

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: MSG Site for Facade Mock-Up
Date: 14 November 2019 15:24:45

Hi [REDACTED]

No, they have not been in touch.

Regards
[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@londonlegacy.co.uk]
Sent: Thursday, November 14, 2019 3:22 PM
To: [REDACTED] <[REDACTED]@msg.com>
Cc: [REDACTED] <[REDACTED]@msg.com>
Subject: RE: MSG Site for Facade Mock-Up

Hi [REDACTED]

Please can you let me know if Knight Frank have contacted you? They should have sent over the proposal.

Many thanks,
[REDACTED]

From: [REDACTED] <[REDACTED]@msg.com>
Sent: 14 November 2019 10:49
To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Cc: [REDACTED] <[REDACTED]@msg.com>
Subject: RE: MSG Site for Facade Mock-Up

Hi [REDACTED]

Any luck with the terms?

I would also like the draft agreement.

Thanks
[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@londonlegacy.co.uk]
Sent: Tuesday, November 12, 2019 11:34 AM
To: [REDACTED] <[REDACTED]@msg.com>
Cc: [REDACTED] <[REDACTED]@msg.com>
Subject: RE: MSG Site for Facade Mock-Up

Hi [REDACTED]

Apologies [REDACTED]

I passed on your email to Victoria as it would have to come from our Assets and Estates team. I'll

give her a chase for you to ensure it is wrapped up this week.

Many thanks,

■

■

Events Manager

Queen Elizabeth Olympic Park

London Legacy Development Corporation
Level 10
1 Stratford Place, Montfichet Road
London
E20 1EJ

DDI: 0208 ■

Mobile: ■

Email: ■ [londonlegacy.co.uk](mailto:■@londonlegacy.co.uk)

Website: www.londonlegacy.co.uk



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Interested in staging an event on the Park: [Stage an event | Queen Elizabeth Olympic Park](#)

From: ■ <■@msg.com>

Sent: 12 November 2019 11:31

To: ■ <■@londonlegacy.co.uk>

Cc: ■ <■@msg.com>

Subject: RE: MSG Site for Facade Mock-Up

Hi ■

Is there a number I can call you on. Keen to move the discussion along so as to agree the heads of terms before the end on the next day or so as I am on leave all of next week.

Thanks!

■

From: ■

Sent: Monday, November 11, 2019 1:11 PM

To: ■ <■@londonlegacy.co.uk>

Subject: MSG Site for Facade Mock-Up

Hi ■

Thanks for meeting me on Friday. Can you please confirm the costs your site at Pudding Mill Lane.

Please quote for the whole of northern plot we viewed on Friday and provide a cost option if we were only to take 1 third.

Please assume 2nd December – 13th December inclusive.

Kind Regards,

██████████
Director of Project Management
Development & Construction

The Madison Square Garden Company
Level 5 | 4 Kingdom Street | Paddington Central | London | W2 6BD
M. 0044 ██████████ | E. ██████████ msg.com



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London Legacy Development Corporation, Level 10, 1 Stratford Place, Montfichet Road, London, E20 1EJ.

www.queenelizabetholympicpark.co.uk

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This communication and the information it contains is intended for the addressee only. It may be

From: [REDACTED]
To: [Victoria Knight](#)
Cc: [REDACTED] [REDACTED] [REDACTED]
Subject: MSG - LLDC Site at Pudding Mill Lane
Date: 15 November 2019 12:29:09

Hi Victoria,

I am hoping you can assist. We are running short of time to confirm our use of the Pudding Mill Lane site which [REDACTED] showed me last Friday.

I have asked [REDACTED] for a quote / terms for the whole of northern plot we viewed last Friday and provide a cost option if we were only to take 1 third, from 2nd December – 13th December inclusive. We would also like to see the draft agreement so this doesn't hold us up.

[REDACTED] has said that Knight Frank should have been in touch with me a couple of days ago but I haven't heard anything.

I'm on leave all of next week and would really like to understand the terms today so I can confirm that they are acceptable and we can start to formalise things.

Many thanks for your help.

Kind Regards,

[REDACTED]
Director of Project Management
Development & Construction

The Madison Square Garden Company
Level 5 | 4 Kingdom Street | Paddington Central | London | W2 6BD
M. 0044 [REDACTED] | E. [REDACTED] [msg.com](mailto:[REDACTED]@msg.com)



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From: [REDACTED]
To: [REDACTED] [msg.com](mailto:)
Subject: RE: Delay from GLA purdah
Date: 15 November 2019 17:36:18

Hi [REDACTED]

Happy to meet but diaries are very busy next week for both Lyn and Anthony

When are you flying back?

Regards

[REDACTED]

[REDACTED]
PA to Sir Peter Hendy CBE - Chair
PA to Lyn Garner - Chief Executive
Queen Elizabeth Olympic Park
London Legacy Development Corporation
Level 10
1 Stratford Place, Montfichet Road
London
E20 1EJ

DDI: +44 (0)20 3288 [REDACTED]
Email: [REDACTED]@londonlegacy.co.uk
Website: www.QueenElizabethOlympicPark.co.uk

Queen Elizabeth Olympic Park: a dynamic new metropolitan centre for London.
For more information visit www.QueenElizabethOlympicPark.co.uk
Please consider the environment before printing this e-mail or its attachments

-----Original Message-----

From: [REDACTED] [<mailto:> [REDACTED] [msg.com](mailto:)]
Sent: 13 November 2019 13:58
To: Lyn Garner <LynGarner@londonlegacy.co.uk>; Anthony Hollingsworth <AnthonyHollingsworth@londonlegacy.co.uk>
Cc: [REDACTED] <[\[REDACTED\]@dp9.co.uk](mailto:)>
Subject: Delay from GLA purdah

Hi Lyn and Anthony

I think it would be beneficial for us to meet next week to discuss revised timing.

I would be grateful if you could let me know a slot that works for you and I would to my best to endeavor to fit in.

Kind regards

[REDACTED]

[REDACTED]

I am currently in the USA
Sent from my iPhone

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]; [Victoria Knight](#); [REDACTED]
Subject: RE: MSG Site for Facade Mock-Up
Date: 21 November 2019 09:54:07

Morning [REDACTED] / [REDACTED]

If you two can speak today that would be useful as am conscious that MSG are looking to take occupation in less than two weeks.

If there is anything I can help with our end please let me know.

Kind regards

[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@knightfrank.com]
Sent: 21 November 2019 09:05
To: [REDACTED] <[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Cc: [REDACTED] <[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>; Victoria Knight <VictoriaKnight@londonlegacy.co.uk>
Subject: RE: MSG Site for Facade Mock-Up

[REDACTED]

Do you require any further information?

I'm available for a quick call today should you wish?

[REDACTED]

From: [REDACTED]
Sent: 19 November 2019 21:36
To: [REDACTED] <[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Cc: [REDACTED] <[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Subject: RE: MSG Site for Facade Mock-Up

[REDACTED]

Yes, 1.55 acres, i.e. 67,518 sq ft.

We are quoting £3.50 per sq ft - per annum. i.e. £236,000pa exclusive. This is based on 2.5 year term.

As you will be wanting short term this should be charged at a premium. As explained there are associated costs for our client.

Happy for you to put forward an offer.

Many thanks

[REDACTED]

From: [REDACTED] <[REDACTED]@msg.com>
Sent: 19 November 2019 21:19
To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>; [REDACTED] <[REDACTED]@knightfrank.com>
Cc: [REDACTED] <[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Subject: Re: MSG Site for Facade Mock-Up

Hi [REDACTED]

Can you respond?

Kind Regards
[REDACTED]

Get [Outlook for iOS](#)

From: [REDACTED]
Sent: Friday, November 15, 2019 5:56:56 PM
To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>; [REDACTED] <[REDACTED]@knightfrank.com>
Cc: [REDACTED] <[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Subject: RE: MSG Site for Facade Mock-Up

[REDACTED]
To be clear, attached is the area in question.

Kind Regards
[REDACTED]

From: [REDACTED] [[mailto:\[REDACTED\]@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)]
Sent: Friday, November 15, 2019 3:51 PM
To: [REDACTED] <[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@knightfrank.com>
Cc: [REDACTED] <[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Subject: RE: MSG Site for Facade Mock-Up

Hi [REDACTED] [REDACTED]

Cc'ing my colleague [REDACTED] Senior Asset and Estates manager at LLDC

Many thanks,
[REDACTED]

From: [REDACTED] <[REDACTED]@msg.com>
Sent: 15 November 2019 15:47
To: [REDACTED] <[REDACTED]@knightfrank.com>; [REDACTED]
<[REDACTED]@londonlegacy.co.uk>
Cc: [REDACTED] <[REDACTED]@msg.com>; [REDACTED]
<[REDACTED]@msg.com>
Subject: RE: MSG Site for Facade Mock-Up

[REDACTED]

What is the area of the whole site?

Kind Regards

[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@knightfrank.com]
Sent: Friday, November 15, 2019 3:30 PM
To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Cc: [REDACTED] <[REDACTED]@msg.com>
Subject: RE: MSG Site for Facade Mock-Up

[REDACTED]

Apologies in the delay in coming back to you.

Our instructions as retained agents for the LLDC sites has always been to lease the sites for a minimum of 1 year, and 1 acre at a guide rent of £3.50psf to make this financially viable, as you would assume there are associated costs in settling this up. Legal / agent fees etc.

With this in mind for a 2 week letting, you might wish to offer a flat fee for this period?

Kind regards

[REDACTED]

Hi [REDACTED]

Thanks for meeting me on Friday. Can you please confirm the costs your site at Pudding Mill Lane.

Please quote for the whole of northern plot we viewed on Friday and provide a cost option if we were only to take 1 third.

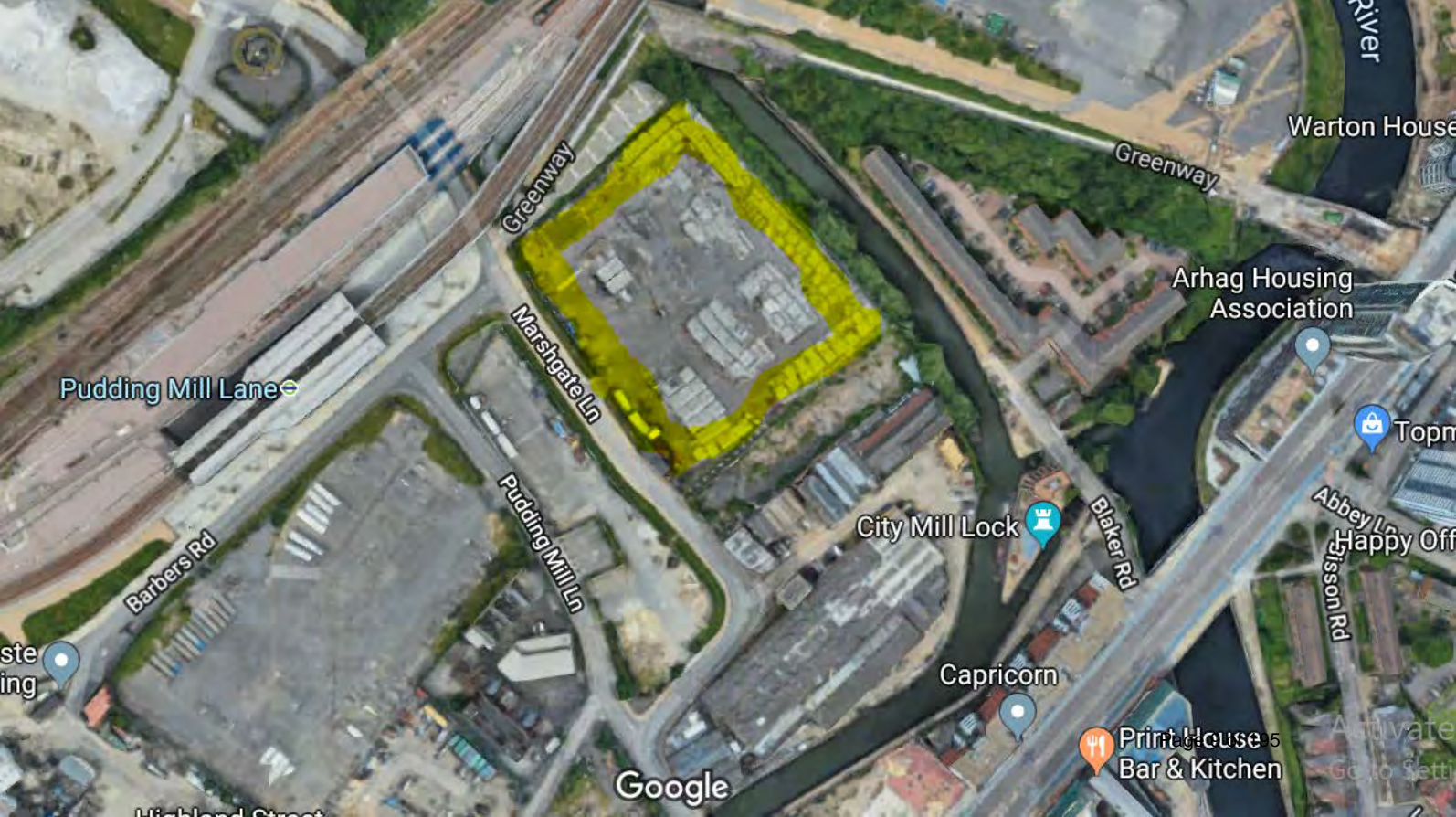
Please assume 2nd December – 13th December inclusive.

