

DRAFT HEADS OF TERMS OF PROPOSED LEASE:

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| 1. Property. | 41 Brampton Road Eastbourne, BN22 9AG |
| 2. Landlord. | Brampton Eastbourne Ltd, 28 Wilton Road, Bexhill-on-Sea TN40 1EZ. |
| 3. Tenant. | East Sussex County Council, County Hall, Lewes, BN7 1UE |
| 4. Demise. | 17,000 sq ft open yard area. |
| 5. Lease Terms. | A new lease for a period of 12 months from completion. |
| 6. L&T Act. | Lease is to exclude Sections 24-28 of the 1954 L&T Act. |
| 7. Break option. | Rolling on 2 months notice. (Mutual) |
| 8. Rent. | £65,000 per annum payable quarterly in advance. |
| 9. VAT. | VAT will be charged on rent and other payments. |
| 10. User. | Storage yard for materials for paving, stone kerbs, slabs etc. |
| 11. Tenants works. | Tenant to install Heras fencing to demise the area. |
| 12. Costs. | Each party to be responsible for their own costs. |