



DATED 2nd June 2011

OTTLEY CORP

(1)

- and -

ITE GROUP PLC

(2)

COUNTERPART

DEED OF VARIATION

**Relating to Part Ground Part First
and Whole of Second Floors
105 Salusbury Road
London NW6 6RG**

Simmons Stein
Compass House
Pynnacles Close
Stanmore Middx HA7 4AF
GSS/WBKC

DEED OF VARIATION

DATED

2nd June

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BETWEEN

- (1) **OTTLEY CORP** c/o Compass House Pynnales Close Stanmore Middlesex HA7 4AF (referred to in the Lease as Ottley Corporation SA) ("the Landlord")
- (2) **ITE GROUP PLC** whose registered office is at 105 Salusbury Road London NW6 6RG (Company Registration Number 01927339) ("the Tenant")

WHEREAS:-

- (1) By a Lease dated the 12th August 1999 and made between the parties hereto (hereinafter called "the Lease") the premises more particularly described in the Lease and being shortly known as Part Ground Part First and the Whole of the Second Floors at 105 Salusbury Road London NW6 6RG (hereinafter called "the demised premises") were demised to the Tenant for the term of 20 years from the 24th June 1999 subject to the yearly rents and the covenants on the part of the lessee and the conditions therein contained
- (2) The Principal Rent (as defined in the Lease) was due for review on the 24th June 2009 ("the Rent Review")
- (3) The parties hereto have agreed the Rent Review and to vary the terms of the Lease in the manner hereinafter set out

NOW THIS DEED WITNESSES as follows:

1. **IT IS HEREBY AGREED AND DECLARED** between the parties hereto that with effect from the date hereof that the Lease shall be read and construed therein as



Clause 6 was deleted in its entirety

2. **IT IS FURTHER AGREED** between the parties that the Rent Review is agreed at £440,900.00 per annum for the period 24th June 2009 until the 23rd June 2014

3. **IT IS FURTHER AGREED** between the parties that the Lease is only varied to the extent hereinbefore contained and that otherwise all the terms covenants and agreements contained in the Lease shall continue and remain in full force and effect

IN WITNESS whereof the parties hereto have executed this Deed the day and year first before written

EXECUTED as a DEED by)
ITE GROUP PLC acting by its)
director and secretary)

Director X  X NJ
Secretary X  X JP
John Price