Kind Regards,

[REDACTED]

Director of Project Management
Development & Construction

The Madison Square Garden Company
Level 5 | 4 Kingdom Street | Paddington Central | London | W2 6BD
M. 0044 [REDACTED] | E. [REDACTED]@msg.com



Pudding Mill Lane

Greenway

Marshgate Ln

Pudding Mill Ln

Barbers Rd

City Mill Lock

Blaker Rd

Capricorn

Print House 5
Bar & Kitchen

Warton House

Arhag Housing
Association

Topm

Abbey Ln
Happy Off

Sisson Rd

Google

Activate
Go to Settings

From: [REDACTED]
To: [REDACTED]
Subject: Re: MSG Site for Facade Mock-Up
Date: 23 November 2019 14:39:35
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Hi [REDACTED]

We are looking for access from 9th to 20th inclusive. Can you accommodate this?

Thanks
[REDACTED]

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From: [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Sent: Friday, November 22, 2019 1:25:08 PM
To: [REDACTED] <[REDACTED]@knightfrank.com>; [REDACTED] <[REDACTED]@msg.com>
Subject: RE: MSG Site for Facade Mock-Up

Thanks [REDACTED]

[REDACTED] - are you able to confirm your dates please? From our last conversation my understanding is that you will need the space from the 9th to the 22nd?

In that case we will have to look at an alternative location due to an existing booking in PML C.

Many thanks,
[REDACTED]

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 22 November 2019 11:21
To: [REDACTED] <[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Subject: RE: MSG Site for Facade Mock-Up

[REDACTED]

To help things move forward in a positive direction I have discussed previous short term deals with LLDC.

It seems a figure which we would work to would be £3,000 / per day.

It is also worth noting that this can be done on a standard agreement which we can turn around within 24/48 hours.

Kind regards
[REDACTED]

From: [REDACTED]

Sent: 21 November 2019 09:05

To: [REDACTED] <[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>

Cc: [REDACTED] <[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>; Victoria Knight <VictoriaKnight@londonlegacy.co.uk>

Subject: RE: MSG Site for Facade Mock-Up

[REDACTED]

Do you require any further information?

I'm available for a quick call today should you wish?

[REDACTED]

From: [REDACTED]

Sent: 19 November 2019 21:36

To: [REDACTED] <[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>

Cc: [REDACTED] <[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>

Subject: RE: MSG Site for Facade Mock-Up

[REDACTED]

Yes, 1.55 acres, i.e. 67,518 sq ft.

We are quoting £3.50 per sq ft - per annum. i.e. £236,000pa exclusive. This is based on 2.5 year term.

As you will be wanting short term this should be charged at a premium. As explained there are associated costs for our client.

Happy for you to put forward and offer.

Many thanks

[REDACTED]

From: [REDACTED] <[REDACTED]@msg.com>

Sent: 19 November 2019 21:19

To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>; [REDACTED] <[REDACTED]@knightfrank.com>

Cc: [REDACTED] <[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>

Subject: Re: MSG Site for Facade Mock-Up

Hi [REDACTED]

Can you respond?

Kind Regards

[Redacted]

Get [Outlook for iOS](#)

From: [Redacted]

Sent: Friday, November 15, 2019 5:56:56 PM

To: [Redacted] <[Redacted]@londonlegacy.co.uk>; [Redacted]

<[Redacted]@knightfrank.com>

Cc: [Redacted] <[Redacted]@msg.com>; [Redacted]

<[Redacted]@msg.com>; [Redacted] <[Redacted]@londonlegacy.co.uk>

Subject: RE: MSG Site for Facade Mock-Up

[Redacted]

To be clear, attached is the area in question.

Kind Regards

[Redacted]

From: [Redacted] [[mailto:\[Redacted\]@londonlegacy.co.uk](mailto:[Redacted]@londonlegacy.co.uk)]

Sent: Friday, November 15, 2019 3:51 PM

To: [Redacted] <[Redacted]@msg.com>; [Redacted]

<[Redacted]@knightfrank.com>

Cc: [Redacted] <[Redacted]@msg.com>; [Redacted]

<[Redacted]@msg.com>; [Redacted] <[Redacted]@londonlegacy.co.uk>

Subject: RE: MSG Site for Facade Mock-Up

Hi [Redacted] [Redacted]

Cc'ing my colleague [Redacted] Senior Asset and Estates manager at LLDC

Many thanks,

[Redacted]

From: [Redacted] <[Redacted]@msg.com>

Sent: 15 November 2019 15:47

To: [Redacted] <[Redacted]@knightfrank.com>; [Redacted]

<[Redacted]@londonlegacy.co.uk>

Cc: [Redacted] <[Redacted]@msg.com>; [Redacted]

<[Redacted]@msg.com>

Subject: RE: MSG Site for Facade Mock-Up

[Redacted]

What is the area of the whole site?

Kind Regards

[Redacted]

From: [REDACTED] [[mailto:\[REDACTED\]@knightfrank.com](mailto:[REDACTED]@knightfrank.com)]

Sent: Friday, November 15, 2019 3:30 PM

To: [REDACTED] <[\[REDACTED\]@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)>

Cc: [REDACTED] <[\[REDACTED\]@msg.com](mailto:[REDACTED]@msg.com)>

Subject: RE: MSG Site for Facade Mock-Up

[REDACTED]

Apologies in the delay in coming back to you.

Our instructions as retained agents for the LLDC sites has always been to lease the sites for a minimum of 1 year, and 1 acre at a guide rent of £3.50psf to make this financially viable, as you would assume there are associated costs in settling this up. Legal / agent fees etc.

With this in mind for a 2 week letting, you might wish to offer a flat fee for this period?

Kind regards

[REDACTED]

Hi [REDACTED]

Thanks for meeting me on Friday. Can you please confirm the costs your site at Pudding Mill Lane.

Please quote for the whole of northern plot we viewed on Friday and provide a cost option if we were only to take 1 third.

Please assume 2nd December – 13th December inclusive.

Kind Regards,

[REDACTED]

Director of Project Management
Development & Construction

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Level 5 | 4 Kingdom Street | Paddington Central | London | W2 6BD
M. 0044 [REDACTED] | E. [REDACTED]@[msg.com](mailto:[REDACTED]@msg.com)



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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: MSG Site for Facade Mock-Up
Date: 27 November 2019 18:11:43
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[Pudding Mill Lane LLDC.PDF](#)

Hi [REDACTED]

We've been able to refine our requirement having met with the mock-up delivery team in Germany over the last couple of days.

I can confirm that we need a site from 12th – 20th December inclusive (9 days).

Unfortunately £3000 per day is more than our budget will allow. [REDACTED] explained to me when we met that we might take possession of part of a site. Therefore, to cut our cloth accordingly, I have attached a marked up a satellite image of the site you have offered. The area shown is the limit of what we will need which amounts to approximately a half of the site in question, leaving the other half available to the landlord.

We would need to see close to a corresponding reduction in the rate, for this to work for us. Can you confirm what can be achieved?

Please let me know if you have any questions.

Kind Regards

[REDACTED]

Kind Regards

[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@knightfrank.com]
Sent: Friday, November 22, 2019 11:21 AM
To: [REDACTED] <[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Subject: RE: MSG Site for Facade Mock-Up

[REDACTED]

To help things move forward in a positive direction I have discussed previous short term deals with LLDC.

It seems a figure which we would work to would be £3,000 / per day.

It is also worth noting that this can be done on a standard agreement which we can turn around within 24/48 hours.

Kind regards

[REDACTED]

From: [REDACTED]
Sent: 21 November 2019 09:05
To: [REDACTED] <[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>

Cc: [REDACTED] <[REDACTED]@msg.com>; [REDACTED]
<[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>; Victoria Knight
<VictoriaKnight@londonlegacy.co.uk>
Subject: RE: MSG Site for Facade Mock-Up

[REDACTED]

Do you require any further information?

I'm available for a quick call today should you wish?

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Cc: [REDACTED] <[REDACTED]@msg.com>; [REDACTED]
<[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Subject: RE: MSG Site for Facade Mock-Up

[REDACTED]

Yes, 1.55 acres, i.e. 67,518 sq ft.

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As you will be wanting short term this should be charged at a premium. As explained there are associated costs for our client.

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[REDACTED]

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Sent: 19 November 2019 21:19
To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>; [REDACTED]
<[REDACTED]@knightfrank.com>
Cc: [REDACTED] <[REDACTED]@msg.com>; [REDACTED]
<[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Subject: Re: MSG Site for Facade Mock-Up

Hi [REDACTED]

Can you respond?

Kind Regards

[REDACTED]

Get [Outlook for iOS](#)

From: [REDACTED]
Sent: Friday, November 15, 2019 5:56:56 PM
To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>; [REDACTED]
<[REDACTED]@knightfrank.com>
Cc: [REDACTED] <[REDACTED]@msg.com>; [REDACTED]
<[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Subject: RE: MSG Site for Facade Mock-Up

[REDACTED]

To be clear, attached is the area in question.

Kind Regards
[REDACTED]

From: [REDACTED] [[mailto:\[REDACTED\]@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)]
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To: [REDACTED] <[REDACTED]@msg.com>; [REDACTED]
<[REDACTED]@knightfrank.com>
Cc: [REDACTED] <[REDACTED]@msg.com>; [REDACTED]
<[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Subject: RE: MSG Site for Facade Mock-Up

Hi [REDACTED] [REDACTED]

Cc'ing my colleague [REDACTED] Senior Asset and Estates manager at LLDC

Many thanks,
[REDACTED]

From: [REDACTED] <[REDACTED]@msg.com>
Sent: 15 November 2019 15:47
To: [REDACTED] <[REDACTED]@knightfrank.com>; [REDACTED]
<[REDACTED]@londonlegacy.co.uk>
Cc: [REDACTED] <[REDACTED]@msg.com>; [REDACTED]
<[REDACTED]@msg.com>
Subject: RE: MSG Site for Facade Mock-Up

[REDACTED]

What is the area of the whole site?

Kind Regards
[REDACTED]

From: [REDACTED] [[mailto:\[REDACTED\]@knightfrank.com](mailto:[REDACTED]@knightfrank.com)]
Sent: Friday, November 15, 2019 3:30 PM
To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Cc: [REDACTED] <[REDACTED]@msg.com>

Subject: RE: MSG Site for Facade Mock-Up

██████████

Apologies in the delay in coming back to you.

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With this in mind for a 2 week letting, you might wish to offer a flat fee for this period?

Kind regards

██████████

Hi ██████████

Thanks for meeting me on Friday. Can you please confirm the costs your site at Pudding Mill Lane.

Please quote for the whole of northern plot we viewed on Friday and provide a cost option if we were only to take 1 third.

Please assume 2nd December – 13th December inclusive.

Kind Regards,

████████████████████

Director of Project Management
Development & Construction

The Madison Square Garden Company
Level 5 | 4 Kingdom Street | Paddington Central | London | W2 6BD
M. 0044 ██████████ | E. ██████████ msg.com



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London Legacy Development Corporation, Level 10, 1 Stratford Place, Montfichet Road, London,



From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: MSG Site for Facade Mock-Up
Date: 29 November 2019 16:47:16
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Hi [REDACTED]

We have been offered an alternative site elsewhere for a figure of £18,000 for the 9 days, however the Pudding Mill Lane site is our preference as it is more conveniently located for the Planning Officers and Planning Committee Members. Can you match this figure for our use of the Pudding Mill Lane site as this will suit our purpose better and help us to stay within budget.

Please let me know did you have any questions and perhaps I could have a response on Monday?

Kind Regards
[REDACTED]

From: [REDACTED]
Sent: Wednesday, November 27, 2019 6:12 PM
To: [REDACTED] <[REDACTED]@knightfrank.com>
Cc: [REDACTED] <[REDACTED]@londonlegacy.co.uk>; [REDACTED] <[REDACTED]@msg.com>
Subject: RE: MSG Site for Facade Mock-Up

Hi [REDACTED]

We've been able to refine our requirement having met with the mock-up delivery team in Germany over the last couple of days.

I can confirm that we need a site from 12th – 20th December inclusive (9 days).

