

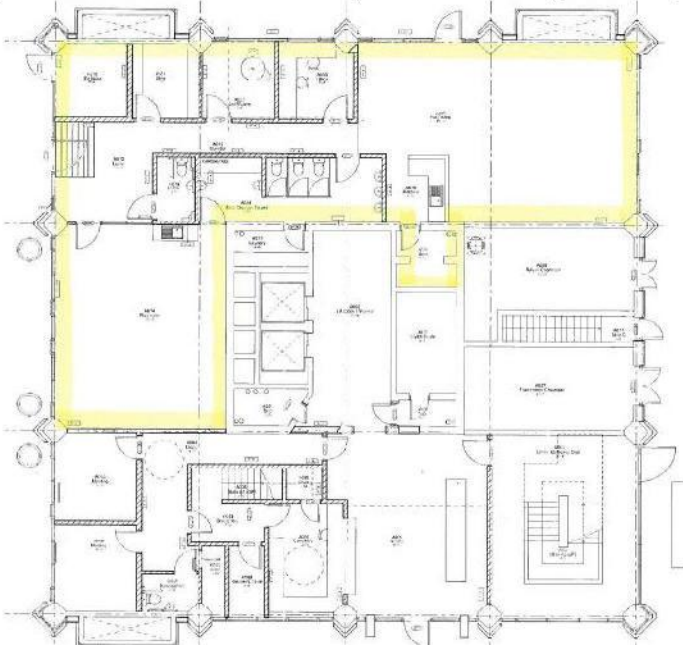
THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

CONFIDENTIAL PART B APPENDIX

Information relating to the financial or business affairs of any particular person (including the authority holding that information)

KEY DECISION REGARDING GRANT OF NEW LEASE, GROUND FLOOR, GRENFELL TOWER, LANCASTER WEST ESTATE, W11 04770/16/H/AB

1 CONFIDENTIAL TERMS PROVISIONALLY AGREED

1.1 Landlord	The Mayor and Burgesses of the Royal Borough of Kensington and Chelsea.
1.2 Tenant	Lancaster West Children's Community Network, Registered Charity Number: 1078316 and Company Number: 03835048 GRENFELL TOWER, GRENFELL ROAD, LONDON, W11 1TG
1.3 Demise	Located on the Ground floor of Grenfell Tower as shown on the plan below. Lancaster West, Grenfell Road, London, W11 
1.4 Term	A four year lease with effect from lease completion or occupation whichever is the sooner
1.5 Rent	£33,000 per annum exclusive with effect from lease completion or occupation whichever is the sooner. Payable quarterly in advance on the usual quarter days (25th March, 24th June, 29th September and 25th December)
1.6 Rent Free	TMO have agreed a six week rent free period with effect from lease completion or occupation whichever is the sooner.

1.7 Use:	The provision of a nursery, with the hiring out of rooms for D1 use only, for child related activities to allow the tenant to remain commercially viable in paying the rent.
1.8 Exclusions	The lease will be excluded from the renewal provisions of Part II of the Landlord & Tenant Act, 1954
1.9 Break Clause	<p>If at any time during the term the Tenant is unable to meet the passing rent, it may serve not less than three months written notice on the Landlord to terminate the lease</p> <p>The Landlord will give not less than three months written notice for the tenant to vacate the property.</p>
1.10 Bi-Annual Review	During the term of the lease the tenant to attend bi annual meetings with the Royal Borough's Corporate Property and Early Years teams to review matters in respect of the property, provision, performance and other matters as may be required.
1.11 Repairs	<p>Tenant to be fully responsible for all internal repairs to include windows, doors, maintenance of the fire alarm, hand dryers and other fixtures and fittings, cleaning and decoration of the premises in the last three months of the lease.</p> <p>The tenant to also be responsible for the roller shutters over the windows and the pergola / porch over the entrance to the premises.</p> <p>The tenant to provide key holder contact details for out of hours emergency access.</p>
1.12 Defects Period	The tenant to ensure that all nursery staff know that the whole building will be in a 'Defects Period' of 12 months from the practical completion (we will advise when this is from). This means that any defects need to be reported to the TMO call centre on [REDACTED] noting that it is a 'defect' – which means that Rydon come back at no cost to correct any fault.
1.13 Outgoings	Tenant to be responsible for business rates. Further details on the actual rates payable obtainable by calling [REDACTED] or emailing RBKcndr@capita.co.uk with full property address
1.14 Insurance	Landlord to insure and recover from tenant
1.15 Assignment	Prohibited
1.16 Subletting	Prohibited, except for the usual hiring of rooms not to assign nor part with possession of the demised without Landlord's consent.
1.17 Utilities	The tenant to be responsible for the costs of heating, hot water and electricity consumed at the premises.
1.18 Alterations	Non structural permitted. Tenant may attach internal fittings but must remove at lease end and make good at the end of the lease.

1.19 Services Charge:	<p>A service charge will be levied for waste disposal and any communal services provided to the building.</p> <p>A service charge to be levied for the ongoing maintenance of the fire alarm.</p> <p>The Landlord will provide a breakdown of how the recharges have been arrived at.</p>
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2. CONFIDENTIAL ANALYSIS OF RENT

	PASSING RENT	PROPOSED RENT
Rent	£15,000	£33,000
Area sq ft	1,969	2,254
£ / sq ft	£7.61	£14.61