
Heads of Terms for Glebe Lease – Subject to Contract

1. Details of the premises: As existing lease
2. Name and address of the Landlord: As before
3. Name and address of the Tenant: As before
4. Lease term and proposed start date: 20 years from date to be determined.
5. Break clause: Tenant may give notice to terminate after 5, 10 and 15 years
What notice period is required? 6 months.
6. Rent payable:
 - a) Amount: £1 if demanded
 - b) Frequency: Annual
7. Permitted use of the premises. Use by the Parish Council as offices, meeting rooms and as a community center, for the Council and/or clubs in or serving the Parish having athletic, social, charitable or educational objectives.
8. Insurance:
 - a) Who is responsible for buildings insurance? Landlord at Tenant's cost as per existing lease.
 - b) If landlord, does tenant reimburse the premium? Yes
 - c) Who is responsible for contents insurance? Tenant
9. Repairing obligations: Landlord to be responsible for structural repairs. Tenant for internal repairs and maintenance. Landlord maintains the boundary walls and hedges and to keep gardens and grass in neat and tidy condition.

Draft: For discussion/approval by Parish Council.

10. Rights to be granted to the tenant: As per existing lease

11. Assignment and subletting: No disposition without consent – such consent not to be unreasonably withheld in the case of a disposition to any successor body to the Parish Council or any company or body controlled by and/or exercising the functions and duties of the Parish Council.

12. Alterations:
Internal, non-structural with Landlord's consent, not to be unreasonably withheld.

13. Energy efficiency:
 - a) EPC provided? To be discussed
 - b) Energy efficiency rating:
 - c) Specific energy efficiency lease provisions:
 - d) Other information:

14. Other matters:
Each party to bear its own cost. Tenant to pay cost of registering lease.