Unfortunately £3000 per day is more than our budget will allow. [REDACTED] explained to me when we met that we might take possession of part of a site. Therefore, to cut our cloth accordingly, I have attached a marked up a satellite image of the site you have offered. The area shown is the limit of what we will need which amounts to approximately a half of the site in question, leaving the other half available to the landlord.

We would need to see close to a corresponding reduction in the rate, for this to work for us. Can you confirm what can be achieved?

Please let me know if you have any questions.

Kind Regards
[REDACTED]

Kind Regards
[REDACTED]

From: [REDACTED] [[mailto:\[REDACTED\]@knightfrank.com](mailto:[REDACTED]@knightfrank.com)]
Sent: Friday, November 22, 2019 11:21 AM
To: [REDACTED] <[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>

Subject: RE: MSG Site for Facade Mock-Up

[REDACTED]

To help things move forward in a positive direction I have discussed previous short term deals with LLDC.

It seems a figure which we would work to would be £3,000 / per day.

It is also worth noting that this can be done on a standard agreement which we can turn around within 24/48 hours.

Kind regards

[REDACTED]

From: [REDACTED]
Sent: 21 November 2019 09:05
To: [REDACTED] <[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Cc: [REDACTED] <[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>; Victoria Knight <VictoriaKnight@londonlegacy.co.uk>
Subject: RE: MSG Site for Facade Mock-Up

[REDACTED]

Do you require any further information?

I'm available for a quick call today should you wish?

[REDACTED]

From: [REDACTED]
Sent: 19 November 2019 21:36
To: [REDACTED] <[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Cc: [REDACTED] <[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Subject: RE: MSG Site for Facade Mock-Up

[REDACTED]

Yes, 1.55 acres, i.e. 67,518 sq ft.

We are quoting £3.50 per sq ft - per annum. i.e. £236,000pa exclusive. This is based on 2.5 year term.

As you will be wanting short term this should be charged at a premium. As explained there are associated costs for our client.

Happy for you to put forward and offer.

Many thanks

[REDACTED]

From: [REDACTED] <[REDACTED]@msg.com>
Sent: 19 November 2019 21:19
To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>; [REDACTED]
<[REDACTED]@knightfrank.com>
Cc: [REDACTED] <[REDACTED]@msg.com>; [REDACTED]
<[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Subject: Re: MSG Site for Facade Mock-Up

Hi [REDACTED]

Can you respond?

Kind Regards
[REDACTED]

Get [Outlook for iOS](#)

From: [REDACTED]
Sent: Friday, November 15, 2019 5:56:56 PM
To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>; [REDACTED]
<[REDACTED]@knightfrank.com>
Cc: [REDACTED] <[REDACTED]@msg.com>; [REDACTED]
<[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Subject: RE: MSG Site for Facade Mock-Up

[REDACTED]
To be clear, attached is the area in question.

Kind Regards
[REDACTED]

From: [REDACTED] [[mailto:\[REDACTED\]@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)]
Sent: Friday, November 15, 2019 3:51 PM
To: [REDACTED] <[REDACTED]@msg.com>; [REDACTED]
<[REDACTED]@knightfrank.com>
Cc: [REDACTED] <[REDACTED]@msg.com>; [REDACTED]
<[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Subject: RE: MSG Site for Facade Mock-Up

Hi [REDACTED] [REDACTED]

Cc'ing my colleague [REDACTED] Senior Asset and Estates manager at LLDC

Many thanks,
[REDACTED]

From: [REDACTED] <[REDACTED]@msg.com>

Sent: 15 November 2019 15:47

To: [redacted] <[redacted]@knightfrank.com>; [redacted]
<[redacted]@londonlegacy.co.uk>

Cc: [redacted] <[redacted]@msg.com>; [redacted]
<[redacted]@msg.com>

Subject: RE: MSG Site for Facade Mock-Up

[redacted]

What is the area of the whole site?

Kind Regards

[redacted]

From: [redacted] [mailto:[redacted]@knightfrank.com]

Sent: Friday, November 15, 2019 3:30 PM

To: [redacted] <[redacted]@londonlegacy.co.uk>

Cc: [redacted] <[redacted]@msg.com>

Subject: RE: MSG Site for Facade Mock-Up

[redacted]

Apologies in the delay in coming back to you.

Our instructions as retained agents for the LLDC sites has always been to lease the sites for a minimum of 1 year, and 1 acre at a guide rent of £3.50psf to make this financially viable, as you would assume there are associated costs in settling this up. Legal / agent fees etc.

With this in mind for a 2 week letting, you might wish to offer a flat fee for this period?

Kind regards

[redacted]

Hi [redacted]

Thanks for meeting me on Friday. Can you please confirm the costs your site at Pudding Mill Lane.

Please quote for the whole of northern plot we viewed on Friday and provide a cost option if we were only to take 1 third.

Please assume 2nd December – 13th December inclusive.

Kind Regards,

[redacted]

Director of Project Management
Development & Construction

The Madison Square Garden Company
Level 5 | 4 Kingdom Street | Paddington Central | London | W2 6BD
M. 0044 [redacted] | E. [redacted]@msg.com



Commercial in Confidence

From: [redacted]
To: [redacted] [newham.gov.uk](mailto:[redacted]@newham.gov.uk); [redacted] [newham.gov.uk](mailto:[redacted]@newham.gov.uk); [redacted] [newham.gov.uk](mailto:[redacted]@newham.gov.uk); [redacted] [theblakeneygroup.com](mailto:[redacted]@theblakeneygroup.com); Michelle May; [redacted] [volterra.co.uk](mailto:[redacted]@volterra.co.uk); [redacted] [newhamworkplace.co.uk](mailto:[redacted]@newhamworkplace.co.uk)
Subject: RE: Employment and Skills
Date: 03 December 2019 12:31:11
Attachments: [image003.png](#)

Hi [redacted]

I can confirm [redacted] and [redacted] will be attending the Employment and Skills meeting this afternoon at Workplace Westfield.

Kind regards,

[redacted]

Studio Manager

The Madison Square Garden Company
4 Kingdom Street | Paddington | London W2 6BD
M. +44 (0) [redacted] | E. [redacted] [msg.com](mailto:[redacted]@msg.com)



From: [redacted] [newham.gov.uk](mailto:[redacted]@newham.gov.uk) <[redacted]@newham.gov.uk>
Sent: 03 December 2019 12:20
To: [redacted] [newham.gov.uk](mailto:[redacted]@newham.gov.uk); [redacted] [newham.gov.uk](mailto:[redacted]@newham.gov.uk); [redacted] [msg.com](mailto:[redacted]@msg.com); [redacted] [theblakeneygroup.com](mailto:[redacted]@theblakeneygroup.com); [redacted] [msg.com](mailto:[redacted]@msg.com); MichelleMay@londonlegacy.co.uk; [redacted] [volterra.co.uk](mailto:[redacted]@volterra.co.uk); [redacted] [newhamworkplace.co.uk](mailto:[redacted]@newhamworkplace.co.uk)
Subject: Employment and Skills

Hello [redacted]

Just checking we are still expecting you this afternoon at Workplace Westfield? Is that the case?

Employment and Skills

Scheduled: Tuesday, 3 Dec 2019 from 14:30 to 15:30

Location: Workplace Westfield- Room TBC

Invitees: [redacted], [redacted] (Councillor), [redacted], [redacted], [redacted], Michelle May, [redacted], [redacted]

[redacted]

Head of Economic Regeneration
Inclusive Economy and Housing
London Borough of Newham
Tel: 020 [redacted]
Mobile: [redacted]

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED] freeths.co.uk; [REDACTED]
Subject: RE: MSG Site for Facade Mock-Up
Date: 05 December 2019 12:43:17
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[Heads of Terms - MSG - Part of Plot A - DRAFT \(MSG\).docx](#)

[REDACTED]

Please use this version with slightly amended details for our legal counsel.

Kind Regards
[REDACTED]

From: [REDACTED]
Sent: Thursday, December 5, 2019 12:29 PM
To: [REDACTED] <[REDACTED]@knightfrank.com>
Cc: [REDACTED] <[REDACTED]@londonlegacy.co.uk>; [REDACTED] <[REDACTED]@freeths.co.uk>; [REDACTED] <[REDACTED]@msg.com>
Subject: RE: MSG Site for Facade Mock-Up

Hi [REDACTED]

I have made three amendments to the HOTS as follows:

- A. 1. Lessee – Inserted correct entity
2. Lessee’s Solicitors – Details Added

- B. 5. Security – No additional fencing is proposed

Would you please circulate the draft agreement with the terms attached reflected so we might check and get back to you promptly.

Let me know if you need anything else to populate the agreement.

Kind Regards
[REDACTED]

From: [REDACTED]
Sent: 04 December 2019 12:53
To: [REDACTED] <[REDACTED]@msg.com>
Subject: RE: MSG Site for Facade Mock-Up

[REDACTED]

Please see DRAFT hot attached FYI.

The document is subject to contact and client approval.

Kind regards
[REDACTED]

From: [REDACTED] <[REDACTED]@msg.com>
Sent: 04 December 2019 11:15

To: [REDACTED] <[REDACTED]@knightfrank.com>
Cc: [REDACTED] <[REDACTED]@londonlegacy.co.uk>; [REDACTED]
<[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@msg.com>; [REDACTED]
<[REDACTED]@jdplondon.co.uk>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Subject: RE: MSG Site for Facade Mock-Up

Hi [REDACTED]

I just left you a message. Can you send your draft agreement and payment terms please. I'm conscious that we have internal processes for sign off which will take a few days to pass through and so time is short.

Kind Regards
[REDACTED]

From: [REDACTED]
Sent: Monday, December 2, 2019 5:46 PM
To: [REDACTED] <[REDACTED]@knightfrank.com>
Cc: [REDACTED] <[REDACTED]@londonlegacy.co.uk>; [REDACTED]
<[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@msg.com>; [REDACTED]
<[REDACTED]@jdplondon.co.uk>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Subject: RE: MSG Site for Facade Mock-Up

Thanks [REDACTED]

Please note that we will require HGV access to the area you have hatched out and we will be setting up over the weekend. If you can confirm that this is not an issue then we can agree to the terms you have proposed directly below.

Perhaps you would share your draft agreement for our review and confirm payment terms.

Kind Regards
[REDACTED]

From: [REDACTED] [[mailto:\[REDACTED\]@knightfrank.com](mailto:[REDACTED]@knightfrank.com)]
Sent: Monday, December 2, 2019 4:45 PM
To: [REDACTED] <[REDACTED]@msg.com>
Cc: [REDACTED] <[REDACTED]@londonlegacy.co.uk>; [REDACTED]
<[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@msg.com>; [REDACTED]
<[REDACTED]@jdplondon.co.uk>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Subject: RE: MSG Site for Facade Mock-Up

[REDACTED]

Subject to Contract

I propose the follow:

Plan attached, this is the area that can be made available to fit in with LLDC ground investigations.

I can confirm that we need a site from 12th – 20th December inclusive (9 days).

You have confirmed that £3,000 per day is out of budget, i.e. £27,000. This has been the rate of which we have previously agreed on short terms lettings over the last period. I propose that we come to an agreement subject to LLDC's approval. Say £22,000 for the period.

I await your confirmation and we can push this to the next stage.

Kind regards

■

From: ■ <■@msg.com>

Sent: 29 November 2019 16:47

To: ■ <■@knightfrank.com>

Cc: ■ <■@londonlegacy.co.uk>; ■

<■@msg.com>; ■ <■@msg.com>; ■

<■@jdplondon.co.uk>

Subject: RE: MSG Site for Facade Mock-Up

Hi ■

We have been offered an alternative site elsewhere for a figure of £18,000 for the 9 days, however the Pudding Mill Lane site is our preference as it is more conveniently located for the Planning Officers and Planning Committee Members. Can you match this figure for our use of the Pudding Mill Lane site as this will suit our purpose better and help us to stay within budget.

Please let me know did you have any questions and perhaps I could have a response on Monday?

Kind Regards

■

From: ■

Sent: Wednesday, November 27, 2019 6:12 PM

To: ■ <■@knightfrank.com>

Cc: ■ <■@londonlegacy.co.uk>; ■

<■@msg.com>

Subject: RE: MSG Site for Facade Mock-Up

Hi ■

We've been able to refine our requirement having met with the mock-up delivery team in Germany over the last couple of days.

I can confirm that we need a site from 12th – 20th December inclusive (9 days).

Unfortunately £3000 per day is more than our budget will allow. ■ explained to me when we met that we might take possession of part of a site. Therefore, to cut our cloth accordingly, I have attached a marked up a satellite image of the site you have offered. The area shown is the limit of what we will need which amounts to approximately a half of the site in question, leaving the other half available to the landlord.

We would need to see close to a corresponding reduction in the rate, for this to work for us. Can you confirm what can be achieved?

Please let me know if you have any questions.

