

PRINCIPAL HEADS OF TERMS AND CONDITIONS IN
RESPECT OF A NEW LEASE OF PROPERTY AT
5 and 5a Beechwood Rd, Arnold, Nottingham NG5 8BA

SUBJECT TO CONTRACT

1	Property	All those retail premises and first floor flat known as 5 and 5a Beechwood Road, Arnold
2	Landlord	Gedling Borough Council Civic Centre Arnot Hill Park Arnold Nottingham NG5 6LU
3	Landlord's Solicitors	Legal Services Gedling Borough Council Civic Centre Arnot Hill Park Arnold Nottingham NG5 6LU
4	Tenant	Ashish Rameshchandra Jamloki
5	Tenant's Solicitors	Mr. Jagdesh Gawara MBM SOLICITORS 83A First Floor South Road Southall UB1 1SQ Tel:02035002141 Fax:02085710811 Mob:07870763570 Email:info@mbmsolicitors.com
6	Term	5 years commencing 1 st April 2020 or as soon as possible.
7	Opportunity to Terminate	The lease will incorporate a Tenant's option to terminate at the end of year 3 and at the end of year 4 on the Tenant giving three months prior written notice to the Landlord.
8	Rent	£11,000 per annum exclusive payable monthly in advance by direct debit on or after the first of the month. The rent will be reviewed upwards only at the end of year 3 in line with the increase in RPI from the commencement date of the lease.
9	VAT	VAT is applicable to the rent and is charged at the prevailing rate.
10	Business Rates	Business Rates are charged separately at the prevailing rate if applicable and are payable by the Tenant.

11	Deposit	The Tenant will pay a deposit in advance of taking occupation of the Property in the amount of £3,667.
12	Repair and Insurance	<p>The Tenant will be responsible for all external and internal repairs. The landlord will attach the schedule of condition which is attached to the current lease of 5 and 5a Beechwood Road, Arnold, Nottingham dated 7th May 2008 between GBC and Mr V Patel and Miss K J Patel. At expiry, the Tenant will be required to deliver up the premises in no worse condition than that evidenced by the schedule of condition. At expiry, the Tenant will also be required to provide a certificate to the Landlord which confirms that the electrical wiring at the Property is compliant. Otherwise, the Landlord will carry out the necessary works and recharge the Tenant the costs involved.</p> <p>The Landlord will insure the Property to include 2 year's loss of rent cover. This insurance premium will be recharged to the Tenant.</p> <p>The Tenant will be responsible for insuring its contents at the Property.</p>
15	Use	The premises are to be utilised for uses falling within A1 of Use Classes Order. Uses which conflict with established uses on Beechwood Road will not be permitted however, sale of the items listed in the attached will be permitted under the lease, subject to the Tenant holding any necessary licences for the sale of such items.

<u>PRODUCT TITLE</u>	<u>PRODUCT DESCRIPTION</u>
<u>SOFT DRINKS</u>	CONTOUR BOTTLES 1 & 2 LITRES CARTONS WATER: STILL, SPARKLING & FLAVOURED ENERGY DRINKS: LUCOZADE, RED BULL FRUIT JUICE MILK SHAKES
<u>CHILLED FOODS</u>	EGGS BACON CHEESE COOKED MEATS FILLED ROLLS SANDWICHES YOGHURTS MARGARINE BUTTER MILK
<u>GROCERY TINS & PACKETS</u>	SOUPS TOMATOES PASTA FRUIT RICE PUDDING CUSTARD EVAPORATED MILK SARDINES PILCHARDS MINCED BEEF SALMON TUNA POT NOODLES BATTER MIXES CEREALS GRAVY MIXES SALT PEPPER KETCHUP JAMS

	<p>FLOUR PICKLES COOKING OIL BISCUITS KETCHUPS VINEGAR BABY FOOD</p>
ALCOHOL	<p>BITTER: CANS & BOTTLES GUINNESS: CANS & BOTTLES CIDER: CANS & BOTTLES BROWN ALE: CANS & BOTTLES SPIRITS WINES ALCO POPS</p>
NON - FOODS	<p>SOAP SOAP POWDER FABRIC CONDITIONER WASHING UP LIQUID DISINFECTANT FURNITURE POLISH CLEANING CLOTHES SHAMPOO HAIRSPRAY PETFOODS SANITARY TOWELS RAZORS SHOWER GEL NAPPIES</p>
MEDICINES	<p>ALL PAINKILLERS E.G. PARACETOMEL, ASPRINS ETC BONJELA ANTISEPTIC CREAMS PLASTERS CHAP STICKS COLD REMEDIES INDIGESTION TABLETS</p>
TOBACCO	<p>CIGARETTES CIGARS</p>

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16	Alterations	<p>No structural alterations will be permitted. Non-structural alterations may be permitted subject to the Landlord's prior written consent, upon receipt of detailed plans and specifications, such consent not to be unreasonably withheld.</p> <p>The Tenant will carry out full reinstatement works of any alterations on determination of the term if so required by the Landlord.</p>								
17	Alienation	<p>The Tenant will be permitted to assign the whole of the premises subject to entering into an Authorised Guarantee Agreement and subject to receiving the Landlords' prior written consent, and</p> <ul style="list-style-type: none"> (i) The Tenant being up to date with payment of rent and service charge; (ii) There being no material breach of Tenant's covenants under the lease; (iii) The Tenant producing to the Landlord such evidence as to the suitability of the proposed assignee as the Landlord shall reasonably require; (iv) The future rent payments being guaranteed by the Tenants along with covenants. 								
18	Legal Costs	<p>£250 payable by the Tenant to the Landlord in respect of the Landlord's legal fees. The Tenant will be responsible for payment of its own legal fees.</p>								
	Timing									

29		Legal formalities will be progressed at the earliest opportunity or at least to allow completion within twenty-one days following receipt of draft documentation by the Tenants' solicitors.
21	No Security of Tenure	The Tenant will not have the right to automatically renew the lease at the end of the five year term and must vacate the Property then unless the Landlord has agreed to enter into a new lease.
22	Conditions	These Heads of Terms are subject to: (i) Contract; (ii) Landlords' formal approval; (iii) Receipt of satisfactory status information in respect of the Tenants. (iv) Any terms and conditions deemed applicable by the Landlords' solicitor.

I agree to the above terms:

Signed.....

Name.....Ashish Rameshchandra Jamloki

Date.....07/03/2020