

Appendix B



Weir Inns Limited

The Colby Arms

132 Gipsy Hill

London SE19

1PW 020 8670 7001

22 APR 2010

From:

Kenneth Ryan and Gerry McGuinness of Colby Arms Gypsy Hill London SE19 1PW

20th April 2010

To whom it may concern:

The Hope Public House 66 Rye Lane Peckham London (the Property)

We confirm that we hold the premises licence which is currently granted in favour of the Property.

We have entered into an agreement for sale and surrender of our lease of the Property with the current owner, Admiral Taverns (780) Limited. As a related transaction Admiral have entered into and agreement for lease with Power Leisure Bookmakers Limited which is conditional on the proposed tenant obtaining a betting licence for the Property.

We understand that the initial application for a betting licence has been refused due to the fact that there is a premises licence currently issued in respect of the Property.

We confirm that upon completion of the agreement sale and surrender of the Property, we will arrange for the premises licence to be surrendered in respect of the Property.

Yours faithfully,

Kenneth Ryan and Gerry McGuinness