

SWANLEY GATEWAY - Swanley Town Council

Draft Heads of Terms v3 - Subject to Contract

27 May 2013

Existing KCC Lease	<p>KCC's existing lease of the Library space, dated 25 August 2004, to be extinguished</p> <p>Any requirement for payment by KCC under clause 5.19 of KCC's lease, as varied, to be extinguished</p>
New KCC Lease	<p>A new lease to be granted by STC to KCC of the entire property within STC's existing lease, for the balance of existing term</p>
Agreement for Lease	<p>If necessary, an Agreement for Lease is to be completed to allow time for KCC's negotiations with WKHA, planning etc</p>
Rent	<p>A peppercorn during the life of the Gateway or similar community arrangement</p> <p>On termination of the Gateway use the rent payable by KCC is to STC to be based on the net rental value of the space that is outside:</p> <ul style="list-style-type: none">a) the extent of the current KCC demiseb) the areas within the remainder of the building that are reserved with the existing KCC lease as common parts
Repairs	<p>KCC to be responsible for repairs, subject to service charge contributions from other occupiers/Gateway partners and agencies</p>
User	<p>Clear user clause - KCC free to use the premises for any purpose</p>
Alterations	<p>KCC permitted to alter, subject to landlord's consent (not to be unreasonably withheld). Minor non-structural alterations deemed allowed</p> <p>KCC deemed to have permission to carry out any works necessary to create the Gateway</p>
Alienation	<p>KCC free to assign or sublet</p> <p>KCC deemed to have permission to sub-let the first floor accommodation to West Kent Housing Association on the usual terms, subject to granting WKHA any necessary rent-free period to allow WKHA to carry out works necessary to make the accommodation suitable for single occupancy for office use</p>
Insurance	<p>KCC to insure the premises within its block policy</p>

Peter Riley
Mouchel
27 May 2013