

Underlease of Part of

- Subject to Contract

1. Details of the Premises: << >> as shown on the attached [Land Registry compliant] plan, b << >> is 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 other) or describe>>
13. Rent subject to review? Yes or No. If Yes, on what basis, e.g. how often; market rent or RPI; same as headlease rent
14. Type of lease? <<e.g. full repair and maintenance lease>>
15. Permitted use of the premises: Factory or Warehouse etc.>>
Are there any restrictions on use? >>
16. Insurance:
- Who is responsible for insuring the premises? Head Landlord.
 - If Head Landlord, does the Tenant have to contribute to the premium? Yes.
 - Will the Tenant be responsible for a proportion of the premium? Yes.
 - How will the reimbursement of the premium be calculated? <<e.g. the tenant will pay a fair proportion of the premium. The tenant will pay []%>>
 - Who is responsible for insuring the contents? Landlord.
17. Repairing obligations: <<e.g. the tenant's repair covenant to be limited by a schedule of condition?>>
18. Rights to be granted to the Tenant: parking, rights of access, rights to use shared facilities>>
19. Assignment and subletting: permitted, no further sublets. <<Any other terms?>>
20. Services and service charge:
- Does the Head Landlord provide services? Yes.
 - If yes, what are they? Services provided by the head landlord>>
 - Does the Landlord pay the service charge? Yes.
 - Will the Tenant be responsible for a proportion of the service charge? Yes.
 - If there is a service charge, how will it be apportioned? <<e.g. the landlord pays a fair proportion of the service charge. The landlord pays []%>>
 - How will the tenant's contribution to the service charge be calculated? <<e.g. the tenant's contribution will be calculated on the basis of floor area, the tenant will pay []%>>
 - Is there a service charge cap? >>
21. Alterations:
- What is permitted? Alterations are permitted with landlord's and tenant's consent
 - Is the tenant intending to carry out alterations? >>
 - If yes, is a licence to alter required? >> If yes, is a licence to alter required? >>
22. Head Landlord's consent: The lease is subject to receiving the Head Landlord's written consent. >> licence to underlet.
23. Costs:
- 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/No/If 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. Energy efficiency:

- a) EPC provided? Yes/No
- b) Energy efficiency rating: <<rating>>
- c) Other information: <<efficiency improvements>>

25. Timing and other matters: << >>

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