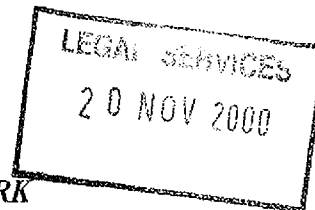


35
EAMES
— & —
COMPANY
SOLICITORS

1 Arran Square, Arran Quay, Dublin 7.
Tel: 872 5155 Fax: 872 5664
DX 1022 Four Courts

*Danny Doherty,
Senior Legal Advisor,
P.O Box 456,
27/33 Upper Baginot St,
Dublin 4.*



RE: UNIT 9 TOLKA VALLEY BUSINESS PARK
DATE: 16TH OF NOVEMBER 2000
OUR REF: AF

Dear Danny,

I have received yours dated the 14th of November together with enclosures.

I note in particular the contents of Patrick Kivlehan's memo and the fact that he requires that this lease is concluded as expeditiously as possible.

I have written to the solicitors acting on behalf of the Landlord, Mr Oliver and enclose a copy of our letter herewith. Please note same.

In the meantime, we confirm our earlier telephone conversation and note that the rent payable is 20,990.00IP per annum and the term of this particular lease is for one year certain, with an option for further one year and an additional option for a further year.

We will be in touch on receipt of their reply.

Yours faithfully,

Eames & Co.

EAMES & CO.,

Aidan B. Eames BCL

Orla Coyne BA ACI Arb Dip EI

Anne Fitzpatrick BA

Legal Executive Suzanne Gantley

Legal Services

Memo

To: Regional Directors
From: Michael Bowden, Manager Legal Services
Date: 29 August, 2001
Re: Short Term Lettings

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Note also Advices given re issue of Fire Certificate and the fact that by altering the premises in any way such Certificate is likely to be invalidated. You should in such a case bring the matter to the attention of your architect/engineer who should liaise with Enforcement Officer.

Michael Bowden



*65 Gracefield Ave,
Artane,
Dublin 5
21/02/03*

Ms. Frances Talbot,
FAS Training Centre,
Poppintree Industrial Estate,
Jamestown Road,
Finglas,
Dublin 11.

Re: **Unit 9, Tolka Valley, Finglas.**

Dear Ms. Talbot,

I acknowledge receipt of your letter of the 18th inst.

I must say that I am concerned and disappointed that my arrangement with FAS has not been honoured.

I was led to believe by FAS that they had a minimum requirement for the building up to March 2004 with the possibility for a further requirement after that date.

The possibility of terminating the lease leaves me in a situation where I will be very hard pressed to let the building in such short notice and leaves me facing a heavy loss.

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I would appreciate if you could review the matter and take into consideration the informal arrangements that had been agreed and favourably revert to me as soon as possible.

Many thanks,

Terry Oliver



Foras Áiseanna Saothair
TRAINING & EMPLOYMENT AUTHORITY

Poppintree Industrial Estate, Jamestown Road, Finglas, Dublin 11, Ireland.
Telephone (01) 814 0200. Fax (01) 834 6336.
E./ Mail. fg.recruit@fas.ie.

Mr Terry Oliver
65 Gracefield Avenue
Artane
Dublin 5

3 March 2003

Dear Mr Oliver

Re: Unit 9, Tolka Valley, Finglas, dated 21 February 2003

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Notwithstanding the above situation we are prepared to continue to pay rent on Unit 9 up until 12 May 2003 without prejudice in order to allow you more time to find an alternative tenant.

Many thanks for your assistance.

FRANCES TALBOT
Manager
Finglas Training Centre

From: Keegan, Richard
Sent: 01 June 2007 16:00
To: Sharkey, Alan
Cc: Hannigan, Tony; Bannon, Neill
Subject: FW: Schedule of meetings and Tolks Valley unit

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6/7/2007

MEETING MINUTES

Re: FÁS Cabra Satellite TOLKA VALLEY Plumbing fit out assessment.

Date: 6th June 2007

Ref: 07001.mtg.JOK/DFD

Mountainview House
Beaumont Avenue
Churchtown
Dublin 14

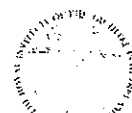
Tel: (01) 296 0870 / 095 0441 - Fax: (01) 296 2541

www.okeeffearchitects.com

Present: Richard Keegan (RK) : FAS Facilities Management
Ian Kelly (IK) : FAS Assist. Manager
Declan Hannigan (DK) : FAS Assist. Manager
Tony Brown (TB) : Trainee Instructor FAS Cabra
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4.0	Next Meeting	
4.1	The next meeting will be held on 13 th June @ 10.00am	

c.c. all present
Neil Bannon
Alan Sharkey



7

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From: Nicholson, Robert
Sent: 14 November 2008 14:57
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25/11/2009

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Regards

Robert

25/11/2009

Nicholson, Robert

From: Nicholson, Robert
Sent: 16 October 2009 12:35
To: Wadden, Jim
Subject: RE: Leased Buildings

Hello Jim,

You'll be aware of the Tolka Valley details. We already had legal advice on the lease and were advised it was watertight. We looked in to negotiating an agreement with the landlord through FAS's agents Frank Knight but there was not a successful outcome.

To clarify – the Cabra lease is for 4 years 9 months (not 5 years 9 months) to Dec 2011. The lease is € 34,800 plus VAT.

Cabra would be delighted to explore the possibility of providing space for courses to be delivered here. We have a significant area free now that we've discontinued 2 plumbing classes and we are currently clearing all the facilities and a making one large workshop shell that would be ideal for a certain trade types. We also have another workshop area currently vacant.

