

**HEADS OF TERMS (SUBJECT TO CONTRACT) AND SUBJECT TO LANDLORD'S CONSENT TO SUB-LET**

<b>Type of case</b>	New Lease
<b>Address</b>	████████████████████ ████████████████████ ████████████████████
<b>Landlord</b>	St Mungo Community Housing Association
<b>Tenant</b>	TBC
<b>Term</b>	Five (5) years from completion
<b>Rent per annum</b>	£50,587 (inclusive of utilities and repairs but not vandalism/damage)  <u>Please note</u> - The Landlord has elected not to charge VAT at this present time but will be governed by any future laws
<b>Rent Review</b>	Annual Rent Review linked to CPI
<b>Break Option</b>	To tie in with Service Contract break options (TBC) and upon serving the Landlord (TBC) months written notice
<b>Inside or Outside the Act</b>	'Outside' of the Landlord and Tenant Act 1954 so no automatic right for the tenant to renew lease at expiry
<b>Assignment/Subletting</b>	Tenant is <u>not</u> allowed to assign or sublet the lease  Tenant is not allowed to grant licences to clients
<b>Repairing Liability</b>	Inclusive Rent which includes repairs but not vandalism/damage. Tenant to keep clean and tidy.
<b>Rent Deposit</b>	Not Applicable
<b>Insurance</b>	Landlord to insure the Building Insurance and recharge a fair proportion of premium to the tenant if building insured as a whole or whole of premium if building insured as parts of the building  Tenant to hold Public Liability Insurance and Contents Insurance
<b>Permitted Use</b>	As per the current existing use

<b>Demised plan</b>	Demised plan to form part of lease showing the demised area and any shared areas/access rights
<b>Legal Representatives (Landlord)</b>	TBC
<b>Legal Representatives (Tenant)</b>	TBC
<b>Legal Costs</b>	Each party to pay their own reasonable legal costs associated with the drafting of the lease and contracting out documentation
<b>Any Conditions</b>	Other terms of the lease to be based on typical standard commercial lease terms
<b>Any other applicable information</b>	<p>Tenant will be responsible for the payment of Business Rates</p> <p>Tenant to obtain any necessary consents in relation to their occupation and use of the property.</p> <p>Tenant not to alter the property without the landlord's prior written consent which is not to be unreasonably withheld or delayed.</p> <p>Structural alterations will not be permitted.</p> <p>Contracting out documentation to be completed as part of the lease</p> <p>A Schedule of Condition will be carried out to document the condition of the property and will be attached to the lease.</p>