

# HEADS OF TERMS

## FOR THE LETTING OF SPACE (red line to be appended) AT Hackney Bridge- E Bay Ln, London E15 2SJ

1.	MAIN LEASE DETAILS	
a.	PROPERTY ADDRESS / BUILDING	Clarnico Quay – 1 Easy Bay Lane London E15 2SJ
b.	PREMISES	Please refer to red line drawing attached
c.	LANDLORD	Hackney Bridge Limited (Co. No. 11006924) whose registered office is at Suite A, 2nd Floor, 2/6 Atlantic Road, London SW9 8HY Contact name: [REDACTED] E-mail: [REDACTED]
d.	TENANT	Our Park Life whose registered office is at [ ] Contact name: [REDACTED] E-mail: [REDACTED] [REDACTED] General Manager Our Parklife CIC Public Sector – Region 2 UK & Ireland [REDACTED] Mob: [REDACTED]
e.	LEASE TERM	5 Years from the date of occupation
f.	BASE RENT	Peppercorn rent
g.	INSURANCE RENT	The Landlord will insure the demise and the Tenant shall reimburse a fair proportion of the reasonably competitive insurance premium. This will be charged to the tenant annually in advance.
h.	FIXED ESTATE CHARGE	£1/SQFT TBC

i.	CONDITIONS	The Lease Agreement will be conditional on:  a) License to Alter  b) Scope/program and materials for tenant works being agreed
j.	TENANT'S WORKS AND LICENCE TO ALTER	The Landlord will provide consent in licence for alterations (such consent not to be unreasonably withheld or delayed) to the plans/scope/program and specification for the Tenant's proposed works ahead of lease completion.
k.	LONGSTOP DATE for OCCUPATION	30 <sup>th</sup> September 2021

l.	TERM and LANDLORD AND TENANT ACT	The lease will be for a contractual term of 5 years from the date of occupation  The lease will be outside the protection of the Landlord and Tenant Act.
m.	DAMAGE DEPOSIT	£5000  Tenant is aware that the deposit is held by the landlord on account.  The landlord can use the deposit to remedy at its discretion.  Payable on signing the lease.
n.	ASSIGNMENT /SUBLET	Prohibition of Assignment and subletting unless approved in writing by the Landlord (not to be unreasonably withheld)
o.	ALTERATIONS	Scope and program to be detailed in the License for Alterations and all works subject to Landlords sign off
p.	END OF TERM HANDOVER	At the end of the term, the tenant must hand unit back to landlord in the same condition it was received in as per schedule of conditions photos and/or video.

		The landlord has right to deduct cost from tenant's deposit if unit is not found to be in the same state.
q.	SERVICES	The Landlord shall provide Water connection (details to be appended)
r.	REPAIR (INSIDE AND OUTSIDE DEMISE)	The Lease will be on an effective fully repairing and insuring basis. The Tenant will be liable for all wants of repair to the demise.
s.	PERMITTED USE	As a Mobile Garden or such other use as approved by the Landlord.

2.	<b>MISCELLANEOUS</b>	
	Memry Crystal in house <b>Note: only long form lease</b>	██████████ ██████████
a.	[Tenant's Solicitor	[ <u>          </u> ] Address : [                    ] Contact name: [                    ] E-mail: [                    ] Telephone: [                    ]
b.	1) <i>Professional Fees</i>	Each Party to be responsible for their own professional fees incurred during the transaction, [except in connection with the approval of the fit out works and the related licence for alterations, these fees being paid by the Tenant]

Signed for and on behalf of the Landlord -----

Print Name -----

Date -----

Signed for and on behalf of the Tenant

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Print Name

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Date

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