

**Lease Overview:** This lease agreement is dated 13 February 2019 and is made between Waverley Borough Council ("Landlord") and Ewhurst Parish Council ("Tenant"), concerning the property located at The Glebe Community Room, Ewhurst, Surrey, GU6 7PY. The lease is or premises forming part of title number SY150865.

**1. Parties and Property:**

- **Landlord:** Waverley Borough Council, The Bury, Godalming, Surrey, GU7 1HR.
- **Tenant:** Ewhurst Parish Council, The Glebe Community Room, Ewhurst, Surrey, GU6 7PY.
- **Property:** Described as The Glebe Community Room, including the landscaped area, marked on the attached Plan.

**2. Term:** The lease runs for a term of years starting from the date of the lease and concluding on 12 February 2044.

**3. Rent and Payments:**

- **Annual Rent:** £1 per annum, if demanded.
- **Insurance Rent:** Based on the annual premium incurred by the Landlord for insuring the property, payable within 14 days of demand.
- **Other Payments:** The Tenant is responsible for all utilities, taxes, and other outgoings, except for those explicitly excluded in the lease.

**4. Use of Property:** The permitted use of the property is as Offices with storage. The Tenant must not use the property for any purposes outside of this scope without the Landlord's consent.

**5. Repairs and Maintenance:** The Tenant is obligated to carry out specified Remedial Work within 6 months from the date of the lease and maintain the property in good repair and condition throughout the term.

**6. Alterations and Improvements:** No alterations or improvements may be made by the Tenant without the Landlord's prior consent. The Tenant is responsible for replacing any broken window glass and must not install any signs without approval.

**7. Insurance:** The Landlord will insure the property against loss or damage by fire and other risks as deemed prudent, excluding window glass.

**8. Assignment and Subletting:** The lease contains comprehensive restrictions on the Tenant's ability to assign, sublet, or part with possession of the leased property or any part thereof.

**9. Landlord's Rights:** The Landlord reserves rights for light and air, use and connection of service media, entry for inspection and maintenance, and the development of adjacent land.

**10. Break Clause:** The Tenant has the right to terminate the lease on in February 2024, subject to compliance with certain conditions, including the payment of all due sums and the provision of vacant possession. This date has now passed.

**11. Legal Framework:** The lease is governed by the law of England and Wales, and the parties submit to the exclusive jurisdiction of the English and Welsh courts.