



LETTER OF CONSENT TO ASSIGNATION

Date

Dear Sirs

[]
[]
[]

On behalf of the Landlords we CONSENT to the assignation by the Tenants to the Assignees of the tenants' interest under the Lease of the Property on the following terms and conditions:-

1 Definitions

In this Letter of Consent:-

"Assignation" means the assignation in the form of the draft [set out in][forming Part 1 of]the Schedule;

"Assignees" means [] Limited, incorporated under the Companies Acts (Registered Number []) and having their Registered Office at [];

"Guarantee" means the guarantee in the form of the draft forming Part [2] of the Schedule;]

"Guarantors" means [] Limited, incorporated under the Companies Acts (Registered Number []) and having their Registered Office at []);

"Head Landlords" means [] Limited, incorporated under the Companies Acts (Registered Number []) and having their Registered Office at []);

"Heritable Creditors" means [];]

"Landlords" means [] Limited, incorporated under the Companies Acts (Registered Number []) and having their Registered Office at []);

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September 2004



"Lease" means the Lease between [] and [] dated [] and [] and registered in the Books of Council and Session on [] [and also recorded in the Division of the General Register of Sasines for the County of [] on [] [and the Tenants' interest in which is registered in the Land Register of Scotland under Title Number []];

"Missives" means the contract constituted by this Letter of Consent and all formal letters following upon it;

"Parties" means the Landlords and the Tenants;

"Property" means ALL and WHOLE [] being the subjects more particularly described in the Lease;

"Schedule" means the schedule annexed to this Letter of Consent;

"Tenants" means [] Limited, incorporated under the Companies Acts (Registered Number []) and having their Registered Office at [];

["Third Parties"] means [the Heritable Creditors] [and] [the Head Landlords].]

2

Tenants' Confirmation

The Tenants confirm that, save as disclosed in the Assignment, no premium or other financial consideration is payable in relation to the Assignment and no side letter or similar agreement has been, or will be, entered into between the Tenants and the Assignees varying the terms of the Assignment.

3

[Landlords' Execution and Delivery of Assignment]

3.1

The Landlords will validly execute the Assignment within [21] days of receipt of the engrossment.

3.2

The Landlords will deliver the Assignment to the Tenants' solicitors upon [the latest of] the date on which:-

3.2.1

[any arrears of rent or other sums due by the Tenants under the Lease (together with any interest due) are paid in full; [and]

3.2.2

[all costs referred to in condition [8] (*Costs*) are paid in full;][and]

3.2.3

[the Landlords obtain written consent to the Assignment from the Third Parties in terms satisfactory to the Landlords acting reasonably.]

4

Intimation of Assignment

4.1

The Assignment will not be binding against the Landlords until such date as it has been intimated to the Landlords with a certified true copy of the completed Assignment [together with the validly executed Guarantee and a solicitors' cheque in payment of the registration dues in respect of the Guarantee].

4.2

If the Assignment is not binding against the Landlords in accordance with condition 4.1 within [two] months after the date of this Letter of Consent the Landlords will be entitled to withdraw this Letter of Consent at any time thereafter (but prior to the Assignment becoming binding in accordance with condition 4.1) on giving written notice to that effect to the Tenants.

5

Assignment to be Registered

5.1

The Tenants will procure that the completed Assignment is registered in the Books of Council and Session for preservation and execution [and is recorded in the General Register of Sasines] [and is registered in the Land Register of Scotland] within [21] days of the last date of execution.

5.2 The Tenants will deliver [two] extracts of the Assignment to the Landlords' solicitors within [14] days of the date of registration in the [Books of Council and Session][Land Register of Scotland].

5.3 Where the Assignment is to be registered in the Land Register the Tenants will provide the Landlords within fourteen days of receipt by the Assignees with (a) a copy of the received Form 4 and (b) a copy of the Land Certificate for the Assignees' interest with a colour copy of the Title Plan(s).

6 **[Third Parties' Consents]**

6.1 This Letter of Consent is suspensively conditional on the Landlords obtaining written consent to the Assignment from the Third Parties in terms satisfactory to the Landlords, acting reasonably, within [21] days of the date of this Letter of Consent.

6.2 If the foregoing suspensive condition is not timeously purified (or waived by the Landlords), the Landlords will be entitled to withdraw this Letter of Consent at any time thereafter (but prior to such purification or waiver) on giving written notice to that effect to the Tenants.]

7 **[Guarantee]**

The Tenants will procure that the Guarantors will validly execute the Guarantee. [The Landlords will register the Guarantee in the Books of Council and Session at the cost of the Guarantors and obtain [two] extracts, one of which will be delivered to the Guarantors.]]

8 **Costs**

The Tenants will pay [within fourteen days of demand] the Landlords' solicitors fees and any expenses reasonably and properly incurred by the Landlords [(including any costs payable to the Third Parties)][and the Landlords' [surveyors'] administration fee [of £()]] [(including VAT)] whether or not the Assignment is completed.

9 **Entire Agreement**

The Missives set out the entire agreement between the Parties relative to the consent of the Landlords to the Assignment of the Lease and neither of the Parties will be treated as having entered into the Missives in reliance on any representation, warranty or undertaking of the other Party which is not set out or referred to in the Missives.

10 **Tenants' Acceptance**

This Letter of Consent, unless sooner withdrawn, is open for acceptance in writing reaching us at this office not later than 4pm on [] failing which it will be deemed to have been withdrawn.

Yours faithfully

This is the Schedule referred to in the foregoing Letter of Consent from [] to [] dated []

[Part 1]
Assigntion

[Part 2]
Guarantee