Underlease of Whole ⟨...⟩ – Subject to Contract

1. Details of the Premises: <<⟨...⟩>> as shown on the attached **[**Land Registry compliant**]** plan, b⟨...⟩ ⟨pr⟩emises demised to the Landlord by the Headlease.

2. Details of the Headlease: ⟨...⟩ between (1) <<name of original landlord>> and <<name of ⟨...⟩

3. Head Landlord: <<If owner⟨...⟩ ⟨...⟩ sets of details>>:

   3.1 Name: << >>

   3.2 Company number (⟨...⟩

   3.3 Address: << >>

4. Landlord:

   4.1 Name: << >>

   4.2 Company number (⟨...⟩

   4.3 Address: << >>

5. Tenant:

   5.1 Name: << >>

   5.2 Company number (⟨...⟩

   5.3 Address: << >>

6. Tenant's guarantor (if appli⟨...⟩

   6.1 Name: << >>

   6.2 Company number (⟨...⟩

   6.3 Address: << >>

7. Underlease term and propo⟨...⟩

8. Will Tenant have security o⟨...⟩ ⟨...⟩ renew the tenancy)? Yes

9. Will the Underlease include⟨...⟩

   If yes, who can exercise it? ⟨...⟩

   What notice period is requi⟨...⟩

10. Rent payable:

    a) Amount: <<£ amou⟨...⟩

    b) Are the premises V⟨...⟩

    c) Frequency: weekly ⟨...⟩

    d) How is it paid? cas⟨...⟩

11. Rent deposit required? Yes

12. Any rent free period (or oth_____or describe>>

13. Rent subject to review? Y_____sis, e.g. how often; market rent or RPI; same as headlease re_____

14. Type of lease? <<e.g. full r_____

15. Permitted use of the premis_____Factory or Warehouse etc.>>

    Are there any restrictions o_____be>>

16. Insurance:

    a)   Who is responsible _____Head Landlord.

    b)   If Head Landlord, do_____se the premium? Yes.

    c)   Will the Tenant be r_____premium? Yes.

    d)   Who is responsible _____Landlord.

17. Repairing obligations: <<e._____'s repair covenant to be limited by a schedule of condition?>>

18. Rights to be granted to the_____ing, rights of access, rights to use shared facilities>>

19. Assignment and subletting_____ermitted, no further sublets. <<Any other terms?>>

20. Services and service charg_____

    a)   Does the Head Lan_____s? Yes.

    b)   If yes, what are they_____vices provided by the head landlord>>

    c)   Does the Landlord p_____es.

    d)   Will the Tenant be r_____service charge? Yes.

    e)   If there is a service _____ed? <<e.g. the landlord pays a fair proportion according_____rd pays [ ]%>>

    f)   Is there a service ch_____

21. Alterations:

    a)   What is permitted? _____s are permitted with landlord's and head landlord's con_____

    b)   Is the tenant intendi_____-out works? Yes.

    c)   If yes, is a licence t_____

22. Head Landlord's consent:_____rlease is subject to receiving the Head Landlord's written co_____licence to underlet.

23. Costs:

    a)   Landlord and Tenar_____costs in connection with the grant of the Underlease?_____

    b)   If one party is payin_____costs, is there a cap on the amount payable? Y_____costs is capped.

    c)   If relevant, what is t_____<<amount>> plus VAT.

    d)   Who is to be respor_____ord's costs in connection with the

licence to underlet?

24.   Energy efficiency:

    a)   EPC provided? Yes

    b)   Energy efficiency ra

    c)   Other information: <<   fficiency improvements>>

25.   Timing and other matters: <<   >