

Heads of Terms

New Lease

Without prejudice and subject to contract

1.0	Property address	Forest Row Recreation Ground Shalesbrook Lane Forest Row East Sussex RH18 5LS
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1.2	Landlord	East Sussex County Council as trustees to the Ashdown Forest Trust Registered office: County Hall, St Anne's Crescent, Lewes, East Sussex, BN7 1UE Telephone: 0345 6080191
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1.3	Tenant	Forest Row Parish Council Registered office: Community Centre, Hartfield Road, Forest Row, East Sussex, RH18 5DZ Telephone: 01342 822661
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1.4	Rent	One Peppercorn (if demanded) annually in advance
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2.0	Lease length	21 Years from the commencement date
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2.1	Break option	None
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2.2	Security of tenure	To be contracted out of the LTA '54 Act
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3.0	Rent reviews	None
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4.0	Alienation	No subletting, assigning or charging permitted, except to the Forest Row Sports Ground Association
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5.0	Repair Obligations	Tenant to be responsible for all repair and maintenance at property including the car parking area
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6.0	Insurance	Tenant to be responsible for insuring the property Tenant to effect and maintain Public Liability insurance up to £10million, Landlord able to reasonably revise this figure
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7.0	Alterations	No alterations permitted without Landlord's prior written consent
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8.0	Permitted use	For use as a recreation grounds with associated facilities
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9.0	Rates and utilities	Tenant to be responsible for all rates and utilities due on the property
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10.0	Re-entry	N/A
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11.0	Legal costs	To pay the Landlord's reasonable Legal and Surveyors costs in the preparation of this lease
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12.0	Conditions	Tenant to manage the use of playing area by local clubs, charging as appropriate
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