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MAYFAIR LONDON PROPERTIES HOLDING LTD
186 Osborne Road
London
England
E7 OPR

Our ref: 200819(KD)250918EW
18th September 2025

Dear Sir/Madam,

RE: 54 Swanley Centre, Swanley, Kent BR8 7TQ (“the Property”)

In consideration of the payment by you to us of the sum of £1.00 (receipt of which we hereby acknowledge) we hereby confirm and acknowledge to you:-

1. that you will be placing reliance upon the extent and contents of the drawings detailed in the Schedule hereto (“the Drawings”) in connection with your purchase of the Property and the carrying out of the development thereon and that we owe to you the same duty of skill, care and diligence both in respect of the Drawings and also all services carried out in respect of the Property whether prior to the date of the Drawings or subsequently as if the Drawings has been prepared for and addressed to you;
2. that the standard of skill and care that is to apply is that which may be expected of a competent and properly qualified architect having regard to the size, nature and purpose of the proposed development;
3. that you are hereby granted a royalty-free, irrevocable and non-exclusive license to use and reproduce the Drawings for any purpose whatsoever in connection with the Development including, not without limitation, the construction, completion reconstruction, maintenance, investment, reinstatement repair, modification, use, promotion and sale of the Property and the license hereby granted shall carry the right to grant sub-licenses and shall be transferable to third parties and shall include the right to copy and use the Drawings for any extension of the Development but such license shall not include a license to reproduce the designs contained in them for any extension of the development provided always that we shall not be liable for any use of the Drawings for any purpose other than that for which the same were prepared by us or on our behalf;
4. that the benefit of the rights arising on this letter may be assigned by you (or your assignee) to a future purchaser or financier of the whole or any part of the Property on two occasions only.

I warrant that I have at all relevant times maintained and (so long as such insurance is available in the market) will continue to maintain for a period of 12 years professional indemnity insurance with a reputable insurance company with a limit of indemnity of not less than £250,000 for each and every claim.

I agree on reasonable request following reasonable prior written notice to give to you, or those authorised by you, access to the Drawings and to provide copies (by electronic copy as you request) of the Drawings as listed in the planning consent record.

I warrant that the Drawings (save to the extent that duly authorised sub-consultants have been used to prepare the Documents or any part of them) are our own original work and that in any event their use in connection with the development will not infringe the rights of any third party. We further warrant that where duly authorised sub-consultants have been engaged their work was original and that we have obtained the necessary consents in order to give the licence set out above.

Unless the right of enforcement is expressly provided it is not intended that a third party should have the right to enforce any provision of this letter pursuant to the Contracts (Rights of Third Parties) Act 1999.

This letter is governed by and shall be construed in accordance with English Law.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Eric Wong', with a stylized flourish at the end.

Signed by Eric Wong (Director)

Duly authorised for and on behalf of EADY Architecture