Kind Regards

■

Kind Regards

[REDACTED]

From: [REDACTED] [[mailto:\[REDACTED\]@knightfrank.com](mailto:[REDACTED]@knightfrank.com)]
Sent: Friday, November 22, 2019 11:21 AM
To: [REDACTED] <[\[REDACTED\]@msg.com](mailto:[REDACTED]@msg.com)>; [REDACTED] <[\[REDACTED\]@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)>
Subject: RE: MSG Site for Facade Mock-Up

[REDACTED]

To help things move forward in a positive direction I have discussed previous short term deals with LLDC.

It seems a figure which we would work to would be £3,000 / per day.

It is also worth noting that this can be done on a standard agreement which we can turn around within 24/48 hours.

Kind regards
[REDACTED]

From: [REDACTED]
Sent: 21 November 2019 09:05
To: [REDACTED] <[\[REDACTED\]@msg.com](mailto:[REDACTED]@msg.com)>; [REDACTED] <[\[REDACTED\]@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)>
Cc: [REDACTED] <[\[REDACTED\]@msg.com](mailto:[REDACTED]@msg.com)>; [REDACTED] <[\[REDACTED\]@msg.com](mailto:[REDACTED]@msg.com)>; [REDACTED] <[\[REDACTED\]@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)>; Victoria Knight <VictoriaKnight@londonlegacy.co.uk>
Subject: RE: MSG Site for Facade Mock-Up

[REDACTED]

Do you require any further information?

I'm available for a quick call today should you wish?

From: [REDACTED]
Sent: 19 November 2019 21:36
To: [REDACTED] <[\[REDACTED\]@msg.com](mailto:[REDACTED]@msg.com)>; [REDACTED] <[\[REDACTED\]@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)>
Cc: [REDACTED] <[\[REDACTED\]@msg.com](mailto:[REDACTED]@msg.com)>; [REDACTED] <[\[REDACTED\]@msg.com](mailto:[REDACTED]@msg.com)>; [REDACTED] <[\[REDACTED\]@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)>
Subject: RE: MSG Site for Facade Mock-Up

[REDACTED]

Yes, 1.55 acres, i.e. 67,518 sq ft.

We are quoting £3.50 per sq ft - per annum. i.e. £236,000pa exclusive. This is based on 2.5 year term.

As you will be wanting short term this should be charged at a premium. As explained there are associated costs for our client.

Happy for you to put forward and offer.

Many thanks

█

From: █ <█@msg.com>
Sent: 19 November 2019 21:19
To: █ <█@londonlegacy.co.uk>; █
<█@knightfrank.com>
Cc: █ <█@msg.com>; █
<█@msg.com>; █ <█@londonlegacy.co.uk>
Subject: Re: MSG Site for Facade Mock-Up

Hi █

Can you respond?

Kind Regards

█

Get [Outlook for iOS](#)

From: █
Sent: Friday, November 15, 2019 5:56:56 PM
To: █ <█@londonlegacy.co.uk>; █
<█@knightfrank.com>
Cc: █ <█@msg.com>; █
<█@msg.com>; █ <█@londonlegacy.co.uk>
Subject: RE: MSG Site for Facade Mock-Up

█

To be clear, attached is the area in question.

Kind Regards

█

From: █ [<mailto:█@londonlegacy.co.uk>]
Sent: Friday, November 15, 2019 3:51 PM
To: █ <█@msg.com>; █
<█@knightfrank.com>
Cc: █ <█@msg.com>; █
<█@msg.com>; █ <█@londonlegacy.co.uk>
Subject: RE: MSG Site for Facade Mock-Up

Hi █ █

Cc'ing my colleague █ Senior Asset and Estates manager at LLDC

Many thanks,

■

From: ■ <■@msg.com>
Sent: 15 November 2019 15:47
To: ■ <■@knightfrank.com>; ■
<■@londonlegacy.co.uk>
Cc: ■ <■@msg.com>; ■
<■@msg.com>
Subject: RE: MSG Site for Facade Mock-Up

■

What is the area of the whole site?

Kind Regards
■

From: ■ [mailto:■@knightfrank.com]
Sent: Friday, November 15, 2019 3:30 PM
To: ■ <■@londonlegacy.co.uk>
Cc: ■ <■@msg.com>
Subject: RE: MSG Site for Facade Mock-Up

■

Apologies in the delay in coming back to you.

Our instructions as retained agents for the LLDC sites has always been to lease the sites for a minimum of 1 year, and 1 acre at a guide rent of £3.50psf to make this financially viable, as you would assume there are associated costs in settling this up. Legal / agent fees etc.

With this in mind for a 2 week letting, you might wish to offer a flat fee for this period?

Kind regards
■

Hi ■

Thanks for meeting me on Friday. Can you please confirm the costs your site at Pudding Mill Lane.

Please quote for the whole of northern plot we viewed on Friday and provide a cost option if we were only to take 1 third.

Please assume 2nd December – 13th December inclusive.

Kind Regards,

■
Director of Project Management
Development & Construction

The Madison Square Garden Company
Level 5 | 4 Kingdom Street | Paddington Central | London | W2 6BD
M. 0044 ■ | E. ■@msg.com

Part of Plot A, Pudding Mill Lane, Stratford E15 2NQ

4th December 2019

A. PARTIES

1. Lessee

Stratford Garden Development Limited
Suite 1, 3rd Floor, 11-12 St James's Square, London, SW1Y 4LB

2. Lessee's Solicitors

[REDACTED] Freeths LLP, Fifth Floor, 3 St Paul's Place, 129 Norfolk Street, Sheffield
S1 2JE

3. Lessor

London Legacy Development Corporation
Registered Address: Level 10, 1 Stratford Place, Montfichet Road, London. E20 1EJ.

4. Lessor's Agent

Knight Frank
55 Baker Street, London. W1U 8AN
FAO: [REDACTED]
Tel: [REDACTED]
Email: [REDACTED] knightfrank.com

5. Lessor's Solicitor

N/A

B. THE LEASE

1. Property/Demised Area

The property known as Part of Plot A Pudding Mill Lane, Stratford, E15 2NQ as shown edged blue on the attached plan.

The demised area comprises a hard standing secure compound extending to approximately 70,227 sq ft.

2. Lease Term

12th – 20th December inclusive (9 days)

The lease is to be in accordance with the Landlord's standard form of lease, the terms of which shall be mutually agreed between the lessor and lessee. The lease will be excluded from the security of tenure provisions of the Landlord and Tenant Act, Part II, as amended.

3. Rent

Rent payable of £22,000 + VAT for the fixed term.

4. Rent Deposit

The Lessee will provide a rent deposit equating £20,000, to be held by the managing agents for the term of the agreement.

5. Repairs

The Lessee is to return the property in no worse condition than taken at the start of the term.

Security

The Tenant will ~~ensure that the land is securely fenced and~~ be responsible for the security of the demise during the period of occupation.

6. Insurance

To be confirmed

7. Permitted use

The premises are to be used for the purposes of the Lessee's business (TBC)

8. Confidentiality

The tenant will keep the particulars of this Agreement confidential and will not share or make in announcements in respect of this agreement without the prior consent of the LLDC.

C. OTHER TERMS

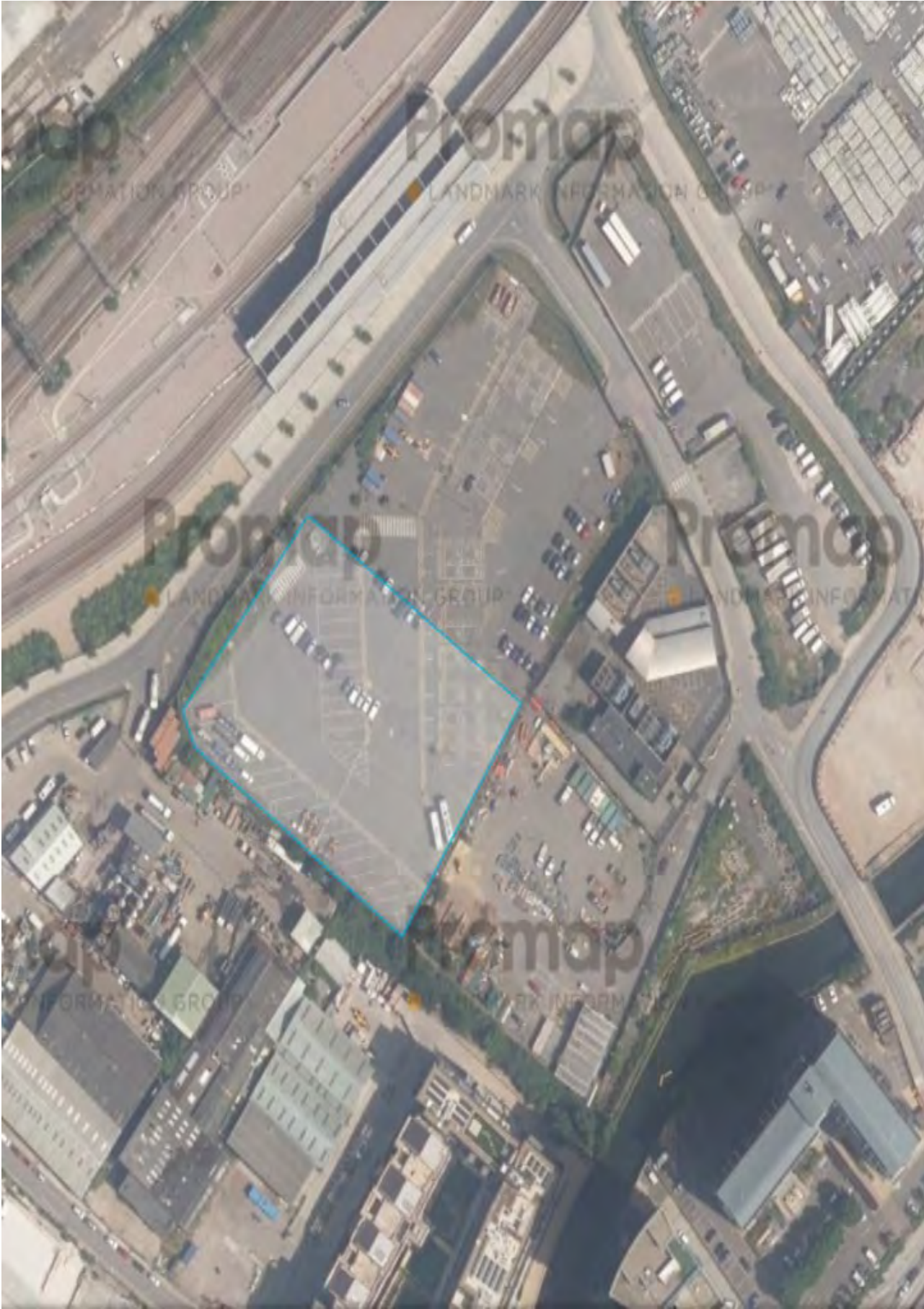
1. Legal Costs

Each party is to pay its own legal costs in connection with this transaction.

2. Conditions

The Heads of Terms are subject to:

- Contract.
- Lessor board approval.
- Lessee board approval.



Part of Plot A, Pudding Mill Lane, Stratford E15 2NQ

4th December 2019

A. PARTIES

1. Lessee

Stratford Garden Development Limited
Suite 1, 3rd Floor, 11-12 St James's Square, London, SW1Y 4LB

2. Lessee's Solicitors

██████████ Freeths, 1 Vine Street, Mayfair, London, W1J 0AH

3. Lessor

London Legacy Development Corporation
Registered Address: Level 10, 1 Stratford Place, Montfichet Road, London. E20 1EJ.

4. Lessor's Agent

Knight Frank
55 Baker Street, London. W1U 8AN
FAO: ██████████
Tel: ██████████
Email: ██████████ knightfrank.com

5. Lessor's Solicitor

N/A

B. THE LEASE

1. Property/Demised Area

The property known as Part of Plot A Pudding Mill Lane, Stratford, E15 2NQ as shown edged blue on the attached plan.

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To be confirmed

7. Permitted use

The premises are to be used for the purposes of the Lessee's business (TBC)

8. Confidentiality

The tenant will keep the particulars of this Agreement confidential and will not share or make in announcements in respect of this agreement without the prior consent of the LLDC.

