

LEASE SUMMARY

Term and expiry date:	To be inserted
Name and address of landlord:	To be inserted
Name and address of tenant:	[Name, address and company number where applicable]
Name and address of guarantor:	None
Property address:	To be inserted and a plan to be annexed.
Rights granted (to the tenant):	<p>The non-exclusive right for the Tenant and all those authorised by it to pass and re-pass with or without vehicles, plant and equipment between the public highway to the Premises, and to park a vehicle thereon, and where necessary for the purpose of maintenance of the Equipment, by such route as may from time to time reasonably be designated by the Landlord for all proper purposes connected with the use of the Premises or the exercise of the rights granted in this Schedule 2.</p> <p>The right for the Tenant and all those authorised by it including its customers to enter onto so much of the Landlord's Retained Land as is reasonably necessary, with or without vehicles, plant and equipment at all reasonable times (and at any time in cases of emergency) for all proper purposes connected with the Premises, the Permitted Use or the exercise of the rights granted in this Schedule 2.</p> <p>The right to the supply of electricity to the Premises through the Cables (such supply to be procured by and paid for by the Tenant).</p> <p>The right to install, alter, maintain, renew, remove, connect to and enjoy the passage of utilities through the Cables by such route as may from time to time be approved in writing to the Landlord (such approval not to be unreasonably withheld or delayed).</p>

	The right to place or exhibit on the Premises any sign advertising or notification material relating to the Permitted Use and the Equipment.
Rights Reserved (for the landlord):	None
Security of tenure:	<p>The lease is within the protection of Sections 24-28 of the Landlord and Tenant Act. This essentially means that at the end of the term of the lease the tenant is entitled to a new lease at open market rent, on substantially the same terms as the existing lease.</p> <p>There are various statutory grounds for the landlord to oppose a renewal, the most common of which are an intention to develop the property, or to occupy the property themselves. Compensation calculated with reference to the rateable value of the property will be payable to the tenant.</p> <p>If the lease is not renewed, the tenant would simply continue to 'hold over' under the terms of the current lease.</p>
Rent, rent payment dates and rent free periods:	<p>To be inserted.</p> <p>Rent to be exclusive of VAT and payable annually in advance on the date to be inserted.</p>
Rent review provisions:	None
Insurance:	<p>Tenant to keep the Premises and the Equipment thereon insured in their full reinstatement value against loss or damage by fire or vandalism and such other risks as the Tenant may require.</p> <p>The Tenant must keep insured in a sufficient sum and with a reputable insurance office, public liability risks relating to the Premises and Equipment.</p>
Permitted use:	The erection and operation of the Equipment for use as vehicle charging points for electric vehicles (except where required for the purpose of maintenance of the Equipment) and (in

	<p>connection with and ancillary to such charging) the parking of vehicles</p> <p>Equipment is: The [NUMBER] vehicle charging stations to be installed at the Premises, together with any ancillary feeder pillar and any additional or replacement equipment which the Tenant may from time to time install on the Premises.</p>
<p>Repair and decoration provisions:</p>	<p>The Tenant shall:</p> <p>(a) keep the Premises in a clean state and the Tenant shall not damage the Premises; and</p> <p>(b) cause as little physical damage as reasonably practicable in the course of the exercise of the rights granted in schedule 2 and make good any such physical damage to the Premises and the Landlord's Retained Land as soon as reasonably practicable to the reasonable satisfaction of the Landlord.</p>
<p>Alienation provisions:</p>	<p>The Tenant may not assign, underlet, hold on trust, part with, or share the possession or occupation of the Premises in whole or in part.</p> <p>The Tenant may share occupation of the Premises with any company that is a member of the same group (within the meaning of section 42 of the 1954 Act) as the Tenant for as long as that company remains within that group and provided that no relationship of landlord and tenant is established by that arrangement.</p>
<p>Outgoings:</p>	<p>The Tenant shall pay all Outgoings in respect of the Premises save for Outgoings arising from any dealing with the reversion to this lease.</p> <p>The Tenant shall pay all costs in connection with the supply of electricity to the Premises.</p>
<p>Other terms to note:</p>	<p>The Tenant shall comply with all legal requirements relating to the Premises and the use of it.</p> <p>The Tenant may install, replace and operate the Equipment (including signs relating to the operation of the Equipment) at the Premises without the consent of the Landlord.</p>

<p>Details of any break clauses:</p>	<p>Either the Landlord or the Tenant may terminate this lease by a serving a Break Notice on the other party at least 3 months before the Break Date specified in the Break Notice.</p> <p>The break notice shall be in writing and shall specify the break date and the break date shall be no earlier than 1st anniversary of the term of the lease.</p>
<p>Landlord's Covenants:</p>	<p>The Landlord shall not make any alteration to the Landlord's Retained Land (or the landlord's adjoining property to the extent that it will impact the use of the Premises for the Permitted Use) nor plant any tree or shrub or erect any structure on, under or over the Landlord's Retained Land (or the landlord's adjoining property) which adversely affects the Permitted Use other than with the prior written consent and under the supervision of the Tenant (such consent not to be unreasonably withheld or delayed).</p> <p>The Landlord shall not interfere with or obstruct either the operation of the Cables, or the access to the Cables.</p> <p>If the electricity supply to the Premises is interrupted due to an act or default of the Landlord only the Rent (or a fair proportion of it) will not be payable for such period of interruption until the electricity supply is reinstated and the Premises are again fit for use.</p> <p>The landlord will co-operate in extending the operation of any existing parking enforcement scheme the Landlord operates from time to time to enforcing the parking restrictions within the vicinity of the Premises.</p> <p>The Landlord will use reasonable endeavours to manage parking of vehicles at the Landlord's Retained Land so that the use of the Premises for the Permitted Use, or the exercise of the rights mentioned in Schedule 2, is not obstructed or hindered, and in assessing reasonable endeavours for this purpose, regard shall be had to the parking management arrangements the Landlord had in place immediately before the date of this lease and the parking management arrangements the Landlord has had in place during the Term.</p>
<p>Superior Lease:</p>	

The Tenant shall not do omit suffer or permit in relation to the Premises any act or thing which would or might cause the Landlord to be in breach of the Superior Lease or which if done omitted suffered or permitted by the Landlord would or might constitute a breach of the obligations of the lessee contained in the Superior Lease.

The Tenant shall observe and perform the tenant covenants in the Superior Lease (insofar as they relate to the Premises and rights granted to the Tenant), except the covenants to pay the rents reserved by the Superior Lease.

The Tenant covenants with the Superior Landlord and its successors in title in their own right to observe and perform:

- (a) the tenant covenants in this lease and any document that is collateral to it; and
- (b) the tenant covenants in the Superior Lease (insofar as they relate to the Premises and rights granted to the Tenant), except the covenants to pay the rents reserved by the Superior Lease.