

Underlease of Part of

- Subject to Contract

1. Details of the Premises: << >> as shown on the attached [Land Registry compliant] plan, but << >> is demised to the Landlord by the Headlease.
2. Details of the Headlease: << >> between (1) <<name of original landlord>> and <<name of << >>
3. Head Landlord: <<If owner << >> sets of details>>:
 - 3.1 Name: << >>
 - 3.2 Company number (<< >>)
 - 3.3 Address: << >>
4. Landlord:
 - 4.1 Name: << >>
 - 4.2 Company number (<< >>)
 - 4.3 Address: << >>
5. Tenant:
 - 5.1 Name: << >>
 - 5.2 Company number (<< >>)
 - 5.3 Address: << >>
6. Tenant's guarantor (if applicable):
 - 6.1 Name: << >>
 - 6.2 Company number (<< >>)
 - 6.3 Address: << >>
7. Underlease term and proposed << >>
8. Will Tenant have security of tenure (i.e. will they be able to renew the tenancy)? Yes ☐ No ☐
9. Will the Underlease include a break clause?
If yes, who can exercise it? << >>
What notice period is required? << >>
10. Rent payable:
 - a) Amount: <<£ amount>>
 - b) Are the premises Valued for Rent? Yes ☐ No ☐
 - c) Frequency: weekly ☐ monthly ☐ quarterly ☐ other ☐
 - d) How is it paid? cash ☐ bank transfer ☐

11. Rent deposit required? Yes
12. Any rent free period (or other special provisions) or describe>>
13. Rent subject to review? Yes or No. If Yes, on what basis, e.g. how often; market rent or RPI; same as headlease re
14. Type of lease? <<e.g. full r
15. Permitted use of the premises <<e.g. Office, Factory or Warehouse etc.>>
Are there any restrictions on use? <<e.g. no storage>>
16. Insurance:
- Who is responsible for insuring the premises? Head Landlord.
 - If Head Landlord, does the Tenant have to contribute to the premium? Yes.
 - Will the Tenant be responsible for a proportion of the premium? Yes.
 - How will the reimbursement of the premium be calculated? <<e.g. the tenant will pay a fair proportion according to the floor area. The tenant will pay []%>>
 - Who is responsible for insuring the contents? Landlord.
17. Repairing obligations: <<e.g. the tenant's repair covenant to be limited by a schedule of condition?>>
18. Rights to be granted to the Tenant in relation to the shared facilities? <<e.g. parking, rights of access, rights to use shared facilities>>
19. Assignment and subletting <<e.g. assignment permitted, no further sublets. <<Any other terms?>>
20. Services and service charge
- Does the Head Landlord provide services? Yes.
 - If yes, what are they? <<e.g. cleaning, security, etc. Services provided by the head landlord>>
 - Does the Landlord provide services? Yes.
 - Will the Tenant be responsible for a proportion of the service charge? Yes.
 - If there is a service charge, how will it be calculated? <<e.g. the landlord pays a fair proportion according to the floor area. The landlord pays []%>>
 - How will the tenant's contribution to the service charge be calculated? <<e.g. the tenant's contribution will be calculated as a percentage of the floor area, the tenant will pay []%>>
 - Is there a service charge? Yes.
21. Alterations:
- What is permitted? <<e.g. alterations are permitted with landlord's and head landlord's consent>>
 - Is the tenant intending to carry out alterations? <<e.g. alterations-out works? Yes.
 - If yes, is a licence to alter required? <<e.g. yes, a licence to alter is required>>

22. Head Landlord's consent: < > The Underlease is subject to receiving the Head Landlord's written consent and licence to underlet.
23. Costs: < >
- a) Landlord and Tenant's costs in connection with the grant of the Underlease? < >
 - b) If one party is paying the costs, is there a cap on the amount payable? Yes/No < > The costs is capped.
 - c) If relevant, what is the cap? < <<amount>> plus VAT. >
 - d) Who is to be responsible for the Head Landlord's costs in connection with the licence to underlet? < >
24. Timing and other matters: < >

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