

NEW PALACE PLACE, MONCK STREET, LONDON SW1P 2BL
TENANCY SCHEDULE



Unit	Use	Tenant	Area (sq ft)	Lease Start	Lease Expiry (Break)	Review	Unexpired Term Certain	Rent per annum (per sq ft)	ERV per annum (per sq ft)	Comments
Unit 1	A3	Hon See Tsang t/a Made in China	2,492	10-Aug-05	09-Aug-20	10-Aug-10	10.40	£60,000 (£24.08)	£60,000 (£24.08)	Chinese Restaurant
Unit 2	A1	Tesco Stores Limited t/a Tesco Express	3,633	27-Jun-05	26-Jun-20	27-Jun-10	10.28	£65,000 (£17.89)	£72,660 (£20.00)	Tenant has a Dun & Bradstreet rating of 5A1. February 2009 accounts show a sales turnover of £38.0bn, profits of £1.7bn and a tangible net worth of £5.4bn.
Units 3 - 6	A1 / B1	Henningson Durham Richardson International Inc.	7,403	07-Jan-10	31-May-17 (31-May-13)	06-Jan-15	3.21	£222,090 (£30.00)	£222,090 (£30.00)	Tenant is substantial US based architecture and engineering company employing over 6,000 people over 145 offices globally. Guarantee from HDR, Inc, who recorded 2008 gross revenues of \$1.3bn, total shareholders equity of \$243m and net profit of \$20m - accounts available on request. Further information can be found at www.hdrinc.com. Tenant has break option (31/05/2013) on 6 months prior written notice. If break is not activated, tenant to receive 11 months rent free.
Unit 7	A1 / B1	Glass Canvas Productions Limited	1,871	27-Jul-07	27-Jul-10		0.37	£31,947 (£17.07)	£56,130 (£30.00)	Tenant has a Dun & Bradstreet rating of C2. Tenant benefits from concessionary rent and is vacating on expiry. Landlord currently marketing unit at £35 per sq ft.
Unit 8	A1 / B1	Galliard Homes Limited	2,246	15-Jun-05	14-Jun-20	15-Jun-10	10.25	£70,353 (£31.32)	£70,353 (£31.32)	Tenant has a Dun & Bradstreet rating of 5A1. March 2009 accounts show a sales turnover of £79m, profits of £9m and a tangible net worth of £81m. Galliard use as a showroom / sales department. Further tenant information can be found at www.galliardhomes.com. Tenant has sub-let part - further details on request.
Unit 9	A2	Sports (Bookmakers) Limited t/a Coral	860	14-Mar-06	13-Mar-21	14-Mar-11	11.00	£35,000 (£40.70)	£35,000 (£40.70)	Tenant is a wholly owned subsidiary of Coral Racing Limited who have a Dun & Bradstreet rating of A1 and at September 2008 record a sales turnover of £634m, profits of £17m and a tangible net worth of £0.5m. Rent per sq ft is devalued overall.
Kiosk 1	A1	Vacant	226						£13,000 (£57.52)	Unit not currently being marketed.
Kiosk 2	A1	The Prime Coffee Company Ltd	172	22-Jan-08	21-Jan-33 (22-Jan-13)	22-Jan-13	2.86	£12,000	£12,000 (£69.77)	Coffee shop. Tenant has break option (22/01/2013) on 6 months prior written notice.
Kiosk 3	A1	Andreas Zacharia t/a Andreas Gents	189	01-Jul-05	30-Jun-20	01-Jul-10	10.29	£13,000 (£68.78)	£13,000 (£68.78)	Barber shop. Rent reduction to £10,000 per annum agreed until July 2010 review, then £13,000 per annum or omv whichever greater. Vendor to top-up rent until July 2010 review.
			19,092					£509,390	£554,233	

