

Underlease of Part of

- Subject to Contract

1. Details of the Premises: << >> as shown on the attached [Land Registry compliant] plan, but << >> 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 applicable):
 - 6.1 Name: << >>
 - 6.2 Company number (<< >>)
 - 6.3 Address: << >>
7. Underlease term and proposed << >>
8. Will Tenant have security of tenure (renew the tenancy)? Yes << >>
9. Will the Underlease include << >>
If yes, who can exercise it? << >>
What notice period is required? << >>
10. Rent payable:
 - a) Amount: <<£ amount>>
 - b) Are the premises << >>
 - c) Frequency: weekly << >>
 - d) How is it paid? cash << >>

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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 re
14. Type of lease? <<e.g. full r
15. Permitted use of the premises: Factory or Warehouse etc.>>
Are there any restrictions on use? <<e.g. no residential use>>
16. Insurance:
 - a) Who is responsible for insuring the premises? Head Landlord.
 - b) If Head Landlord, does the Tenant have to contribute to the premium? Yes.
 - c) Will the Tenant be responsible for a proportion of the premium? Yes.
 - d) 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 []%>>
 - e) 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 in relation to the premises, including, rights of access, rights to use shared facilities>>
19. Assignment and subletting: <<Any assignment or subletting permitted, no further sublets. <<Any other terms?>>
20. Services and service charges:
 - a) Does the Head Landlord provide any services? Yes.
 - b) If yes, what are they? <<e.g. cleaning, security, etc. Services provided by the head landlord>>
 - c) Does the Landlord provide any services? Yes.
 - d) Will the Tenant be responsible for a proportion of the service charge? Yes.
 - e) 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 []%>>
 - f) How will the tenant's contribution to the service charge be calculated? <<e.g. the tenant's contribution will be based on the floor area, the tenant will pay []%>>
 - g) Is there a service charge? Yes.
21. Alterations:
 - a) What is permitted? <<e.g. alterations are permitted with landlord's and head landlord's consent>>
 - b) Is the tenant intending to carry out any alterations or fit-out works? 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 to the grant of this licence to underlet.>>
23. Costs:
 - a) Landlord and Tenant to pay their own 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. Energy efficiency:

- a) EPC provided? Yes
- b) Energy efficiency rating: <<rating>>
- c) Other information: <<efficiency improvements>>

25. Timing and other matters: << >>

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