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Dear Mr Campbell

Upper Site at Lennox Castle Negotiations with Messrs Celtic

I refer to the continuing discussions with Messrs Celtic in relation to the above.

As you are aware it was originally anticipated that this transaction would be concluded by the end of January/ February 2005. Negotiations have however become increasingly complex and continue to require significant inputs. Given this and as my time inputs are now significantly in excess of my original allowance I wish to advise that I will have no option but to charge an additional fee for further inputs required from today's date on the basis that consultancy inputs provided fall out with the original agreed remit.

Related to the above, it is difficult to provide a figure as my inputs are a factor of the issues being raised by Celtic at this stage and the requirements of the NHS in bringing this matter to a conclusion.

Yours sincerely