Areas have been provided from our clients management records

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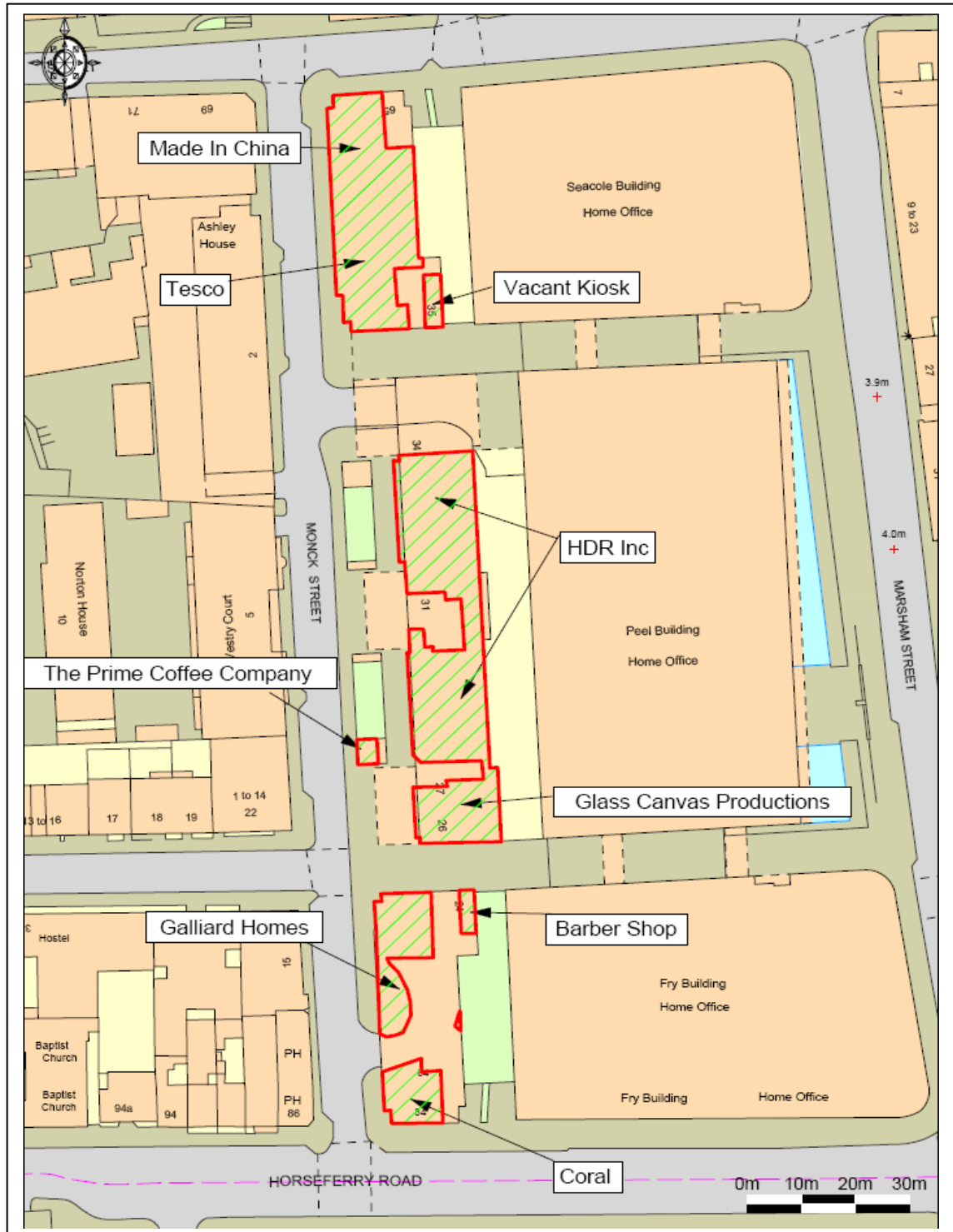
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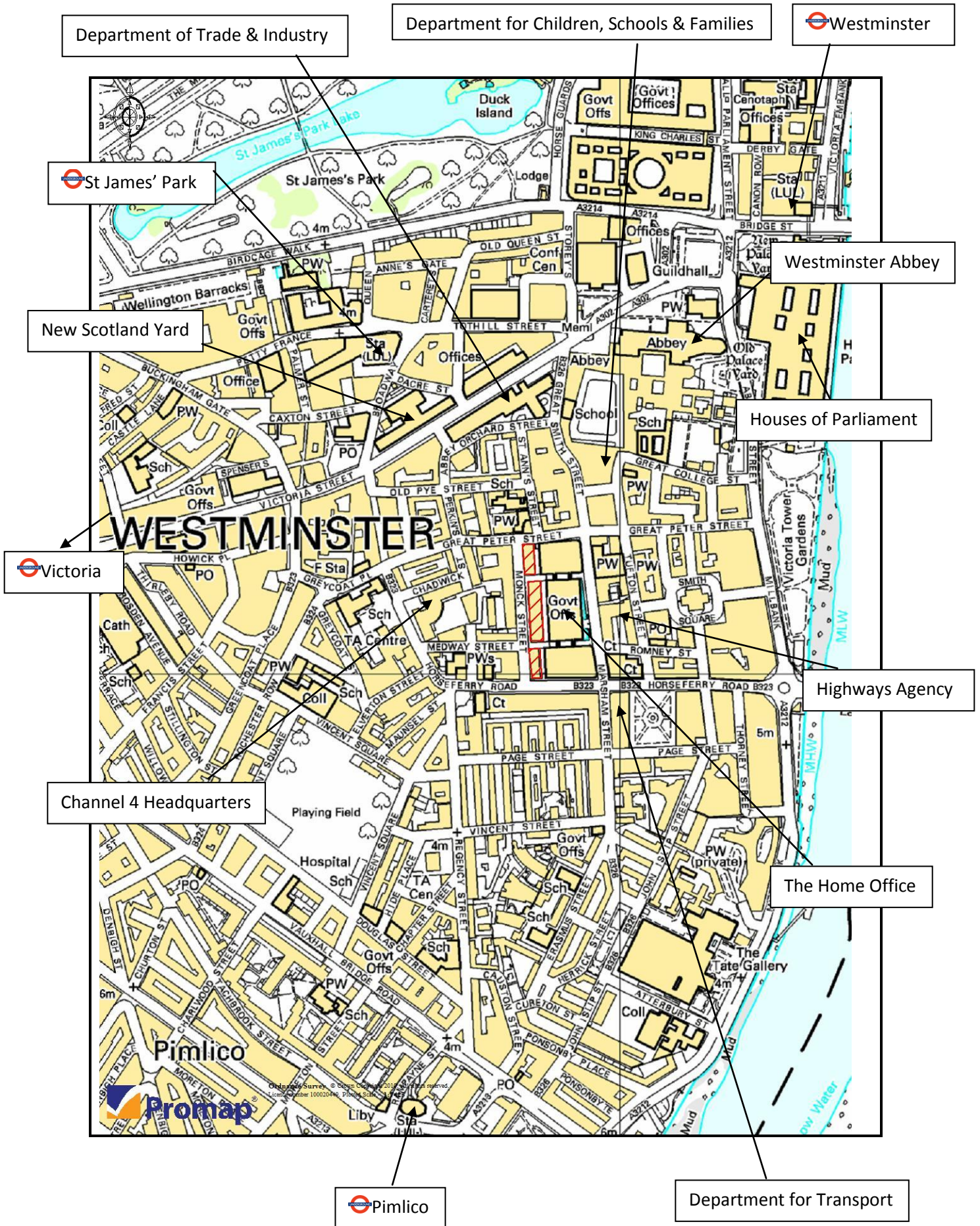
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