C. OTHER TERMS

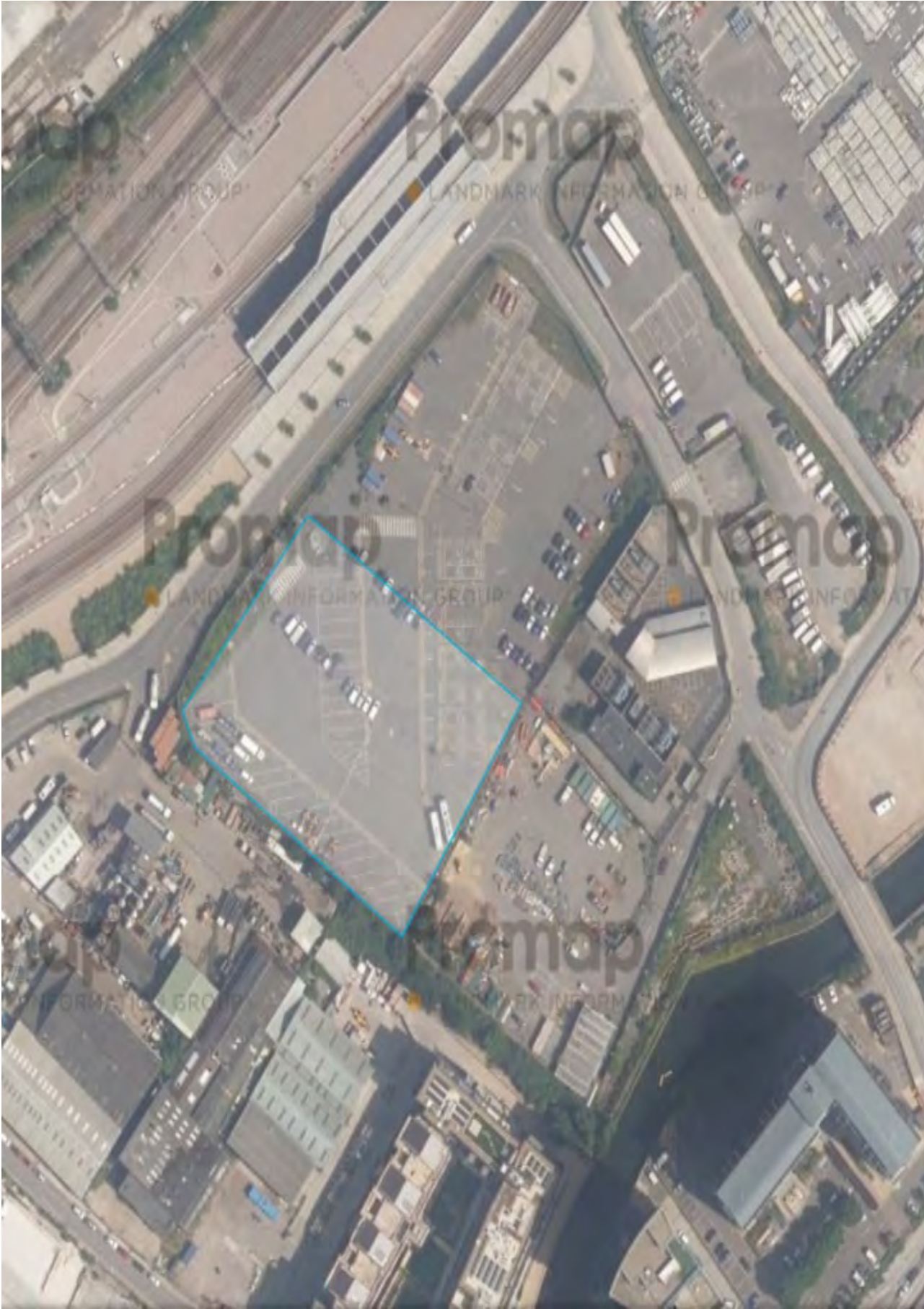
1. Legal Costs

Each party is to pay its own legal costs in connection with this transaction.

2. Conditions

The Heads of Terms are subject to:

- Contract.
- Lessor board approval.
- Lessee board approval.





From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Plot A Pudding Mill Lane
Date: 05 December 2019 14:00:54

Hi [REDACTED]

That's great, thank you. Will issue an invite.

Kind Regards
[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@londonlegacy.co.uk]
Sent: Thursday, December 5, 2019 1:45 PM
To: [REDACTED] <[REDACTED]@msg.com>
Cc: [REDACTED] <[REDACTED]@knightfrank.com>; [REDACTED]
<[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Subject: RE: Plot A Pudding Mill Lane

Hi [REDACTED]

I can do Monday morning at 10:30 – does this work for you?

Many thanks,
[REDACTED]

[REDACTED]
Events Manager
Queen Elizabeth Olympic Park

London Legacy Development Corporation
Level 10
1 Stratford Place, Montfichet Road
London
E20 1EJ

DDI: 0208 [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED]@londonlegacy.co.uk
Website: www.londonlegacy.co.uk



Queen Elizabeth Olympic Park: a dynamic new metropolitan centre for London
Interested in staging an event on the Park: [Stage an event | Queen Elizabeth Olympic Park](#)

From: [REDACTED] <[REDACTED]@msg.com>

Sent: 05 December 2019 10:17

To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>

Cc: [REDACTED] <[REDACTED]@knightfrank.com>; [REDACTED] <[REDACTED]@msg.com>

Subject: Plot A Pudding Mill Lane

Hi [REDACTED]

I need to visit plot A at Pudding Mill Lane with our contractor so they can produce RAMS.

Would you be able to meet me on site tomorrow (Friday) or Monday morning until noon?

I would also like to discuss the lights on the site as we may need an element of control.

Kind Regards,

[REDACTED]
Director of Project Management
Development & Construction

The Madison Square Garden Company
Level 5 | 4 Kingdom Street | Paddington Central | London | W2 6BD
M. 0044 [REDACTED] | E. [REDACTED]@msg.com



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www.queenelizabetholympicpark.co.uk

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From: [REDACTED]
To: [REDACTED]
Subject: RE: MSG / Seele Site Visit to Pudding Mill Lane
Date: 05 December 2019 14:52:38

Will do [REDACTED]

-----Original Appointment-----

From: [REDACTED] [mailto:[REDACTED]@londonlegacy.co.uk]
Sent: Thursday, December 5, 2019 2:51 PM
To: [REDACTED]
Subject: Accepted: MSG / Seele Site Visit to Pudding Mill Lane
When: Monday, December 9, 2019 10:30 AM-11:30 AM (UTC+00:00) Dublin, Edinburgh, Lisbon, London.
Where: Plot A Pudding Mill Lane, Stratford, E15 2NQ

Thanks [REDACTED]

Please can you invite my colleague [REDACTED] [REDACTED] [londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)

Many thanks,
[REDACTED]

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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED] [freeths.co.uk](mailto:[REDACTED]@freeths.co.uk); [REDACTED]
Subject: RE: MSG Site for Facade Mock-Up
Date: 06 December 2019 10:15:31
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[Heads of Terms - MSG - Part of Plot A - DRAFT \(MSG\).docx](#)
Importance: High

Hi [REDACTED]

Sorry to press but can we see the draft agreement today please. This is vital in order that we can conclude before 12th December lease commencement and organise payment.

Kind Regards
[REDACTED]

From: [REDACTED]
Sent: Thursday, December 5, 2019 12:43 PM
To: [REDACTED] <[REDACTED]@knightfrank.com>
Cc: [REDACTED] <[REDACTED]@londonlegacy.co.uk>; [REDACTED]@freeths.co.uk'
<[REDACTED]@freeths.co.uk>; [REDACTED] <[REDACTED]@msg.com>
Subject: RE: MSG Site for Facade Mock-Up

[REDACTED]
Please use this version with slightly amended details for our legal counsel.

Kind Regards
[REDACTED]

From: [REDACTED]
Sent: Thursday, December 5, 2019 12:29 PM
To: [REDACTED] <[REDACTED]@knightfrank.com>
Cc: [REDACTED] <[REDACTED]@londonlegacy.co.uk>; [REDACTED]@freeths.co.uk; [REDACTED]
[REDACTED] <[REDACTED]@msg.com>
Subject: RE: MSG Site for Facade Mock-Up

Hi [REDACTED]

I have made three amendments to the HOTS as follows:

- A. 1. Lessee – Inserted correct entity
2. Lessee's Solicitors – Details Added

- B. 5. Security – No additional fencing is proposed

Would you please circulate the draft agreement with the terms attached reflected so we might check and get back to you promptly.

Let me know if you need anything else to populate the agreement.

Kind Regards
[REDACTED]

From: [REDACTED]
Sent: 04 December 2019 12:53
To: [REDACTED] <[REDACTED]@msg.com>
Subject: RE: MSG Site for Facade Mock-Up

[REDACTED]

Please see DRAFT hot attached FYI.

The document is subject to contact and client approval.

Kind regards

[REDACTED]

From: [REDACTED] <[REDACTED]@msg.com>
Sent: 04 December 2019 11:15
To: [REDACTED] <[REDACTED]@knightfrank.com>
Cc: [REDACTED] <[REDACTED]@londonlegacy.co.uk>; [REDACTED] <[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@jdplondon.co.uk>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Subject: RE: MSG Site for Facade Mock-Up

Hi [REDACTED]

I just left you a message. Can you send your draft agreement and payment terms please. I'm conscious that we have internal processes for sign off which will take a few days to pass through and so time is short.

Kind Regards

[REDACTED]

From: [REDACTED]
Sent: Monday, December 2, 2019 5:46 PM
To: [REDACTED] <[REDACTED]@knightfrank.com>
Cc: [REDACTED] <[REDACTED]@londonlegacy.co.uk>; [REDACTED] <[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@jdplondon.co.uk>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Subject: RE: MSG Site for Facade Mock-Up

Thanks [REDACTED]

Please note that we will require HGV access to the area you have hatched out and we will be setting up over the weekend. If you can confirm that this is not an issue then we can agree to the terms you have proposed directly below.

Perhaps you would share you draft agreement for our review and confirm payment terms.

Kind Regards

[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@knightfrank.com]
Sent: Monday, December 2, 2019 4:45 PM
To: [REDACTED] <[REDACTED]@msg.com>
Cc: [REDACTED] <[REDACTED]@londonlegacy.co.uk>; [REDACTED] <[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@msg.com>; [REDACTED]

<[REDACTED]@jdplondon.co.uk>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>

Subject: RE: MSG Site for Facade Mock-Up

[REDACTED]
Subject to Contract

I propose the follow:

Plan attached, this is the area that can be made available to fit in with LLDC ground investigations.

I can confirm that we need a site from 12th – 20th December inclusive (9 days).

You have confirmed that £3,000 per day is out of budget, i.e. £27,000. This has been the rate of which we have previously agreed on short terms lettings over the last period. I propose that we come to an agreement subject to LLDC's approval. Say £22,000 for the period.

I await your confirmation and we can push this to the next stage.

Kind regards
[REDACTED]

From: [REDACTED] <[REDACTED]@msg.com>

Sent: 29 November 2019 16:47

To: [REDACTED] <[REDACTED]@knightfrank.com>

Cc: [REDACTED] <[REDACTED]@londonlegacy.co.uk>; [REDACTED]

<[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@msg.com>; [REDACTED]

<[REDACTED]@jdplondon.co.uk>

Subject: RE: MSG Site for Facade Mock-Up

Hi [REDACTED]

We have been offered an alternative site elsewhere for a figure of £18,000 for the 9 days, however the Pudding Mill Lane site is our preference as it is more conveniently located for the Planning Officers and Planning Committee Members. Can you match this figure for our use of the Pudding Mill Lane site as this will suit our purpose better and help us to stay within budget.

Please let me know did you have any questions and perhaps I could have a response on Monday?

Kind Regards
[REDACTED]

From: [REDACTED]

Sent: Wednesday, November 27, 2019 6:12 PM

To: [REDACTED] <[REDACTED]@knightfrank.com>

Cc: [REDACTED] <[REDACTED]@londonlegacy.co.uk>; [REDACTED]

<[REDACTED]@msg.com>

Subject: RE: MSG Site for Facade Mock-Up

Hi [REDACTED]

We've been able to refine our requirement having met with the mock-up delivery team in Germany over the last couple of days.

I can confirm that we need a site from 12th – 20th December inclusive (9 days).

Unfortunately £3000 per day is more than our budget will allow. [REDACTED] explained to me when we met that we might take possession of part of a site. Therefore, to cut our cloth accordingly, I have attached a marked up a satellite image of the site you have offered. The area shown is the limit of what we will need which amounts to approximately a half of the site in question, leaving the other half available to the landlord.

We would need to see close to a corresponding reduction in the rate, for this to work for us. Can you confirm what can be achieved?

Please let me know if you have any questions.

Kind Regards

[REDACTED]

Kind Regards

[REDACTED]

From: [REDACTED] [[mailto:\[REDACTED\]@knightfrank.com](mailto:[REDACTED]@knightfrank.com)]
Sent: Friday, November 22, 2019 11:21 AM
To: [REDACTED] <[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Subject: RE: MSG Site for Facade Mock-Up

[REDACTED]

To help things move forward in a positive direction I have discussed previous short term deals with LLDC.

It seems a figure which we would work to would be £3,000 / per day.

It is also worth noting that this can be done on a standard agreement which we can turn around within 24/48 hours.