Regards

Robert

From: Wadden, Jim
Sent: 16 October 2009 12:11
To: Fennelly, Paul (Ballyfermot TC); Cheevers, Teresa; Fagan, Frank; Nicholson, Robert; Elders, Derek; Brien, Maurice
Cc: Larkin, Gerry (Finglas); Bowden, Michael; Curtin, Patricia
Subject: Leased Buildings

I refer to attached list of leased buildings assigned to TCs in the Dublin Region. Can you please advise if the activity of any of these leased premises can be transferred to your Training Centre. As you know, the continuing reduction in Apprenticeship Registrations means that it is imperative that we do all we can to minimise the on-going financial burden of the lease commitments.

Subject to your response, I will initiate negotiations process with relevant landlord/s with the support of Head Office Legal Affairs.

Regards

Jim

25/11/2009

90-05-51



Foras Áiseanna Saothair
TRAINING & EMPLOYMENT AUTHORITY



Bank of Ireland

Finglas, Dublin 11.

DATE	CHEQUE No.	PAY TO THE ORDER OF	AMOUNT
7/6/01	8473	Terry Oliver	IR£ 5247 50

AMOUNT OF IRISH POUNDS IN WORDS

Thousands	Hundreds	Tens	Units
Five	Two	Four	Seven

Pence
as in
figures

For and on behalf of FORAS ÁISEANNA SAOTHAIR

NOT NEGOTIABLE
A/C PAYEE ONLY

[Signature]

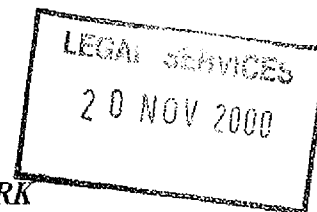


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EAMES
— & —
COMPANY
SOLICITORS

1 Arran Square, Arran Quay, Dublin 7.
Tel: 872 5155 Fax: 872 5664
DX 1022 Four Courts

*Danny Doherty,
Senior Legal Advisor,
P.O Box 456,
27/33 Upper Baginot St,
Dublin 4.*



RE: UNIT 9 TOLKA VALLEY BUSINESS PARK
DATE: 16TH OF NOVEMBER 2000
OUR REF: AF

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I note in particular the contents of Patrick Kivlehan's memo and the fact that he requires that this lease is concluded as expeditiously as possible.

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Eames & Co.

EAMES & CO.,

Aidan B. Eames BCL

Orla Coyne BA ACI Arb Dip EI

Anne Fitzpatrick BA

Legal Executive Suzanne Gantley

Legal Services

Memo

To: Regional Directors
From: Michael Bowden, Manager Legal Services
Date: 29 August, 2001
Re: Short Term Lettings

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*65 Gracefield Ave,
Artane,
Dublin 5
21/02/03*

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Re: **Unit 9, Tolka Valley, Finglas.**

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Poppintree Industrial Estate, Jamestown Road, Finglas, Dublin 11, Ireland.
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Manager
Finglas Training Centre

From: Keegan, Richard
Sent: 01 June 2007 16:00
To: Sharkey, Alan
Cc: Hannigan, Tony; Bannon, Neill
Subject: FW: Schedule of meetings and Tolks Valley unit

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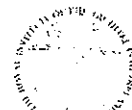
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www.okeeffearchitects.com

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You'll be aware of the Tolka Valley details. We already had legal advice on the lease and were advised it was watertight. We looked in to negotiating an agreement with the landlord through FAS's agents Frank Knight but there was not a successful outcome.

To clarify – the Cabra lease is for 4 years 9 months (not 5 years 9 months) to Dec 2011. The lease is € 34,800 plus VAT.

Cabra would be delighted to explore the possibility of providing space for courses to be delivered here. We have a significant area free now that we've discontinued 2 plumbing classes and we are currently clearing all the facilities and a making one large workshop shell that would be ideal for a certain trade types. We also have another workshop area currently vacant.

Regards

Robert

From: Wadden, Jim
Sent: 16 October 2009 12:11
To: Fennelly, Paul (Ballyfermot TC); Cheevers, Teresa; Fagan, Frank; Nicholson, Robert; Elders, Derek; Brien, Maurice
Cc: Larkin, Gerry (Finglas); Bowden, Michael; Curtin, Patricia
Subject: Leased Buildings

I refer to attached list of leased buildings assigned to TCs in the Dublin Region. Can you please advise if the activity of any of these leased premises can be transferred to your Training Centre. As you know, the continuing reduction in Apprenticeship Registrations means that it is imperative that we do all we can to minimise the on-going financial burden of the lease commitments.

Subject to your response, I will initiate negotiations process with relevant landlord/s with the support of Head Office Legal Affairs.

Regards

Jim

25/11/2009

90-05-51



Foras Áiseanna Saothair
TRAINING & EMPLOYMENT AUTHORITY



Bank of Ireland

Finglas, Dublin 11.

DATE	CHEQUE No.	PAY TO THE ORDER OF	AMOUNT
7/6/01	8473	Terry Oliver	IR£ 5247 50

AMOUNT OF IRISH POUNDS IN WORDS

Thousands	Hundreds	Tens	Units
Five	Two	Four	Seven

Pence
as in
figures

For and on behalf of FORAS ÁISEANNA SAOTHAIR

NOT NEGOTIABLE
A/C PAYEE ONLY

[Signature]



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