the issue concerning the return of the additional two months' rent, which has been received on 27/06/2023 and seems to lack a legal basis, as advised by my litigation barrister since you have already accepted the rent for two months and therefore waived your right to forfeit as a landlord you cannot go back now and claim this forfeiture to be true. I would like to emphasize that the disputed amount has already been securely placed in a holding account.

Thank you for your attention and prompt response to this matter.

Yours sincerely,

R. Bose