Kind regards

[REDACTED]

From: [REDACTED]
Sent: 21 November 2019 09:05
To: [REDACTED] <[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Cc: [REDACTED] <[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>; Victoria Knight <VictoriaKnight@londonlegacy.co.uk>
Subject: RE: MSG Site for Facade Mock-Up

[REDACTED]

Do you require any further information?

I'm available for a quick call today should you wish?

[REDACTED]

From: [REDACTED]
Sent: 19 November 2019 21:36

To: [REDACTED] <[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Cc: [REDACTED] <[REDACTED]@msg.com>; [REDACTED]
<[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Subject: RE: MSG Site for Facade Mock-Up

[REDACTED]

Yes, 1.55 acres, i.e. 67,518 sq ft.

We are quoting £3.50 per sq ft - per annum. i.e. £236,000pa exclusive. This is based on 2.5 year term.

As you will be wanting short term this should be charged at a premium. As explained there are associated costs for our client.

Happy for you to put forward an offer.

Many thanks

[REDACTED]

From: [REDACTED] <[REDACTED]@msg.com>
Sent: 19 November 2019 21:19
To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>; [REDACTED]
<[REDACTED]@knightfrank.com>
Cc: [REDACTED] <[REDACTED]@msg.com>; [REDACTED]
<[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Subject: Re: MSG Site for Facade Mock-Up

Hi [REDACTED]

Can you respond?

Kind Regards

[REDACTED]

Get [Outlook for iOS](#)

From: [REDACTED]
Sent: Friday, November 15, 2019 5:56:56 PM
To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>; [REDACTED]
<[REDACTED]@knightfrank.com>
Cc: [REDACTED] <[REDACTED]@msg.com>; [REDACTED]
<[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Subject: RE: MSG Site for Facade Mock-Up

[REDACTED]

To be clear, attached is the area in question.

Kind Regards

[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@londonlegacy.co.uk]
Sent: Friday, November 15, 2019 3:51 PM
To: [REDACTED] <[REDACTED]@msg.com>; [REDACTED]
<[REDACTED]@knightfrank.com>
Cc: [REDACTED] <[REDACTED]@msg.com>; [REDACTED]
<[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Subject: RE: MSG Site for Facade Mock-Up

Hi [REDACTED] [REDACTED]

Cc'ing my colleague [REDACTED] Senior Asset and Estates manager at LLDC

Many thanks,
[REDACTED]

From: [REDACTED] <[REDACTED]@msg.com>
Sent: 15 November 2019 15:47
To: [REDACTED] <[REDACTED]@knightfrank.com>; [REDACTED]
<[REDACTED]@londonlegacy.co.uk>
Cc: [REDACTED] <[REDACTED]@msg.com>; [REDACTED]
<[REDACTED]@msg.com>
Subject: RE: MSG Site for Facade Mock-Up

[REDACTED]

What is the area of the whole site?

Kind Regards
[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@knightfrank.com]
Sent: Friday, November 15, 2019 3:30 PM
To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Cc: [REDACTED] <[REDACTED]@msg.com>
Subject: RE: MSG Site for Facade Mock-Up

[REDACTED]

Apologies in the delay in coming back to you.

Our instructions as retained agents for the LLDC sites has always been to lease the sites for a minimum of 1 year, and 1 acre at a guide rent of £3.50psf to make this financially viable, as you would assume there are associated costs in settling this up. Legal / agent fees etc.

With this in mind for a 2 week letting, you might wish to offer a flat fee for this period?

Kind regards
[REDACTED]

Hi [REDACTED]

Thanks for meeting me on Friday. Can you please confirm the costs your site at Pudding Mill Lane.

Please quote for the whole of northern plot we viewed on Friday and provide a cost option if we were only to take 1 third.

Please assume 2nd December – 13th December inclusive.

Kind Regards,

[REDACTED]

Director of Project Management
Development & Construction

The Madison Square Garden Company
Level 5 | 4 Kingdom Street | Paddington Central | London | W2 6BD
M. 0044 [REDACTED] | E. [REDACTED] [msg.com](mailto:[REDACTED]@msg.com)



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London Legacy Development Corporation, Level 10, 1 Stratford Place, Montfichet Road, London, E20 1EJ.

www.queenelizabetholympicpark.co.uk



[REDACTED] BSc (Hons) MRICS

Associate
Logistics and Industrial

Knight Frank
55 Baker Street
London
W1U 8AN
United Kingdom

Part of Plot A, Pudding Mill Lane, Stratford E15 2NQ

4th December 2019

A. PARTIES

1. Lessee

Stratford Garden Development Limited
Suite 1, 3rd Floor, 11-12 St James's Square, London, SW1Y 4LB

2. Lessee's Solicitors

[REDACTED] Freeths LLP, Fifth Floor, 3 St Paul's Place, 129 Norfolk Street, Sheffield
S1 2JE

3. Lessor

London Legacy Development Corporation
Registered Address: Level 10, 1 Stratford Place, Montfichet Road, London. E20 1EJ.

4. Lessor's Agent

Knight Frank
55 Baker Street, London. W1U 8AN
FAO: [REDACTED]
Tel: [REDACTED]
Email: [REDACTED] knightfrank.com

5. Lessor's Solicitor

N/A

B. THE LEASE

1. Property/Demised Area

The property known as Part of Plot A Pudding Mill Lane, Stratford, E15 2NQ as shown edged blue on the attached plan.

The demised area comprises a hard standing secure compound extending to approximately 70,227 sq ft.

2. Lease Term

12th – 20th December inclusive (9 days)

The lease is to be in accordance with the Landlord's standard form of lease, the terms of which shall be mutually agreed between the lessor and lessee. The lease will be excluded from the security of tenure provisions of the Landlord and Tenant Act, Part II, as amended.

3. Rent

Rent payable of £22,000 + VAT for the fixed term.

4. Rent Deposit

The Lessee will provide a rent deposit equating £20,000, to be held by the managing agents for the term of the agreement.

5. Repairs

The Lessee is to return the property in no worse condition than taken at the start of the term.

Security

The Tenant will ~~ensure that the land is securely fenced and~~ be responsible for the security of the demise during the period of occupation.

6. Insurance

To be confirmed

7. Permitted use

The premises are to be used for the purposes of the Lessee's business (TBC)

8. Confidentiality

The tenant will keep the particulars of this Agreement confidential and will not share or make in announcements in respect of this agreement without the prior consent of the LLDC.

C. OTHER TERMS

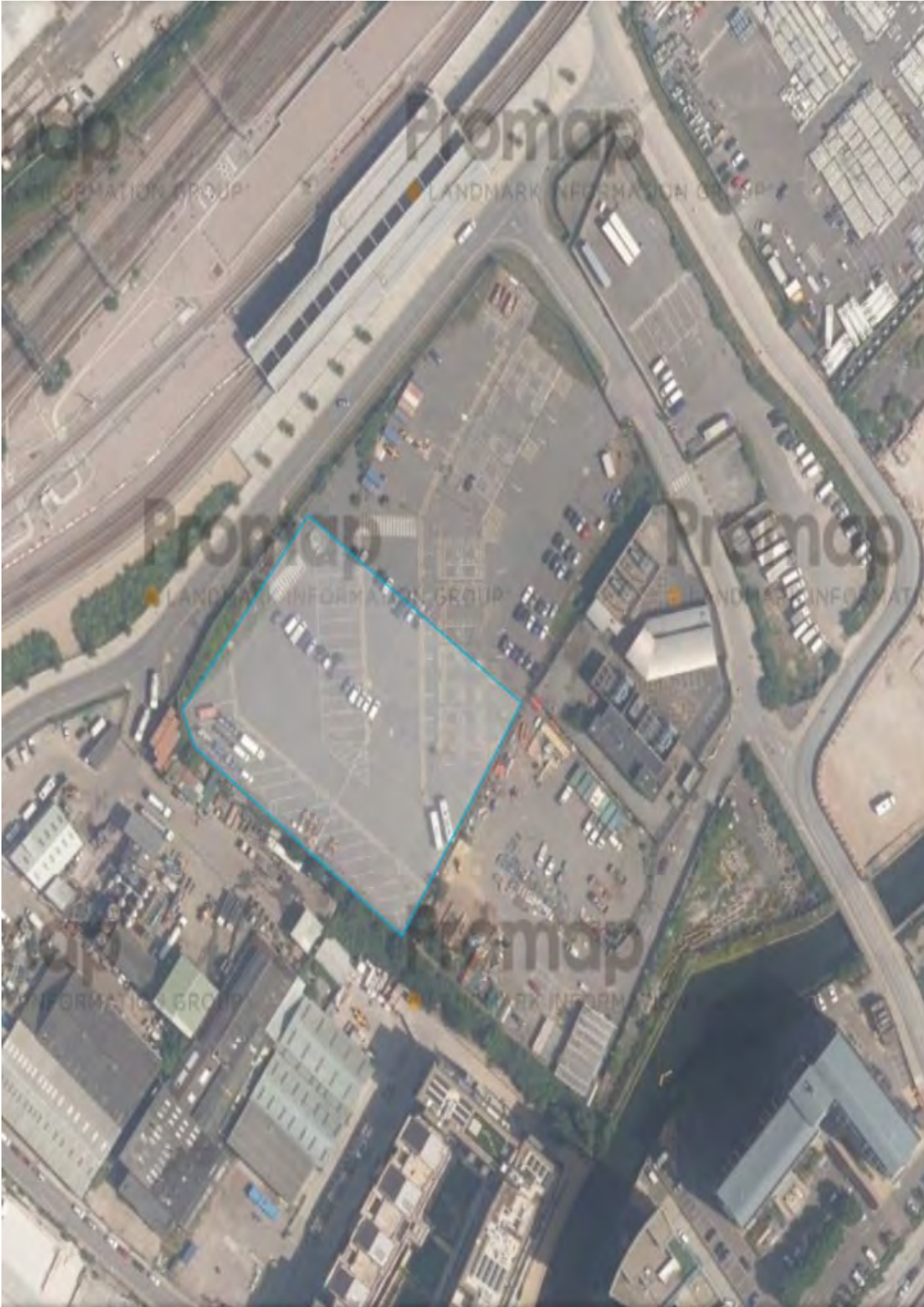
1. Legal Costs

Each party is to pay its own legal costs in connection with this transaction.

2. Conditions

The Heads of Terms are subject to:

- Contract.
- Lessor board approval.
- Lessee board approval.



From: [REDACTED]
To: [REDACTED]
Cc: [Victoria Knight](mailto:Victoria.Knight@freeths.co.uk); [REDACTED]; [REDACTED]; [REDACTED] freeths.co.uk
Subject: RE: Heads of Terms - Part of Plot A PML
Date: 09 December 2019 14:21:22

[REDACTED]
Thanks, that's great.

Kind Regards
[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@londonlegacy.co.uk]
Sent: Monday, December 9, 2019 12:56 PM
To: [REDACTED] <[REDACTED]@msg.com>; [REDACTED]
<[REDACTED]@knightfrank.com>
Cc: Victoria Knight <VictoriaKnight@londonlegacy.co.uk>; [REDACTED]
<[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@msg.com>;
[REDACTED]@freeths.co.uk
Subject: RE: Heads of Terms - Part of Plot A PML

Hi [REDACTED]

Thanks for confirming. I will arrange for the blocks to be removed.

Re the HoTs, [REDACTED] will add in the £167 for removal and again for replacement of the blocks at the site entrance along with highlighting the approximate borehole location within your demise.

I have spoken with Atkins re: the borehole they will be monitoring within your demise and they are arranging for fencing to be in place prior to Thursday.

I have spoken internally and agreed, as we are on a short timescale we can allow occupation with payment to follow within a reasonable period. I can organise some form of signed agreement in the meantime.

I will update once I have further information for you.

Kind regards
[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@msg.com]
Sent: 09 December 2019 12:41
To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>; [REDACTED]
<[REDACTED]@knightfrank.com>
Cc: Victoria Knight <VictoriaKnight@londonlegacy.co.uk>; [REDACTED]
<[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@msg.com>;
[REDACTED]@freeths.co.uk
Subject: RE: Heads of Terms - Part of Plot A PML

[REDACTED]

I have noted that you have issued a later draft of the HOTS.

These are fine.

Kind Regards

[REDACTED]

From: [REDACTED]
Sent: Monday, December 9, 2019 12:38 PM
To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>; [REDACTED] <[REDACTED]@knightfrank.com>
Cc: Victoria Knight <VictoriaKnight@londonlegacy.co.uk>; [REDACTED] <[REDACTED]@msg.com>; [REDACTED] <[REDACTED]@msg.com>; [REDACTED]@freeths.co.uk
Subject: RE: Heads of Terms - Part of Plot A PML

Hi [REDACTED]

If you would please arrange for the blocks to be removed first thing on 12th December. The terms as issued by [REDACTED] (attached) are fine.

To confirm, as agreed on site this morning, you will ensure that Atkins / UKPN will provide suitable site separation by fencing of their borehole / trial pit works.

