

DRAFT HEADS OF TERMS OF PROPOSED LEASE:

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 18 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. £70,000 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 instal Heras fencing to demise the area.
 12. Costs. Each party to be responsible for their own costs.
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