

Underlease of Whole

– Subject to Contract

1. Details of the Premises: << >> as shown on the attached [Land Registry compliant] plan, b premises 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 c (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, please specify the basis, 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 premises: Factory or Warehouse etc.>>
Are there any restrictions o be>>
16. Insurance:
- a) Who is responsible Head Landlord.
 - b) If Head Landlord, de se the premium? Yes.
 - c) Will the Tenant be r premium? Yes.
 - d) Who is responsible Landlord.
17. Repairing obligations: <<e. a schedule of condition?>> t's repair covenant to be limited by
18. Rights to be granted to the ing, rights of access, rights to use shared facilities>>
19. Assignment and subletting other terms?>> permitted, no further sublets. <<Any
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 s.
 - 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 intend -out works? Yes.
 - c) If yes, is a licence to
22. Head Landlord's consent: lease 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 respon rd's costs in connection with the

- licence to underlet?
24. Energy efficiency:
- a) EPC provided? Yes
 - b) Energy efficiency rating
 - c) Other information: <efficiency improvements>>
25. Timing and other matters: <>

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