We would really need to see the draft agreement or something to sign today so I might have some hope of arranging payment before the 12th. If you don't have a document on hand would an exchange of letters suffice?

If payment can't be made by the 12th would you be happy to allow us to take possession based on the signed agreement, with payment to follow within a reasonable period?

Kind Regards,

[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@londonlegacy.co.uk]
Sent: Monday, December 9, 2019 12:00 PM
To: [REDACTED] <[REDACTED]@knightfrank.com>; [REDACTED] <[REDACTED]@msg.com>
Cc: Victoria Knight <VictoriaKnight@londonlegacy.co.uk>
Subject: RE: Heads of Terms - Part of Plot A PML

Hi both

[REDACTED] thanks for sending across.

The only cost missing is the charge for removal and replacement of the blocks on the gate. This costs £167 for each. This will only be applicable if MSG require LLDC to do this on their behalf.

On the plan, please can you highlight the area within MSG's demise which will require monitoring during their occupation (highlighted as 'A' on the plan I sent to you).

[REDACTED] good to meet earlier. Will you require us to arrange removal/replacement of the blocks?

As discussed, will look to get something over to you asap so you can arrange payment.

Kind regards

[Redacted]

From: [Redacted] [[mailto:\[Redacted\]@knightfrank.com](mailto:[Redacted]@knightfrank.com)]
Sent: 09 December 2019 10:11
To: [Redacted] <[\[Redacted\]@msg.com](mailto:[Redacted]@msg.com)>
Cc: [Redacted] <[\[Redacted\]@londonlegacy.co.uk](mailto:[Redacted]@londonlegacy.co.uk)>
Subject: Heads of Terms - Part of Plot A PML

[Redacted] / [Redacted]

Please see attached.

Kind regards

[Redacted]

[Redacted]
[Redacted] **BSc (Hons) MRICS**
Associate
Logistics and Industrial

Knight Frank
55 Baker Street
London
W1U 8AN
United Kingdom

T: +44 20 [Redacted]
S: +44 20 [Redacted]
M: +44 [Redacted]

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Part B of Plot A, Pudding Mill Lane, Stratford E15 2NQ

9th December 2019

A. PARTIES

1. Lessee
Stratford Garden Development Limited
Suite 1, 3rd Floor, 11-12 St James's Square, London, SW1Y 4LB
2. Lessee's Solicitors
██████████ Freeths LLP, Fifth Floor, 3 St Paul's Place, 129 Norfolk Street, Sheffield
S1 2JE
3. Lessor
London Legacy Development Corporation
Registered Address: Level 10, 1 Stratford Place, Montfichet Road, London. E20 1EJ.
4. Lessor's Agent
Knight Frank
55 Baker Street, London. W1U 8AN
FAO: ██████████
Tel: ██████████
Email: ██████████ knightfrank.com
5. Lessor's Solicitor
N/A

B. THE LEASE

1. Property/Demised Area
The property known as Part B of Plot A Pudding Mill Lane, Stratford, E15 2NQ as shown edged blue on the attached plan. (Appendix 1)

The demised area comprises a hard standing secure compound extending to approximately 70,227 sq ft.

Access is demised by the area edged red on the attached plan (Appendix 1)
2. Lease Term
12th – 20th December inclusive (9 days)

The lease is to be in accordance with the Landlord's standard form of lease, the terms of which shall be mutually agreed between the lessor and lessee. The lease will be excluded from the security of tenure provisions of the Landlord and Tenant Act, Part II, as amended.

3. Rent

Rent payable of £22,000 + VAT for the fixed term.

4. Rent Deposit

The Lessee will provide a rent deposit equating £20,000, to be held by the managing agents for the term of the agreement.

5. Repairs

The Lessee is to return the property in no worse condition than taken at the start of the term.

Security

The Tenant will be responsible for the security of the demise during the period of occupation. 24 hour security will be required during the period of letting.

6. Insurance

To be confirmed.

7. Permitted use

The premises are to be used for the purposes of the Lessee's operation (TBC).

8. Confidentiality

The tenant will keep the particulars of this Agreement confidential and will not share or make in announcements in respect of this agreement without the prior consent of the LLDC.

C. OTHER TERMS

1. Legal Costs

Each party is to pay its own legal costs in connection with this transaction.

2. Conditions

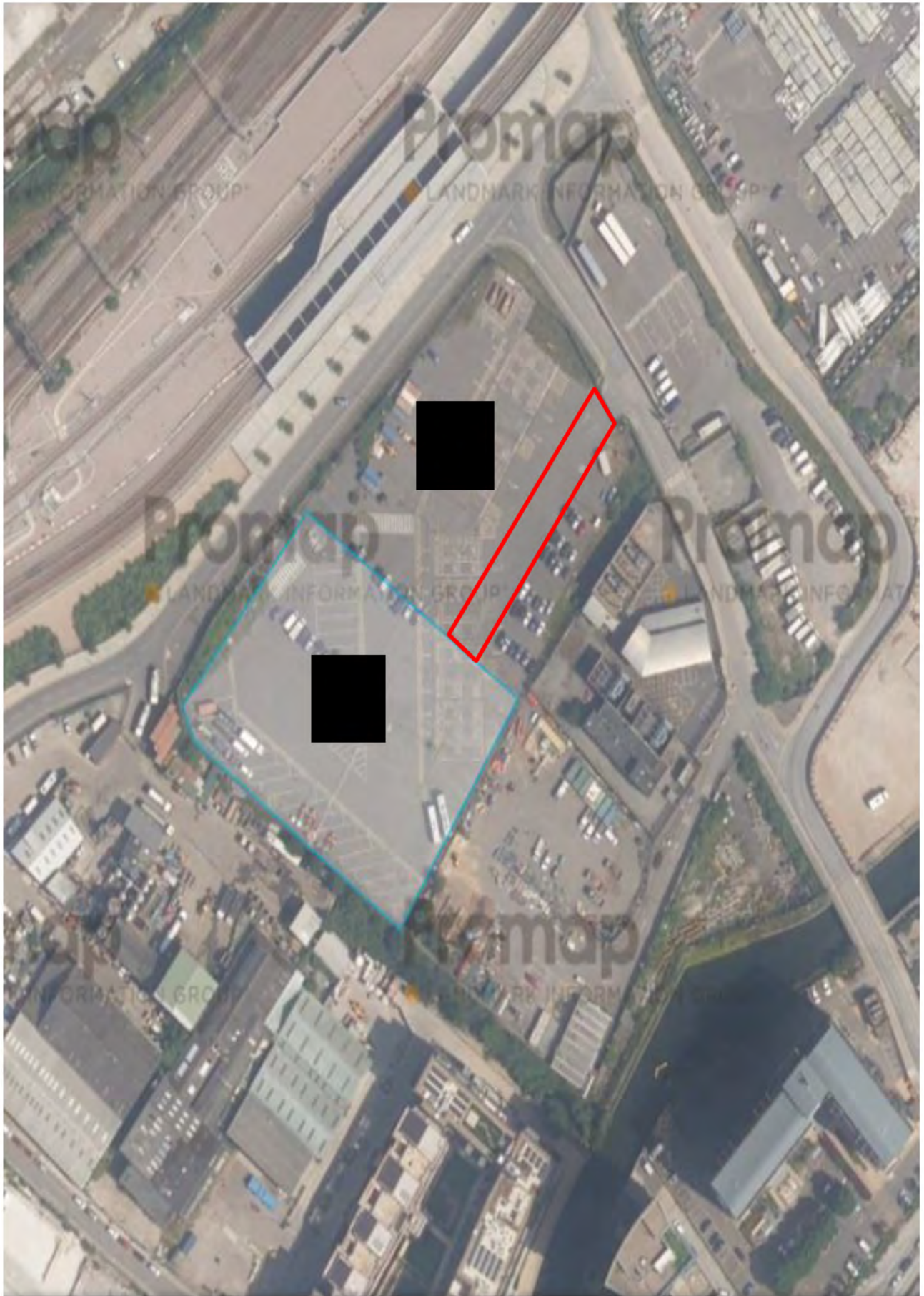
The Heads of Terms are subject to:

- Contract.
- Lessor board approval.
- Lessee board approval.

3. Additional Information

- The Lessors contractors will require access to the demise in order to monitor area A during the period of letting (marked approximately on the attached plan). This area will be fenced off.

- UKPN will also be carrying out boreholing work within PML A. If there is a particular day/s when quiet is required in light of the planning application, the Lessor will try to accommodate this.
- An approximate access route for the Lessee will be defined from the entrance of the site to the demise. Please refer to the Red Line on attached plan (Appendix A), subject to change based on the exact location of the boreholes (UKPN planned borehole locations also attached).



Part of Plot A, Pudding Mill Lane, Stratford E15 2NQ

6th December 2019

A. PARTIES

1. Lessee
Stratford Garden Development Limited
Suite 1, 3rd Floor, 11-12 St James's Square, London, SW1Y 4LB

2. Lessee's Solicitors
[REDACTED] Freeths LLP, Fifth Floor, 3 St Paul's Place, 129 Norfolk Street, Sheffield
S1 2JE

3. Lessor
London Legacy Development Corporation
Registered Address: Level 10, 1 Stratford Place, Montfichet Road, London. E20 1EJ.

4. Lessor's Agent
Knight Frank
55 Baker Street, London. W1U 8AN
FAO: [REDACTED]
Tel: [REDACTED]
Email: [REDACTED] knightfrank.com

5. Lessor's Solicitor
N/A

B. THE LEASE

1. Property/Demised Area
The property known as Part of Plot A Pudding Mill Lane, Stratford, E15 2NQ as shown edged blue on the attached plan.

The demised area comprises a hard standing secure compound extending to approximately 70,227 sq ft.

2. Lease Term
12th – 20th December inclusive (9 days)

The lease is to be in accordance with the Landlord's standard form of lease, the terms of which shall be mutually agreed between the lessor and lessee. The lease will be excluded from the security of tenure provisions of the Landlord and Tenant Act, Part II, as amended.

3. Rent

Rent payable of £22,000 + VAT for the fixed term.

4. Rent Deposit

The Lessee will provide a rent deposit equating £20,000, to be held by the managing agents for the term of the agreement.

5. Repairs

The Lessee is to return the property in no worse condition than taken at the start of the term.

Security

The Tenant will be responsible for the security of the demise during the period of occupation. 24 hour security will be required during the period of letting.

6. Insurance

To be confirmed.

7. Permitted use

The premises are to be used for the purposes of the Lessee's operation (TBC).

8. Confidentiality

The tenant will keep the particulars of this Agreement confidential and will not share or make in announcements in respect of this agreement without the prior consent of the LLDC.

C. OTHER TERMS

1. Legal Costs

Each party is to pay its own legal costs in connection with this transaction.

2. Conditions

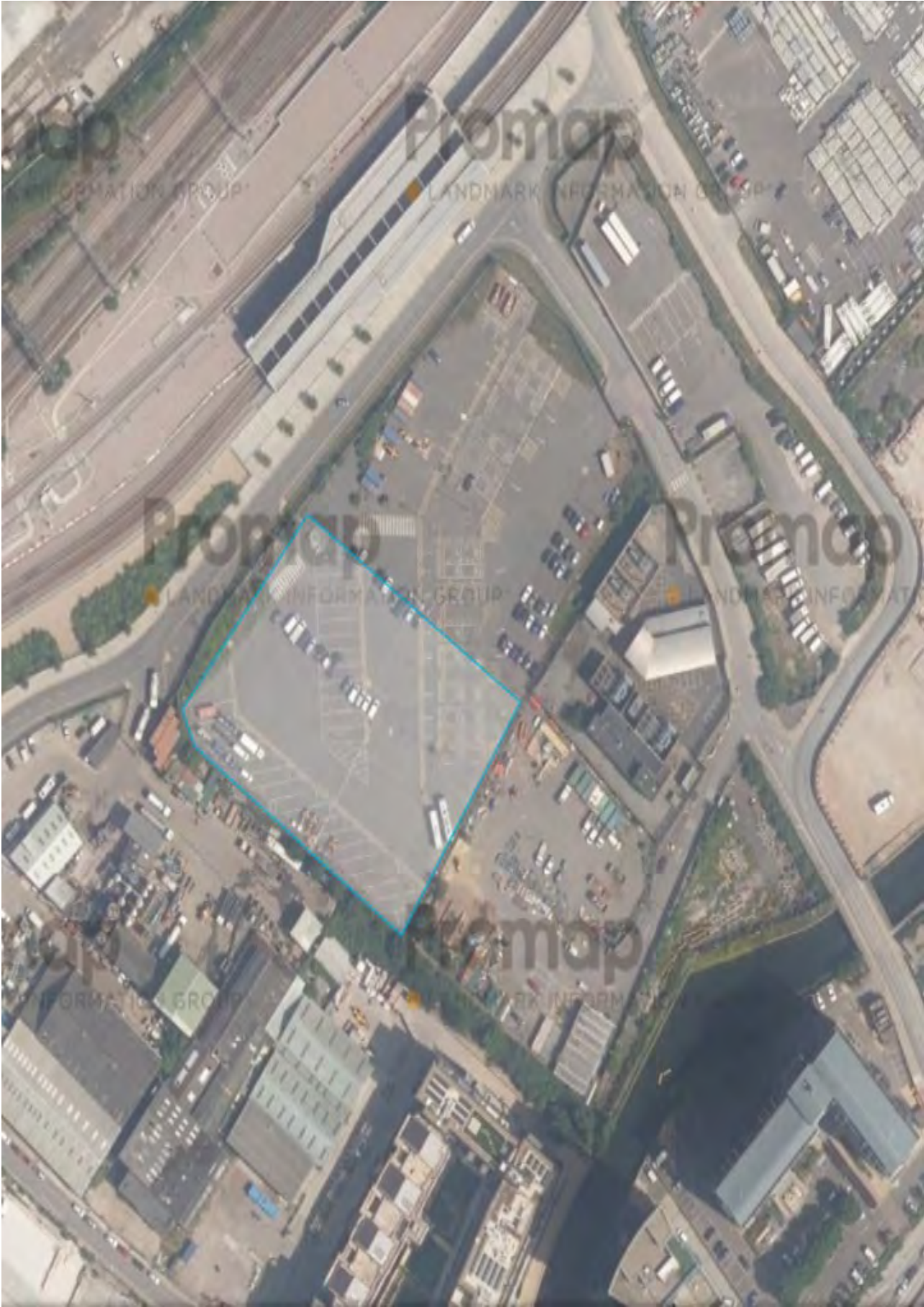
The Heads of Terms are subject to:

- Contract.
- Lessor board approval.
- Lessee board approval.

