

Heads of Terms for

Subject to Contract

1. Details of the premises: << [] >> as shown on the attached [Land Registry compliant] plan
2. Name and address of the [] ship is joint include both sets of details>>
3. Name and address of the T
4. Name and address of guar >>
5. Lease term and proposed s
6. Does Tenant have security (to renew the tenancy)? Yes
7. Will the lease include a break clause? Who can exercise it? Landlord. What notice period
8. Rent payable:
 - a) Amount: <<£ amount>>
 - b) Are the premises V
 - c) Frequency: weekly
 - d) How is it paid? cas
9. Rent deposit required? Yes
10. Any rent free period (or other) or describe>>
11. Rent subject to review? Yes/No. Basis, e.g. how often; market rent or RPI?>>
12. Type of lease? <<e.g. full r
13. Permitted use of the premises [] Factory or Warehouse etc.>>
Are there any restrictions on use? >>
14. Insurance:
 - a) Who is responsible? Landlord.
 - b) If landlord, does ten
 - c) Who is responsible? Landlord.

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15. Repairing obligations: <<e.g. the landlord's repair covenant to be limited by a schedule of condition?>>

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16. Rights to be granted to the tenant: <<e.g. parking, rights of access, rights to use shared facilities>>

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17. Assignment and subletting: <<e.g. assignment permitted, no subletting. <<any other terms?>>

18. Services and service charges:
- a) Does the landlord provide services? <<e.g. cleaning, security, etc.>>
 - b) If yes, what are the services provided by the landlord>>
 - c) Does the tenant pay for the services? <<e.g. the tenant pays a fair proportion according to the use of the services?>>
 - d) If yes, how is the service charge calculated? <<e.g. the tenant pays a fair proportion according to the use of the services?>>
 - e) Is there a service charge cap? <<e.g. the tenant pays []%>>

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19. Alterations:
- a) What is permitted? <<e.g. alterations are permitted with landlord's consent>>
 - b) Is the tenant intending to carry out alterations? <<e.g. alterations are permitted with landlord's consent>>
 - c) If yes, is a licence to alter required? <<e.g. alterations are permitted with landlord's consent>>

20. Energy efficiency:
- a) EPC provided? Yes/No
 - b) Energy efficiency rating: <<e.g. the tenant pays a fair proportion according to the use of the services?>>
 - c) Other information: <<e.g. the tenant pays a fair proportion according to the use of the services?>>

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21. Timing and other matters: <<e.g. the tenant pays a fair proportion according to the use of the services?>>

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