

By First Class Post

Bosecom Limited
Unit 6 Park House
15-19 Greenhill Crescent
Watford
WD18 8PH

Direct dial: +44 (0)845 017 6020
Direct fax: +44 (0)845 126 3471
Switchboard: +44 (0)845 634 2600
Email: ella.carroll@freeths.co.uk

And by email – administrator@bosecom.uk

26 April 2023

Our Ref: EFC/2108826/158

Dear Sirs

**Unit 6, Park House, 15-23 Greenhill Crescent, Watford, WD18 8PH (Premises)
Lease for the Premises dated 18 October 2019 between Flexspace No 2 LLP (1) and Bosecom Limited (2) (Lease)**

We act on behalf of Flexspace No 2 LLP, your former landlord pursuant to the Lease.

We note that our client forfeited the Lease in line with clause 9 of the Lease for failure to pay rent. Our client forfeited the Lease by peacefully re-entering the Premises at 6am today (26 April 2023) and changing the locks. You have since illegally broken back into the Premises and have sought to make payment of the arrears of rent today which is after our client forfeited the Premises.

We understand that you claim to have paid the arrears of rent by faster payment on 25 April 2023 at 7.46 am. The funds were not received by our client until 11.15 am today. You appear to have falsified the date on the "evidence" of faster payment you provided to our client in your email of 11.23am today. We note that although you claim to have sent the monies on the evening of 25 April 2023 the time of transaction is shown as having occurred in the morning at 7.46am. We assume that you may have altered the date but forgotten to alter the time. Accordingly, our client has validly forfeited the Lease and you are currently illegally trespassing and have committed criminal damage to the property by breaking back in.

Therefore, you need to immediately vacate the Premises, otherwise our client will have no option but to bring proceedings against you and we will seek to recover our costs of doing so from yourself. Once you have vacated the Premises, our client will liaise with you in order to arrange a mutually convenient time for you to collect your chattels from the Premises.

We also note your comments in your email of today's date that you have always paid the rent on time, our client has clear evidence to the contrary and will produce this if required. You have produced a catalogue of excuses, which are unwarranted, to justify paying the rent late and we can also document this if necessary. We also understand that your agents have a record of being verbally abusive and threatening to our client's employers and agents. Any further abuse will not be tolerated by our client.

Freeths LLP, 4th Floor, 101 Victoria Street, Bristol BS1 6PU
freeths.co.uk

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Accordingly, we look forward to hearing from you that you have vacated the Premises today and with convenient times to collect your belongings.

We strongly recommend that you obtain independent legal advice on the contents of this letter.

Yours faithfully

Freeths LLP

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