

Additional Regulation re flats at Portsea Hall

Pursuant to the powers contained in the leases of the various flats at Portsea Hall, Portsea Place, London, W2 ("the Block") Tameace Limited and Coralmint Limited (together referred to as "the Landlords") being the landlords under such leases, make the following regulation:-

"Without prejudice to the obligations in the leases of the flats at the Block not to contravene the Town & Country Planning legislation and to comply with the provisions of any statute statutory instrument rule order or regulation or any other order direction or requirement made or given by any authority or appropriate minister, no flat in the Block is to be used for short term letting as temporary sleeping accommodation as defined in the Greater London (General Powers) Act 1973 (as amended) as being the occupation of premises as sleeping accommodation by the same person or persons for less than ninety consecutive nights such accommodation being provided for a consideration arising either by way of trade for money or moneys worth or by reason of the employment of the occupant whether or not the relationship of landlord or tenant is thereby created (or such other definition as shall from time to time be contained in any enactment regulating such matters).

In the event that the Landlord through any of its employees has reasonable grounds to believe that the above regulation is not being adhered to by a particular Lessee the Landlord shall be entitled, through its Porter at the Block, to make enquiries as to the basis upon which a purported occupier of a flat (other than the registered proprietor of such flat or a member of his immediate family or other lawful invitee) is intending to occupy such flat and in the event that such Porter shall not be satisfied as to the basis upon which a purported occupier is occupying or proposing to occupy a flat the Porter shall give details to the Landlord and the Landlord shall be entitled to take such action as it considers appropriate to verify the legitimacy of such purported occupier.

In the event that after enquiries have been made by the Landlords or those appointed by the Landlords, the Landlords are not satisfied that the proposed letting will not contravene this regulation the Landlords shall be entitled to refuse access to the Block to such person until such time the Landlords shall be supplied with reasonable evidence which is acceptable to the Landlords that any such letting will in fact not be in contravention of this regulation.

The Landlords reserve the right, to be exercised in their reasonable discretion, to designate any letting agent or agents who in the opinion of the Landlords have arranged or have attempted to arrange a letting of any flat within the Block on a basis that would be in contravention of this regulation (whether

or not such a letting or attempted letting was made before or after the date of the making of this regulation) as being unacceptable and in that event the Landlords shall be entitled to refuse entry to the Block to any person employed by or connected with such letting agents and any person introduced by such letting agents.”

This regulation is made and published on 1st August 2014 by Tameace Limited and Coralmint Limited