

Property was built more than ten years ago (Please see attachment 'B' Google Earth aerial photograph dated December 2006 showing 82A on North side of plot and 82 on the South side). 82 was built in 1930.

Ex owner had let the property as separate self-content studio since it was built. His last tenant before we buy the property was Mr Gediminus Ragauskas. We bought the property with said sitting tenant in 2010 and we forward evidence that it has been occupied continuously about eight years since our purchase. Attachment 'C' is copy of tenancy agreement dated 30 May 2009 till 29 May 2010 between ex-owner & Mr Ragauskas. Attachment 'D' & 'E' are references ex-owner had obtained and forwarded to us for Mr Ragauskas.

Upon our purchase of property ex-owner changed Mr Ragauskas tenancy agreement in to our name for period 17 April 2010 to 16 April 2011. (Attachment 'F'). Mr Ragauskas stayed in the property for total over 6 years (Please see attached tenancy agreements (G, H, I, J & K).

He left in 21 May 2016 due to extensive damaged had made to the property. For this reason, we made total refurbishment. During refurbishment period, obviously, the studio was not rented but our 2 labourers lived there and Council Tax was paid from date Mr Ragauskas left until new tenant arrived on 07 January 2017 (Please see attachments L). Upon completion of refurbishment property was advertised by Estate Agent (Please see attachment M). New Tenancy Agreement was signed for period 07 January 2017 for 12 months (Please see attachment N).

During refurbishment burglars broke in to the studio but escaped when our labourer woke up. The incident was reported to Police (Please see attachment O). Therefore, one

of our labourers slept & ate in the studio until new tenant occupies the studio on 7th January 2017.

Attached are also Floor Plan (Attachment P) & Elevation Plan Q.

Attachment R is part of our bank account showing Mr Ragauskas regular payment of rents. Our full bank account statements showing Mr Ragauskas regular rent payments for six years and Council Tax payments are available if you require. You may obtain the latter from your own Council Tax department.