

Our ref: PGM/LJM/RCB/B0265

Clifford's Inn
Fetter Lane
London EC4A 1AS
Telephone 0171-831 2345
Facsimile 0171-831 6123
DX283 London WC2

The Directors
Bede Investment Properties Limited
Pino House
Ashleigh Commercial Estate
87 Westmoor Street
London
SE7 8NQ

2871100

25 January 1999

Dear Sirs

Bede Investment Properties Limited

We hereby tender our resignation as auditors to the above named company with immediate effect.

In accordance with Section 394 of the Companies Act 1985, we confirm that there are no circumstances connected with our resignation which we consider should be brought to the notice of the members or creditors of the company.

Yours faithfully