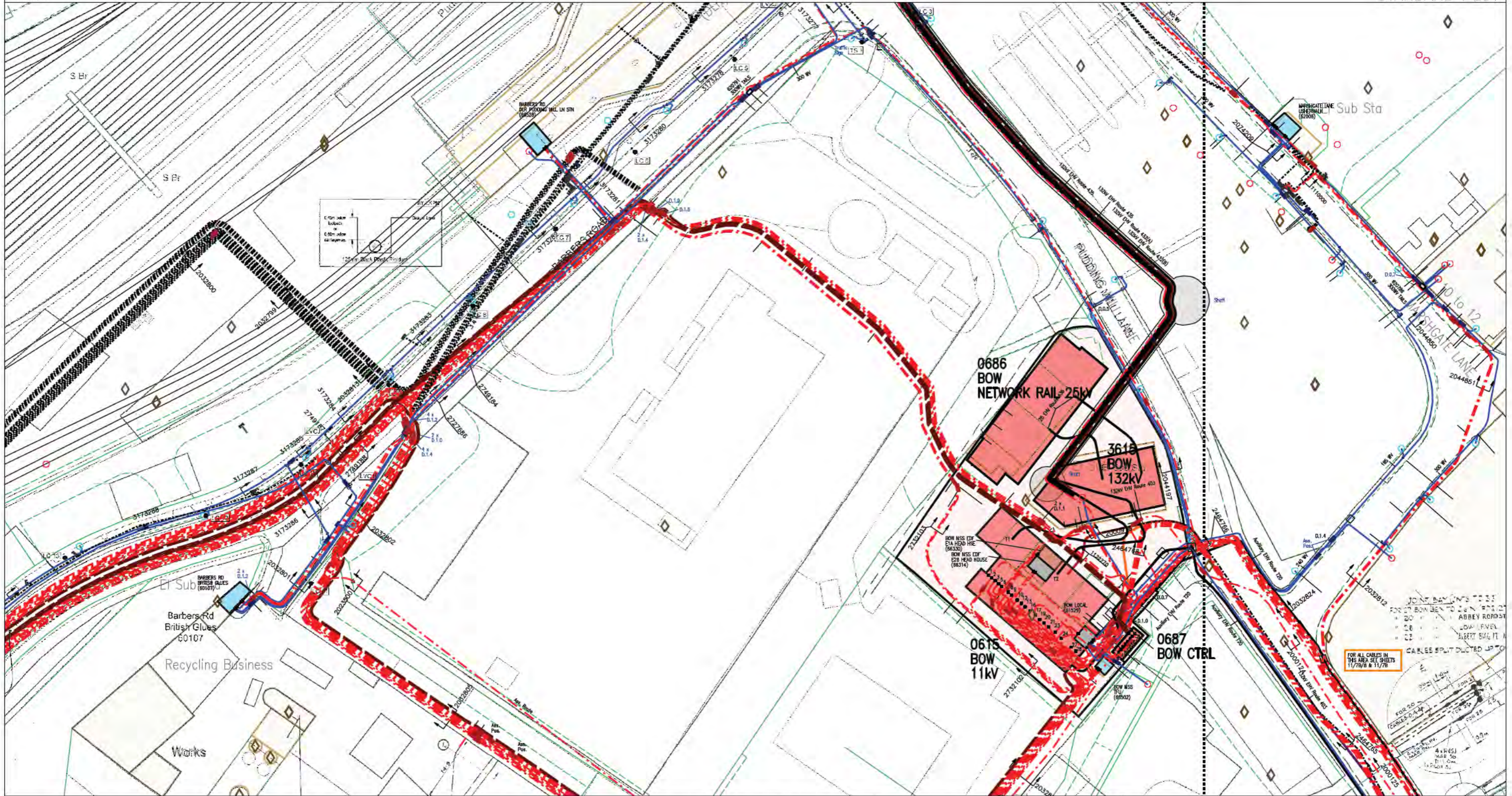
3. Additional Information

- The Lessors contractors will require access to the demise in order to monitor area A during the period of letting (marked approximately on the attached plan). This area will be fenced off.

- UKPN will also be carrying out boreholing work within the remainder of PML A. If there is a particular day/s when quiet is required in light of the planning application, the Lessor will try to accommodate this.
- An approximate access route for the Lessee will be defined from the entrance of the site to the demise. Please refer to the attached plan, but please highlight that this is subject to change based on the exact location of the boreholes (UKPN planned borehole locations also attached).







The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.

LV Cable or Line	
HV Cable or Line	
EHV Cable or Line approx. Location	
Duct Ends	
Service Discon & Street Furniture	
Substation & Link Box	

- The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.
- The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.
- It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all cables have been determined.
- It must be assumed that each property and item of street furniture has an electricity supply. A separate record is kept for each service cable but its route is not necessarily shown on this record.
- All cables must be treated as being live unless proved otherwise by UK Power Networks.
- The information provided must be given to all people working near UK Power Networks' plant & equipment. Do not use plans more than 3 months after the issue date for excavation purposes.
- Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.

Contact UK Power Networks on 0800 056 5866 for details of EHV Cable routes before commencing work.

- UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
- UK Power Networks does not exclude or limit its liability if it causes the death of any person or causes personal injury to a person where such death or personal injury is caused by its negligence.
- Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
- This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and you must return it to the sender of the letter.
- You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.

Grid Ref: TQ3783SE
 Scale 1:850
 (When Plotted at A3)
 Plotted on: 11/09/2019
 Plotted by: <anonymous>

IF IN DOUBT - ASK! PHONE 0800 056 5866
 EMERGENCY - if you damage a cable or line Phone 0800 780 0780 (24hrs) URGENTLY

Raster Visibilities:

Comp	HV	LV	Mains	Ways
ON	ON	ON	ON	ON

Maps produced at 1:2500 scale are LV Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.

From: [REDACTED]
To: [Ed Stearns](#)
Subject: Updated plans for MSG Sphere
Date: 10 December 2019 15:17:00

Dear Ed,

I'm pleased to let you know that we have recently submitted updated proposals for MSG Sphere to the London Legacy Development Corporation (LLDC).

Following extensive conversations with the local community, we have outlined more detail about our plans to build a venue that will bring incredible live entertainment experiences to Newham, and significant benefits to local residents and businesses.

In particular, I am delighted to share that our plan commits to the following:


- A guarantee that **all jobs directly on site at MSG Sphere will be paid at least the London Living Wage**. This covers both the construction phase and once the venue is open. According to our independent research, MSG Sphere construction would support up to 4,300 jobs annually – 1,000 of them on site. Once the venue opens, it would support 3,200 jobs every year – 1,200 of which are on site. The London Living Wage is currently £10.75.
- A commitment to ensure **at least 35% of on site construction jobs, and 35% of on site operational jobs** – from senior managers to venue operations staff – **go to local people**.
- An investment in a **new entrance and ticket hall for Stratford Station**, as well as improvements to local roads, pavements and cycleways in the vicinity of the MSG Sphere site.
- A **community benefits programme**, including investments that will support local community groups, education and the arts, as well as provide the opportunity for our neighbours to stage events at MSG Sphere.

Following feedback from our future neighbours and other stakeholders, we have also reduced the extent and placement of digital displays across the site.

The updated documents can be viewed on the LLDC portal at the following link: <https://www.queenelizabetholympicpark.co.uk/planning-authority/madison-square-garden-planning-application>

We are excited about the prospect of making Stratford home to MSG Sphere. We have been listening to and acting on feedback since our plans were first submitted in March, and we continue to welcome the views of the local community and our other stakeholders. If you have any questions, please do not hesitate to contact me.

Yours sincerely,


The Madison Square Garden Company

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From: [REDACTED]
To: [Lyn Garner](#)
Subject: Updated plans for MSG Sphere
Date: 10 December 2019 15:17:01

Dear Lyn,

I'm pleased to let you know that we have recently submitted updated proposals for MSG Sphere to the London Legacy Development Corporation (LLDC).

Following extensive conversations with the local community, we have outlined more detail about our plans to build a venue that will bring incredible live entertainment experiences to Newham, and significant benefits to local residents and businesses.

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Yours sincerely,

[REDACTED]
The Madison Square Garden Company

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From: [REDACTED]
To: [Michelle May](#)
Subject: Updated plans for MSG Sphere
Date: 10 December 2019 15:17:02

Dear Michelle,

I'm pleased to let you know that we have recently submitted updated proposals for MSG Sphere to the London Legacy Development Corporation (LLDC).

Following extensive conversations with the local community, we have outlined more detail about our plans to build a venue that will bring incredible live entertainment experiences to Newham, and significant benefits to local residents and businesses.

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Yours sincerely,

[REDACTED]
The Madison Square Garden Company

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From: [REDACTED]
To: [Rosanna Lawes](#)
Subject: Updated plans for MSG Sphere
Date: 10 December 2019 15:17:02

Dear Rosanna,

I'm pleased to let you know that we have recently submitted updated proposals for MSG Sphere to the London Legacy Development Corporation (LLDC).

Following extensive conversations with the local community, we have outlined more detail about our plans to build a venue that will bring incredible live entertainment experiences to Newham, and significant benefits to local residents and businesses.

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Yours sincerely,


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From: [REDACTED]
To: [REDACTED]@londonlegacy.co.uk
Subject: Updated plans for MSG Sphere
Date: 10 December 2019 15:17:03

Dear [REDACTED],

I'm pleased to let you know that we have recently submitted updated proposals for MSG Sphere to the London Legacy Development Corporation (LLDC).

Following extensive conversations with the local community, we have outlined more detail about our plans to build a venue that will bring incredible live entertainment experiences to Newham, and significant benefits to local residents and businesses.

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Yours sincerely,


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From: [REDACTED]
To: Anthony.Hollingsworth
Subject: Updated plans for MSG Sphere
Date: 10 December 2019 15:17:04

Dear Anthony,

I'm pleased to let you know that we have recently submitted updated proposals for MSG Sphere to the London Legacy Development Corporation (LLDC).

Following extensive conversations with the local community, we have outlined more detail about our plans to build a venue that will bring incredible live entertainment experiences to Newham, and significant benefits to local residents and businesses.

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Yours sincerely,


The Madison Square Garden Company

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From: [REDACTED]
To: [REDACTED]
Subject: Updated plans for MSG Sphere
Date: 10 December 2019 15:17:04

Dear [REDACTED]

I'm pleased to let you know that we have recently submitted updated proposals for MSG Sphere to the London Legacy Development Corporation (LLDC).

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Yours sincerely,


The Madison Square Garden Company

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From: [REDACTED]
To: [Mark Robinson](#)
Subject: Updated plans for MSG Sphere
Date: 10 December 2019 15:17:05

Dear Mark,

I'm pleased to let you know that we have recently submitted updated proposals for MSG Sphere to the London Legacy Development Corporation (LLDC).

Following extensive conversations with the local community, we have outlined more detail about our plans to build a venue that will bring incredible live entertainment experiences to Newham, and significant benefits to local residents and businesses.

In particular, I am delighted to share that our plan commits to the following:

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Yours sincerely,

[REDACTED]
The Madison Square Garden Company

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