

Underlease of Whole

- Subject to Contract

1. Details of the Premises: << >> as shown on the attached [Land Registry compliant] plan, but the Premises demised to the Landlord by the Headlease.
2. Details of the Headlease: << >> between (1) <<name of original landlord>> and <<name of Headleasee>>
3. Head Landlord: <<If owner of the Premises, please provide the following sets of details>>:
 - 3.1 Name: << >>
 - 3.2 Company number (if applicable): << >>
 - 3.3 Address: << >>
4. Landlord:
 - 4.1 Name: << >>
 - 4.2 Company number (if applicable): << >>
 - 4.3 Address: << >>
5. Tenant:
 - 5.1 Name: << >>
 - 5.2 Company number (if applicable): << >>
 - 5.3 Address: << >>
6. Tenant's guarantor (if applicable):
 - 6.1 Name: << >>
 - 6.2 Company number (if applicable): << >>
 - 6.3 Address: << >>
7. Underlease term and proposed start date: << >>
8. Will Tenant have security of tenure (i.e. will the Underlease be renewed/renew the tenancy)? Yes No
9. Will the Underlease include a break clause?
If yes, who can exercise it? << >>
What notice period is required? << >>
10. Rent payable:
 - a) Amount: <<£ amount>>
 - b) Are the premises Valued for Rent? Yes No
 - c) Frequency: weekly monthly quarterly other
 - d) How is it paid? cash direct debit

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11. Rent deposit required? Yes
12. Any rent free period (or other special provisions) or describe>>
13. Rent subject to review? Yes. Basis, e.g. how often; market rent or RPI; same as headlease re

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14. Type of lease? <<e.g. full r
15. Permitted use of the premises? Factory or Warehouse etc.>>
Are there any restrictions o be>>

16. Insurance:
- a) Who is responsible? Head Landlord.
 - b) If Head Landlord, does he pay the premium? Yes.
 - c) Will the Tenant be responsible for the premium? Yes.
 - d) Who is responsible for the insurance? Landlord.

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17. Repairing obligations: <<e.g. repair of structure, etc. or a schedule of condition?>>
18. Rights to be granted to the tenant? e.g. parking, rights of access, rights to use shared facilities>>

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

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20. Services and service charges:
- a) Does the Head Landlord provide services? Yes.
 - b) If yes, what are they? Services provided by the head landlord>>
 - c) Does the Landlord pay for the services? s.
 - d) Will the Tenant be responsible for the service charge? Yes.
 - e) If there is a service charge, how is it apportioned? <<e.g. the landlord pays a fair proportion according to floor area. Landlord pays []%>>
 - f) Is there a service charge? Yes.

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21. Alterations:
- a) What is permitted? Alterations are permitted with landlord's and head landlord's consent.
 - b) Is the tenant intending to carry out alterations? Yes.
 - c) If yes, is a licence to alter required? Yes.

22. Head Landlord's consent: The lease is subject to receiving the Head Landlord's written consent. Licence to underlet.

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23. Costs:
- a) Landlord and Tenant costs in connection with the grant

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of the Underlease?

- b) If one party is paying the costs, is there a cap on the amount payable? Yes, the costs is capped.
- c) If relevant, what is the cap? <<amount>> plus VAT.
- d) Who is to be responsible for the landlord's costs in connection with the licence to underlet?

24. Timing and other matters: <>

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