

Costa Limited
Whitbread Court
Houghton Hall Business Park
Porz Avenue
Dunstable
Bedfordshire
LU5 5XE

RECORDED DELIVERY

Dear Sirs

Ground and First Floors, 1/3 Murraygate, Dundee (“the Premises”)

We, **Murraygate Assets Limited**, incorporated under the Companies Acts (Registered Number 10342191) and having our Registered Office at Maybrook House, 40 Blackfriars Street, Manchester, M3 2EG the Landlords in terms of the Lease of the Premises between Aviva Life & Pensions UK Limited and you dated 3 and 15 June, and registered in the Books of Council and Session on 23 June, all 2016 (“the Lease”) confirm that while you, **Costa Limited**, incorporated under the Companies Acts (Registered Number 01270695) and having your Registered Office at Whitbread Court, Houghton Hall Business Park, Porz Avenue, Dunstable, Bedfordshire, LU5 5XE or any Costa Group Company (as defined in the Lease) remain the Tenants under the Lease:

1. **Glass:** Notwithstanding the terms of paragraph 1.5 of Part 3 of the Schedule to the Lease, you will have no liability to insure any glass in the Premises provided that you shall make good forthwith any damage to the said glass and that to the satisfaction of the Landlords (acting reasonably).
2. **Payment of Rent:** Notwithstanding the terms of paragraph 2.2 of Part 2 of the Schedule to the Lease, you will be entitled to pay the rent by BACS.

The terms of this letter shall not be assignable or otherwise transferable to your successors as Tenants under the Lease save for any Costa Group Company.

Words and expressions defined in the Lease shall bear the same meaning in this letter, save where the context otherwise requires.

We hereby undertake to you we will take any party to whom we may sell or otherwise dispose of our interests as Landlords bound to grant an identical letter to this one *mutatis mutandis* to you on or prior to any such disposal, containing *inter alia* this provision relating to future transmission of the Landlords’ interests.

Yours faithfully

For and on behalf of Murraygate Assets Limited

A handwritten signature in black ink, appearing to be 'M. White', written in a cursive style.

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